HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, October 12, 2023 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Gregg Poole

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

Presentation/s

3 Avita Community Partners Update.

Proclamation/s

4 Approve the Proclamation recognizing Eric McClure's retirement after 23 years of service to Hall County, Georgia.

5 Approve the Proclamation recognizing Rylan Chambers for an act of heroism.

Consent

6 Approve the October 9, 2023 Work Session minutes.

7 Approve the September 28, 2023 Voting Meeting minutes.

8 Approve the September 28, 2023 Executive Session minutes.

9 Approve the September 28, 2023 Meeting minutes.

10 Approval and authorization for the Chairman to execute a resolution urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia; subject to review and approval by the County Attorney.

11 Approve the re-appointment of Judah Echols to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

12 Approve the appointment of Commissioner Gregg Poole to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

13 Approve the master services agreement for GIS Managed Services for Planning & Development to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of $117,392.00, subject to review and approval by the County Attorney.

14 Approve the purchase of additional GIS software licenses for cloud hosted enterprise GIS solution to Environmental Systems Research Institute, Inc. (ESRI) of Redlands, CA, in the amount of $66,000.00.

15 Approve the Road Resurfacing List for the FY 2025 Local Maintenance Improvement Grant (LMIG) application for seven (7) miles of road resurfacing on thirteen (13) various County roads, in the amount of $3,052,436.00. Commission Districts 1, 2, 3 & 4.

16 Approval and authorization for the Chairman to execute the Stormwater Management Program (SWMP) for Hall County in order to meet Georgia Environmental Protection Division (EPD) requirements on the National Pollutant Discharge Elimination System (NPDES) permit. Commission Districts 1, 2, 3 & 4.

17 Approve the acceptance of a $614,732.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater management facilities, and sidewalks in Union Grove Phase 1 Subdivision. Commission District 1.

18 Approve the purchase of three (3) 2023 Dodge Charger Pursuit Vehicles for the Sheriff's Office to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of $108,917.94.

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

19 **3579 Poplar Springs Road | Use Subject to County Commission Approval |** 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C **| Proposed Use: 2-lot subdivision |** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

20 **2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, applicant.**

21 **2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, applicant.**

22 **4260 Winder Highway | Amend Conditions of a Planned Commercial Development (PCD) |** on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006 **| Proposed Use: commercial signage |** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

23 **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 **| Proposed Use: mixed use development |** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

24 **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of a Planned Commercial Development (PCD) |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 **| Proposed Use: mixed use development |** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.**

25 **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** Commission District 1 **| Rochester/DCCM, applicant.**

County Administrator

Commission Time

Adjourn

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.

AGENDA ITEM

Invocation

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 698/2022

SUBJECT: Chairman Richard Higgins

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 721/2022

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

HALL COUNTY
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AGENDA ITEM

Presentation/s

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 546/2023

SUBJECT: Avita Community Partners Update.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: HHEA

Recommendation:
N/A

Purpose of Request:
Avita Community Partners Update.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

HALL COUNTY
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AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 521/2023

SUBJECT: Approve the Proclamation recognizing Eric McClure's retirement after 23 years of service to Hall County, Georgia.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: CP

Recommendation:
Approve

Purpose of Request:
Approve the Proclamation recognizing Eric McClure's retirement after 23 years of service to Hall County, Georgia.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-09-28

Approvals:

Approve	Public Information	Administration	Clerk
AO	BS	CR	JR

Attachments:

Signed Proclamation

Hall County, Georgia

Board of Commissioners

WHEREAS, *Eric Jim McClure began his public service career with Hall County on September 5, 2000; and*

WHEREAS, *during his employment with Hall County Road Maintenance, Mr. McClure has served in many capacities such as: Correctional Officer, Equipment Operator I, Equipment Operator II, Equipment Operator III; and*

WHEREAS, *Road Maintenance District Supervisor David Bryant stated, "Eric came to Hall County Road Maintenance in 2000 and has been under my supervision since 2016. Eric ran the motor grader to maintain the gravel roads in the south district, and he has been an outstanding truck driver for the department. The department will miss Eric, as he did a great job; I would like to wish Eric well in his future endeavors."; and*

WHEREAS, *in 2017, Mr. McClure received the Road Maintenance Employee of the Year Award; and*

WHEREAS, *Mr. McClure retired on September 22, 2023 and looks forward to fishing and hunting with his children and caring for his mother; and*

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

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby pay tribute to*

Eric Jim McClure

and recognizes him for his many accomplishments, contributions, and 23 years of dedicated service to Hall County and its citizens, and extends to him their most sincere wishes for continued success in his future endeavors.

Adopted this 12th day of October, 2023.

BOARD OF COMMISSIONERS HALL COUNTY GA

RICHARD HIGGINS
CHAIRMAN

KATHY COOPER
DISTRICT 1

BILLY POWELL
DISTRICT 2

GREGG POOLE
DISTRICT 3

JEFFREY STOWE
DISTRICT 4

JENNIFER RIVERA
COMMISSION CLERK

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 553/2023

SUBJECT: Approve the Proclamation recognizing Rylan Chambers for an act of heroism.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: CJS

Recommendation:
Approve

Purpose of Request:
Approve the Proclamation recognizing Rylan Chambers for an act of heroism.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
JR	BS	JR	JR

Attachments:

Signed Proclamation

Hall County, Georgia

Board of Commissioners

WHEREAS, *the Hall County Board of Commissioners is honored to recognize Mr. Rylan Chambers for his efforts and success in saving the lives of his parents, Christopher and Christy Rainwater; and*

WHEREAS, *on September 26, 2023 at 4:15 a.m. Mr. Rylan Chambers woke up to the smell of smoke emitting from the dining room of the Rainwater's home at 3224 Hilltop Circle; and*

WHEREAS, *Mr. Chambers ran into his parents' room to alert them of the incident; and*

WHEREAS, *the Rainwaters immediately called 911 to report their home on fire and made a quick exit from the residence; and*

WHEREAS, *Mr. and Mrs. Rainwater stated they are grateful that their son, Rylan, was able to smell the smoke prior to their family home being fully engulfed in flames; and*

WHEREAS, *not only did Mr. Chambers potentially save the lives of his parents, but he was able to give a full witness report with vital information to investigators at the scene of the fire; and*

WHEREAS, *Hall County Fire Rescue is extremely grateful for the bravery Mr. Chambers demonstrated on September 26, 2023, by finding the point of origin of the fire and for alerting his family in time to exit the home before flames reached their bedrooms; and*

NOW, THEREFORE, BE IT RESOLVED, *that the Hall County Board of Commissioners does hereby recognize and applaud the excellence in service demonstrated by*

Mr. Rylan Chambers

Proclaimed this 12th day of October, 2023.

BOARD OF COMMISSIONERS HALL COUNTY GA

RICHARD HIGGINS
CHAIRMAN

KATHY COOPER
DISTRICT 1

BILLY POWELL
DISTRICT 2

GREGG POOLE
DISTRICT 3

JEFFREY STOWE
DISTRICT 4

JENNIFER RIVERA
COMMISSION CLERK

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 574/2023

SUBJECT: Approve the October 9, 2023 Work Session minutes.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the October 9, 2023 Work Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-10-12

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	CR	JR

Attachments:

October 9, 2023 Work Session Minutes

HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, October 09, 2023 - 03:00 PM

Call to Order

Chairman Higgins at 3:08 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Billy Powell, and Commissioners Kathy Cooper, Gregg Poole, and Jeff Stowe

Also present were County Administrator Zach Propes, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, and County Attorney William Linkous III

Administration

Sarah Crowe, Communications & Strategic Engagement Manager, addressed the Board.

1 Approval and authorization for the Chairman to execute a resolution urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia; subject to review and approval by the County Attorney.

Consent

Appointments for Consideration

2 Appointment to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

Re-appointment of Judah Echols -Consent

3 Appointment to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

Appointment of Commissioner Gregg Poole - Consent

Planning and Development

Rebecca Evans, GIS Manager, addressed the Board.

4 Approve the master services agreement for GIS Managed Services for Planning & Development to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of $117,392.00, subject to review and approval by the County Attorney.

Consent

5 Approve the purchase of additional GIS software licenses for cloud hosted enterprise GIS solution to Environmental Systems Research Institute, Inc. (ESRI) of Redlands, CA, in the amount of $66,000.00.

Consent

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

6 **3579 Poplar Springs Road | Use Subject to County Commission Approval |** 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C **| Proposed Use: 2-lot subdivision |** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

7 **2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, applicant.**

8 **2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, applicant.**

9 **4260 Winder Highway | Amend Conditions of a Planned Commercial Development (PCD) |** on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006 **| Proposed Use: commercial signage |** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

10 **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 **| Proposed Use: mixed use development |** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

11 **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of a Planned Commercial Development (PCD) |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 **| Proposed Use: mixed use development |** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.**

12 **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** Commission District 1 **| Rochester/DCCM, applicant.**

Public Works and Utilities

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

13 Approve the Road Resurfacing List for the FY 2025 Local Maintenance Improvement Grant (LMIG) application for seven (7) miles of road resurfacing on thirteen (13) various County roads, in the amount of $3,052,436.00. Commission Districts 1, 2, 3 & 4.

Consent

14 Approval and authorization for the Chairman to execute the Stormwater Management Program (SWMP) for Hall County in order to meet Georgia Environmental Protection Division (EPD) requirements on the National Pollutant Discharge Elimination System (NPDES) permit. Commission Districts 1, 2, 3 & 4.

Consent

15 Approve the acceptance of a $614,732.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater management facilities, and sidewalks in Union Grove Phase 1 Subdivision. Commission District 1.

Consent

Sheriff's Office

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

16 Approve the purchase of three (3) 2023 Dodge Charger Pursuit Vehicles for the Sheriff's Office to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of $108,917.94.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

There were no comments from the public.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Chairman Higgins adjourned the meeting at 3:32 p.m.

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 575/2023

SUBJECT: Approve the September 28, 2023 Voting Meeting minutes.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the September 28, 2023 Voting Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-10-12

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	CR	JR

Attachments:

September 28, 2023 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, September 28, 2023 - 06:00 PM

Call to Order

Chairman Higgins at 6:00 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Billy Powell, and Commissioners Kathy Cooper, Gregg Poole, and Jeff Stowe

Also present were Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Proclamation/s

3 Approve the Proclamation recognizing September 2023 as National Preparedness Month.

Commissioner Poole presented Emergency Management Director Zach Brackett and Emergency Management Specialist Caleb Johnson with the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — unanimous

4 Approve the September 25, 2023 Work Session minutes.

5 Approve the September 14, 2023 Voting Meeting minutes.

6 Approve the September 14, 2023 Executive Session minutes.

7 Approve the September 14, 2023 Meeting minutes.

8 Approve the award of RFQ/P 44-010 Renovation of Animal Services HVAC and Lighting for Animal Services to TRANE U.S. Inc of Atlanta, GA, in the amount of $2,124,406.00.

9 Approval and authorization for the Chairman to execute a tax levy resolution at the request of the Hall County Board of Education in connection with the Board of Education's issuance of general obligation bonds; authorization to execute any and all documents necessary to effectuate the levy, subject to review and approval by the County Attorney.

10 Approve the continuation award and any supplemental funding of the FY 2024 Victims of Crime Act (VOCA) Grant for the District Attorney's Office to provide direct support to crime victims in the amount of $87,310.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

11 Approve the purchase under IFB #010-42 for new firefighter turnout gear for Fire Rescue to North American Fire Equipment Co. (NAFECO) of Decatur, AL, in the amount of $812,000.00.

12 Approve the purchase of four (4) Ford F-150 trucks and one (1) Ford F-450 truck for Fire Rescue to Brannen Motor Company of Unadilla, GA and Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of $262,030.00.

13 Approve the purchase under IFB #009-42 Emergency Lighting & Siren Supply for Emergency Vehicle Lights & Installation for Fire Rescue from West Chatham Warning Devices, Inc. of Savannah, GA, in the amount of $50,486.96.

14 Approve the renewal for health and welfare benefit plans, inclusive of medical, dental, vision, life, disability, and the Hall County Government Family Health Center; authorization for the Chairman to execute any and all related documents. The estimated annual cost is $25,169,880.00.

15 Approve the purchase of one (1) Kubota Skid Steer for Public Works & Utilities to Mason Tractor & Equipment Co., Inc. of Cumming, GA, in the amount of $72,450.85.

16 Approve the purchase of one (1) Bandit Industries Chipper for Public Works & Utilities to Mason Tractor & Equipment Co. of Norcross, GA, in the amount of $101,784.50.

17 Approval and authorization for the Chairman to execute a utility easement between Hall County and Century Communities of Georgia, LLC, subject to the review and approval by County Attorney. Commission District 1.

18 Approve the award of IFB #062-43 Construction of a Roundabout at McEver Road and Lights Ferry Road for Public Works & Utilities to Chattahoochee Group, Inc. of Clermont, GA, in the amount of $2,483,686.51.

19 Approve the acceptance of a $1,378,050.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater managment facilities, and sidewalks in Reunion Phase 21 Subdivision. Commission District 1.

20 Approve the acceptance of a $939,197.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater managment facilities, and sidewalks in Somerset at Riverbrook subdivision. Commission District 2.

21 Approve the installation and purchase of video surveillance cameras, card-reader access control and related equipment for the Sheriff's Office to Howard Technology Solutions of Laurel, MS, in the amount of $152,086.20.

22 Approve the continuation award and any supplemental funding of the FY 2024 Victims of Crime Act (VOCA) Grant for the Solicitor's Office to provide direct support to crime victims in the amount of $124,219.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

County Administrator

Ms. Crumley and Mr. Ramsey did not have any items to report.

Commission Time

Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. These members addressed the Board:

- *Richard Cheek, Edward Jones*
- *Christina Wilson, Brenau University*
- *Ellie Parker, Greater Hall Chamber of Commerce*
- *Hannah Smith, The Sassafras Group*

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 6:09 p.m. — unanimous

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 573/2023

SUBJECT: Approve the September 28, 2023 Executive Session minutes.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the September 28, 2023 Executive Session Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-10-12

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	CR	JR

Attachments:

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 576/2023

SUBJECT: Approve the September 28, 2023 Meeting minutes.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the September 28, 2023 Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-10-12

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	CR	JR

Attachments:

September 28, 2023 Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, September 28, 2023 - 05:30 PM

Call to Order

Chairman Higgins at 5:30 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Billy Powell and Commissioners Jeff Stowe, Kathy Cooper, and Gregg Poole

Also present were Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, and County Attorney William Linkous III

Commissioner Poole/Commissioner Powell — to go into Executive Session at 5:30 p.m. — unanimous

Executive Session

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

Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 5:54 p.m. — unanimous

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn the Meeting at 5:54 p.m. — unanimous

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 551/2023

SUBJECT: Approval and authorization for the Chairman to execute a resolution urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia; subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: SC

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia; subject to review and approval by the County Attorney.

History:

Facts and Issues:
ACCG is strongly encouraging every county in the state to adopt a resolution urging the Governor and General Assembly to continue efforts to reform and improve mental health services for the citizens of Georgia.

ACCG has requested all 159 counties of Georgia to adopt this resolution prior to the start of the 2024 legislative session.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item? 2023-12-08

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

Resolution

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 551/2023

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: SC

Phone: 770-535-8288

RESOLUTION URGING THE GOVERNOR AND GENERAL ASSEMBLY OF GEORGIA TO CONTINUE EFFORTS TO REFORM AND IMPROVE MENTAL HEALTH SERVICES FOR THE CITIZENS OF GEORGIA

WHEREAS, being the constitutional level of government closest to their constituents, Georgia counties are on the front lines of responding to mental health issues within the community as well as the development of mental health reform efforts; and

WHEREAS, the Hall County Board of Commissioners supports efforts designed to provide every citizen in need to have accessible, affordable, and adequate mental health services; and

WHEREAS, the Hall County Board of Commissioners is grateful for the efforts of Georgia's executive, legislative, and judicial branches in working towards mental health reform in recent years, such as the passage of HB 1013 (2022) and introduction of HB 520 (2023), Chief Justice Boggs's work on jail diversion initiatives, and Governor Kemp's commitment to expanding mental health resources in schools for children and young adults; and

WHEREAS, despite these prior steps and successes, the Hall County Board of Commissioners recognizes that there is still a tremendous amount of work for the citizens of Hall County and other citizens across Georgia to receive adequate healthcare for mental health and substance abuse disorders; and

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that Hall County government reaffirms its commitment to reforming and improving mental health services for its citizens and all citizens of the state of Georgia.

BE IT FURTHER RESOLVED, that the Hall County Board of Commissioners specifically urges the Governor and General Assembly to continue efforts in the 2024 Session of the Georgia General Assembly to enhance Georgia citizens' access to vital mental health services, including the provision of state budgetary funding for additional behavioral health crisis centers across the state, additional co-responder units, and other resources to assist those with mental health and substance abuse disorders.

BE IT FURTHER RESOLVED that the Clerk to the Board of Commissioners is hereby directed to provide an executed copy of this Resolution to each member of the Hall County delegation to the Georgia Senate and Georgia House of Representatives and to the Association County Commissioners of Georgia.

SO RESOLVED, this 12th day of October, 2023.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Hall County, Chairman

ATTEST: _____
Hall County, Clerk to the Commission

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 541/2023

SUBJECT: Approve the re-appointment of Judah Echols to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: B

Recommendation:
N/A

Purpose of Request:
Approve the re-appointment of Judah Echols to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

History:
Judah Echols is the current appointment.

Facts and Issues:
Judah Echols is willing and eligible to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent

REPORT TO:	**Work Session (10/09/23)**
REPORT TO:	**Voting Meeting (10/12/23)**
ITEM NO:	542/2023
SUBJECT:	Approve the appointment of Commissioner Gregg Poole to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: B

Recommendation:
N/A.

Purpose of Request:
Approve the appointment of Commissioner Gregg Poole to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

History:
Shelly Echols is the current appointment.

Facts and Issues:
Ms. Echols is ineligible to serve another term. Appointment must be a member of the Governing Authority (Hall County Board of Commissioners).

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 508/2023

SUBJECT: Approve the master services agreement for GIS Managed Services for Planning & Development to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of $117,392.00, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD

Recommendation:
Approve.

Purpose of Request:
Approve an agreement with ROK Technologies, LLC, to acquire GIS Managed Services including cloud hosting of GIS data and server management to prepare for the capital budget item Asset Management Software in which GIS data has to be hosted on the cloud so that Public Works field workers are able to effectively edit, create, and consume data. Moving to a cloud hosted GIS system will allow for faster reliability and response time for our GIS Services. This GIS Managed Service through ROK Technologies is for the amount of $117,392.00 which includes a cloud services implementation cost of $20,000.00 and an annual cost of $97,392.00 for AWS (Amazon Web Services) servers, Citrix host and cloud management with the ROK team. This request is to coincide with the Environmental Systems Research Institute, Inc. item for GIS licensing.

History:

Previously, GIS Data has been hosted on internal servers that limited the communication and functionality in order to avoid security concerns related to the connection we would encounter with a locally hosted GIS environment. This limited the County's fieldworkers' ability to edit directly against our data. Moving to a cloud hosted GIS environment, we will be able to rely on ROK Technologies to effectively manage and mitigate the accessibility and editing of data by fieldworkers.

Having our GIS Data and services being locally hosted also slowed down GIS services; being cloud hosted will allow the County to have faster GIS services with better reliability.

Facts and Issues:
This agreement is necessary in order to move forward with a cloud hosted, GIS-based Asset Management System.

Options:

Funding Requested $ 117,392.00

Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
WS	RD	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Legal Stamped SOW
Legal Stamped SLA
Legal Stamped MSA

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 508/2023

Funds Requested: $ 117,392.00

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	542400-COMPUTERS AND SOFTWARE	$117,392.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: RE

Phone: 770-531-6781

AWS, GIS Configuration & Implementation for County of Hall, GA

Statement of Work

July 12, 2023

1501 Belle Isle Avenue,
Suite 110 PMB1047,
Mount Pleasant SC 29464
info@roktech.net

1 Introduction

County of Hall, GA has engaged ROK Technologies, LLC (ROK) to perform high-level services related to County of Hall, GA's AWS Configuration and GIS implementation.

This Statement of Work (SOW) sets forth the scope of services and deliverables to be provided by ROK and the terms and conditions under which the services shall be conducted.

2 Objectives

The following high-level objectives will be completed as part of this project. The timeline is dependent on County of Hall, GA delivering all items defined in section 9.2 of the scope of work entitled Customer Responsibilities to ROK Technologies in a timely manner.

2.1 Areas in scope

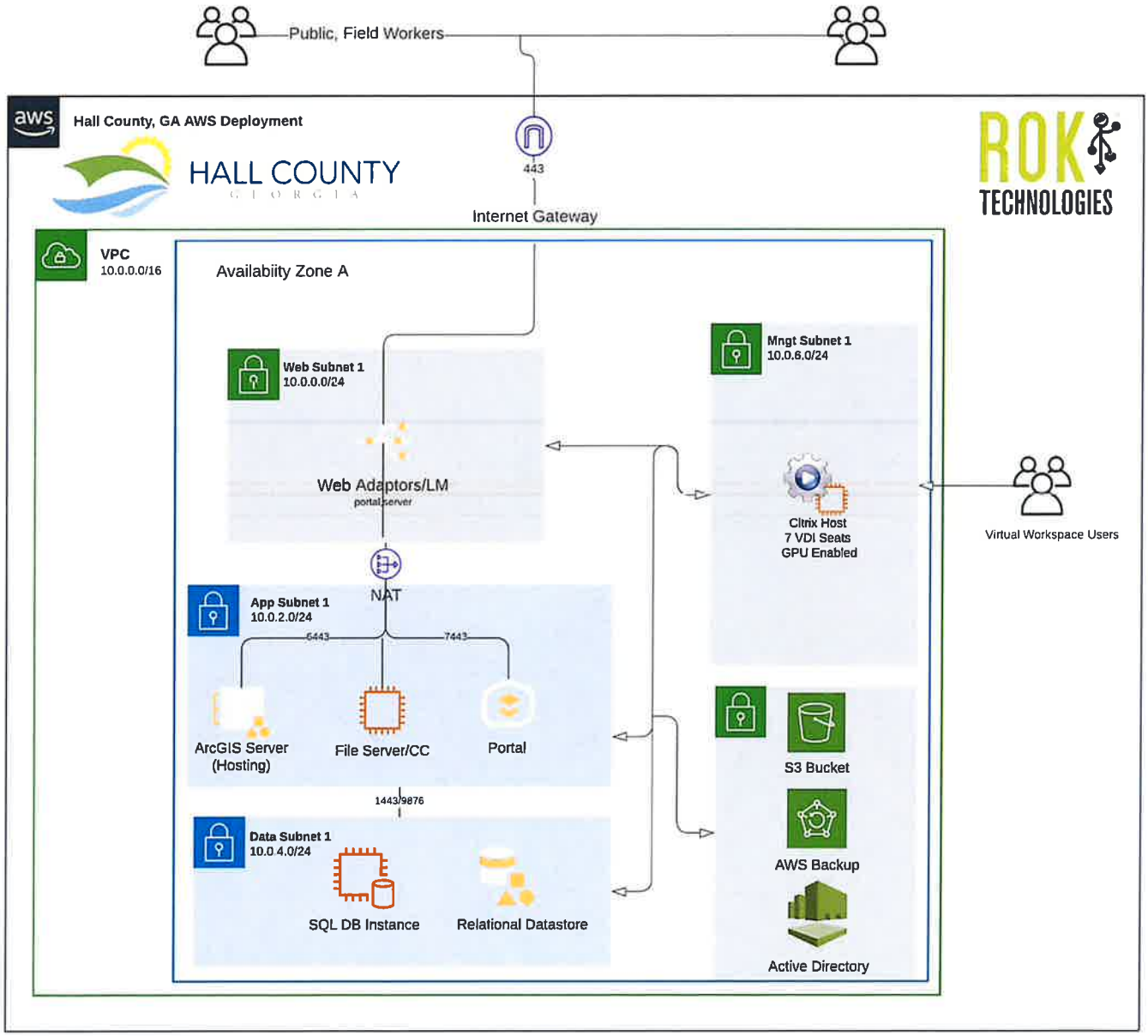
This section outlines the work and activities required to accomplish the objectives set forth in this Statement of Work.

General project scope

The County of Hall, GA wishes to perform services related to the creation and configuration of a AWS deployment and GIS implementation related services to support the County of Hall, GA's Esri software.

As part of this initiative, County of Hall, GA is looking to have a production ready deployment of the necessary Cloud components to support their Esri software. Examples include the underlying Cloud Tenant, the primary Virtual Network, Storage Accounts, backups and other related items.

Below is a diagram of the requested environment(s).


Public, Field Workers
Hall County, GA AWS Deployment
HALL COUNTY
GEORGIA
443
Internet Gateway
ROK TECHNOLOGIES
VPC
10.0.0.0/16
Availabiity Zone A
Web Subnet 1
10.0.0.0/24
Web Adaptors/LM
portal/server
NAT
App Subnet 1
10.0.2.0/24
6443
7443
ArcGIS Server
(Hosting)
File Server/CC
Portal
1443/9876
Data Subnet 1
10.0.4.0/24
SQL DB Instance
Relational Datastore
Mngt Subnet 1
10.0.6.0/24
Citrix Host
7 VDI Seats
GPU Enabled
Virtual Workspace Users
S3 Bucket
AWS Backup
Active Directory

3. Project approach, timeline, and deliverable acceptance

Phase 1: Cloud Environment Deployment

- ***Time Est: 2 Weeks***

1. Configuration of the necessary Cloud components, including but not limited to:
    a. Configure Cloud subscription and resource groups
    b. Configure IP Space, virtual networks, and peering.
    c. Deploy baseline Network Security Groups
    d. Deploy Infrastructure, add Infrastructure to Active Directory, and configure account permissions
    e. Configure back-ups, monitoring, and maintenance Schedules

2. Deployment of the following in AWS:

Name	Server Name	Qty	ENV	Uptime %	OS Storage (GB)	Data Storage (GB)	Log Storage (GB)	Server Size
AWS - Active Directory		1						
AWS - ArcGIS Portal		1	PRD	100	100	150		4 vCPUs 16GB RAM
AWS - ArcGIS Relational DataStore		1	PRD	100	100	150		4 vCPUs 16GB RAM
AWS - ArcGIS Server		1	PRD	100	100	150		8 vCPUs 32GB RAM
AWS - Citrix Server		1	PRD	100	100	500		8 vCPUs 32GB RAM
AWS - File Server		1	PRD	100	100	500		2 vCPUs 8GB RAM
AWS - S3 Bucket - 1TB		2						
AWS - SQL Server		1	PRD	100	200	300		4 vCPUs 16GB RAM
AWS - Web Server		1	PRD	100	100	150		2 vCPUs 8GB RAM
Citrix Seat		7						

Phase 2: Install and Configure Esri Software

- ***Time Est.: 2 Weeks***

Prior to install and configuration County of Hall, GA shall provide ROK Technologies, LLC with the following:

- Any applicable licensing files, software downloads or login credentials to County of Hall, GA's MyEsri.com account.

- SSL cert as a .pfx. This can be provided by ROK Technologies, LLC by request.
- Domain account and confirmation of domain names and URLs.
- VPN and RDP access to existing environment if needed.

1. Pre-Installation Operations: obtain all licensing, configure Service Account(s), configure centralized network location(s) for content and configuration stores.

2. Install and License the following components of County of Hall, GA's ArcGIS Enterprise Stack:

County of Hall, GA Enterprise Components	Current Version if applicable	Install Version
ArcGIS Enterprise	10.9.1	11.1
ArcGIS Server	10.7.1	11.1

3. Configure ArcGIS Enterprise Environment: configure security posture (import Certificates, HTTPS vs HTTP), configure appropriate ports for SSL communication between application servers, configure Web Adaptors, configure Datastore to the hosting server(s), federate hosting and ArcGIS Server with Portal, configure SAML and Enterprise logins

4. Deploy and Validate ArcGIS Enterprise: apply critical security, OS and Esri Patches, validate Enterprise logins, publishing workflows, and database connectivity.

Phase 3: Asset Migration and Testing

- ***Time Est.: 2 Weeks***

Services –ROK will collaborate with the County of Hall, GA Team to migrate the following data and services to the new cloud environment.

Databases: 1 EGDB

Map Services: up to 10 services

Web Applications:0

For all non-Esri COTS applications, ROK will perform the following activities:

- Address any IT considerations in relation to ArcGIS or your cloud environment (opening ports, configuring certificates, users, etc.)
- Provide reasonable third-party access as requested and defined by our customers
- County of Hall, GA will provide contact information for any vendors associated with the third-party application(s) and assist ROK in gaining access to said vendors as needed throughout the migration

- County of Hall, GA is responsible for confirming third-party application is compatible with the new, contracted environment and will be responsible for any migration of software, hardware or datasets to support these applications outside of the software and datasets detailed in this statement of work.

Phase 4: Go Live

- ***Time Est.: 3 Weeks***

Testing and Parity: *ROK will have worked with County of Hall, GA to approve the new environment through extensive testing. Following this, ROK will request a new database backup from County of Hall, GA to ensure that County of Hall, GA's most recent data is in the new environment.*

- ***ROK will not be responsible for updating any services, web maps or apps not listed in this agreement. If additional services, web maps, or apps are not migrated as a part of this agreement, it is the sole responsibility of County of Hall, GA staff to keep those services updated until such time they choose to migrate them in the cloud environment.*

- ***Identifying the Date:*** *ROK will work with County of Hall, GA to identify a weekend that will work for the cutover. The week before the cutover, ROK will take County of Hall, GA through the hand-off documentation that contains all of the new passwords and access information for the new environment, along any relevant training.*

4 Current Environment Readiness

This Statement of Work assumes that County of Hall, GA's physical and cloud-based environments and network infrastructures are prepared to accommodate the equipment and services to be provided by ROK within the scope of this project. Upon discovering any deficiency that would prevent or otherwise hinder project execution, ROK shall notify County of Hall, GA of the deficiency in writing and work in good faith with County of Hall, GA to adjust the project schedule to accommodate remediation of the issue. Services that are dependent on the remediation of the deficiency will be postponed or suspended until the remediation is complete. ROK is not liable for any delays to the overall project plan necessitated by remedial activities and shall be held harmless for changes in the schedule resulting from such activities.

At present, ROK is not aware of any limitations to a successful engagement.

4.1 Project Prerequisites

The following items have been identified as critical to the overall success of this engagement and should be completed by County of Hall, GA prior to commencement of this engagement:

1. Project stakeholders identified, and necessary design and discussion sessions scheduled.
2. Administrative access to environments related to the scope of this engagement shall be provided and tested during an agreed upon window. Access may include but is not limited to: Existing architecture diagram, establishing VPN access to the existing environment, RDP access, administrative access to Esri Software(i.e ArcGIS Server, Portal), IP addresses, administrative access to any RDBMS, usernames and passwords for accounts running software or services involved in this effort.
3. URLs identified.

4. SSL Cert obtained. This can be provided by ROK Technologies, LLC upon request.
5. Licensing required for successful deployment of the items described in this statement of work.
6. Timely access to County of Hall, GA's IT personnel for Q&A support.
7. IT personnel will be responsible for taking backups of authoritative data and snapshots of all servers during an agreed upon window prior to any migration activities taking place.

4.2 Customer Environment Access Protocol

As part of ROK's commitment to assuring secure and protected County of Hall, GA environments. ROK requires the use of named accounts for all ROK resources who will engage in activities that involve access to on- premises or cloud-based County of Hall, GA-owned systems. ROK strongly recommends not utilizing shared accounts. The use of shared accounts can lead to an increase in system vulnerability, as well as a reduction in auditing and compliance capabilities. County of Hall, GA accepts all liability for the use of shared accounts.

ROK asks that the following policies be applied to accounts created for ROK resources engaging in project work:

- Based on the initial project plan, the account expiration be set to 8 AM on the day following the scheduled project completion. The ROK Project Manager shall request extensions as necessary to accommodate project delays, change orders, or other events that may cause a project to take longer than initially anticipated.
- Named user accounts shall be configured to require password resets as permissible by Hall County's MIS Guidelines and shall not be set to disable required password changes.
- The length and complexity of named user account passwords shall be configured per the County of Hall, GA's standard policy. ROK suggests that passwords be at least 10 characters in length and utilize a combination of upper and lower-case numbers, numeric values, and special characters i.e., strong passwords.
- A named user account shall be granted no more than the minimal required permissions to perform the specific tasks assigned to the ROK resource.
- For larger projects that involve multiple systems, care shall be taken to not grant a single named user account access across those systems in such a way that could lead to a system-wide compromise. For example, the ability to create and set permissions on Active Directory accounts, as well as the ability to modify Access Control Lists on network security devices shall not be granted. In these cases, separate accounts may be created, or ROK resources will collaborate sufficiently to complete the necessary objectives.

If County of Hall, GA requires and would like assistance in remediating insecure environments to ensure that the policies above can be implemented and enforced, ROK can provide these services through a separate agreement. If any deviations to this policy are required to satisfy project objectives, ROK requests that the specific deviation and justification be communicated to the assigned Project Manager, so it may be evaluated, and potential alternative approaches identified. This will also allow the ROK Project Manager to communicate the removal of approved deviations when they are no longer required to satisfy the project's objectives.

5 Scope Exclusions

The following tasks are beyond the scope of services to be provided by ROK during this engagement:

1. Any task not explicitly described as within the scope of this engagement.
2. Corrective measures for any issues or risks identified during the course of this engagement.
   NOTE: A change form(s) may be issued for approval and funding of requisite changes to scope

6 Deliverables

At the conclusion of this engagement, ROK shall deliver the finalized versions of the deliverables produced and maintained throughout the course of project activities:

ID	Deliverable	State	Description
ENV	Configured Environment	Completed	• All services in project scope completed and available for use.
DOC	Project Documentation	Delivered	• Project documentation in the form of daily worklogs and knowledge transfer.

7 Estimated Duration

This estimated duration is reflective of the work effort associated with each activity and is subject to change due to changes in scope, issues encountered, planned maintenance windows and other business reasons encountered during execution. The actual duration will be finalized during the project initiation.

This schedule assumes that change control procedures will not introduce delays in the execution of project tasks.

8 Project Fees and Billing

The services associated with this project shall be provided on a Fixed Fee and Time and Materials basis. Project fees shall be billed at inception. Terms of payment are Net 30 Days. Late fees will be applied on invoices greater than 60 days from the date invoiced.

9 Assumptions and Customer Responsibilities

9.1 General Assumptions

This SOW is based upon the following assumptions:

i. ROK will provide project personnel knowledgeable with the aforementioned products based on the skills required at the appropriate times and in accordance with the work breakdown structure.
ii. The normal "on-hours" workday for the project will be 8:00 AM to 6:00 PM Eastern Time, Monday through Friday. "Afterhours" is work performed between 6 PM and 8 AM Monday through Thursday (Friday at 8 AM) and is billed at 1.5X the standard rate. Weekend and Holiday is any work performed between 6PM Friday and 8 AM Monday or on a National Holiday and is billed at 2X the standard rate.

9.2 Customer Responsibilities

If the project is to be successful, County of Hall, GA must commit to the following obligations:

1. County of Hall, GA will provide a single point of contact for project coordination between County of Hall, GA and ROK and that *person* will be responsible for ensuring County of Hall, GA project personnel are on target with their assigned duties in accordance with the work breakdown structure.
2. County of Hall, GA will provide ROK with all relevant system and network documentation, as requested.
3. County of Hall, GA will make all essential stakeholders available to ROK throughout the duration of this engagement.
4. County of Hall, GA will make the majority of the administrative and configuration information available to ROK prior to the commencement of this engagement.
5. County of Hall, GA will make timely decisions in collaboration with ROK regarding escalated or critical issues as they arise during the project.
6. County of Hall, GA will provide suitable work area spaces with desks, chairs, and telephones (if applicable), as well as necessary customer systems accounts and passwords.
7. County of Hall, GA will assume responsibility for management and coordination of all non-ROK managed vendors.
8. County of Hall, GA will provide access with proper licenses to all necessary tools, software, and third-party products required for ROK and County of Hall, GA to complete their assigned project tasks.
9. County of Hall, GA will maintain active vendor maintenance agreements for the technology impacted by this project or will otherwise obtain vendor maintenance as required to support this project throughout its duration.
10. County of Hall, GA will notify ROK project management of any unscheduled or scheduled projects outside of this implementation that might interfere with the project schedule.
11. County of Hall, GA will obtain any downtime windows reasonably required to keep the project on schedule.
12. County of Hall, GA will provide ROK with high priority access to the County of Hall, GA IT team members with knowledge of current technology configurations and operational processes and with responsibility for administering the technologies that will be impacted by this project.

10 Change Control Process

As ROK and County of Hall, GA collaborate on this project, it is possible that either party will find reasons to change the scope, timeline, or overall budget.

While this need might be identified by a member of County of Hall, GA's team or a member ROK's team, ROK's Project Manager will handle documentation and communication of the change to County of Hall, GA's designated point of contact. ROK and County of Hall, GA shall work together in good faith to assess the impact of the change and determine whether the proposed change shall be accepted or rejected.

11 Project Team

ROK Team

The Project Manager is the person responsible for ensuring that the Project Team completes the project. The Project Manager develops the Project Plan with the team and manages the team's performance of project tasks. It is also the responsibility of the Project Manager to secure acceptance and approval of deliverables from the Project Sponsor and Stakeholders. The Project Manager is responsible for communication, including status reporting, risk management, escalation of issues that cannot be resolved in the team, and, in general, making sure the project is delivered in budget, on schedule, and within scope.

Engineers are responsible for executing tasks and producing deliverables as outlined in the Project Plan and directed by the Project Manager, at whatever level of effort or participation has been defined for them.

Stakeholders are all those groups, units, individuals, or organizations, internal or external to our organization, which are impacted by, or can impact, the outcomes of the project

County of Hall, GA Team

ROK engineers will work with a Primary Contact for each architecture type throughout the project. This person is responsible for maintaining the systems after the ROK engineers have completed the project and providing key data as the project is being completed. This person will shadow ROK's engineers as needed and should review documentation.

The Secondary Contact is someone who can handle issues and escalations should the primary contact be indisposed during the project and after the project is complete. This person will shadow ROK's engineers as needed and should review documentation.

12 Acceptance

This Statement of Work constitutes the full agreement ("Agreement") between ROK and County of Hall, GA for the services described herein.

The undersigned parties acknowledge their acceptance of this Agreement and the terms and conditions described herein. Furthermore, the undersigned parties certify that they are authorized representatives of their respective companies with full authority to sign this SOW and enter into this Agreement on behalf of their respective organizations.

Services	Price
Cloud Implementation Cost	20,000.00 USD
Services Subtotal	**$20,000.00 USD**

Should the length of engagement exceed the timing indicated in this agreement at no fault of ROK Technologies, LLC, additional cost will be invoiced by the hour at a rate of $250/hour.

Accepted By:

ROK Technologies, LLC

Signature:

County of Hall, GA

Signature:

Name: Alexandra Coleman

Title: CEO, ROK Technologies

Date: July 12, 2023

Name:

Title:

Date:

Approved as to Form:

~~Van Stephens~~, County Attorney
Justin Lawhon, Assistant County Atty

ROK TECHNOLOGIES

County of Hall, GA

AWS, Tenant SLA

Service Level Agreement
Oct 01, 2023 – Sept 30, 2024

July 12, 2023

ROK TECHNOLOGIES

1501 Belle Isle Avenue,
Suite 110 PMB1047,
Mount Pleasant SC 29464
info@roktech.net

1 Introduction

Businesses today are faced with the growing challenge of supporting end-user access to complex applications from a variety of locations, devices, and methods. Coupled with the fact that all organizations today require "Enterprise-Class" computing functionality, internal IT resources are pushed to their limits, often struggling to meet the service levels demanded by the business.

To help County of Hall, GA ("**Client**") address these diverse needs, ROK Technologies ("**ROK**") provides GIS Managed Services that offer a flexible suite of extended maintenance and premium support offerings designed to:

- Proactively reduce the risks of costly downtime
- Ease resource and skillset constraints
- Simplify management
- Optimize system performance
- Improve productivity, security, compliance, and return on investment

This Service Level Agreement or "**SLA**" will provide County of Hall, GA with access to trained and certified experts that can help thoroughly resolve pressing issues in a timely fashion and, thereby, aid County of Hall, GA in achieving its business objectives. In this manner, County of Hall, GA gains the benefit of a single point of accountability.

With fixed cost and flexible options for GIS Managed Services, ROK Technologies provides consistency and ensures County of Hall, GA is receiving the optimal benefit from its investments. ROK Technologies is honored that County of Hall, GA has chosen to invest in ROK Technologies and is committed to helping County of Hall, GA maintain the health and efficiency of its valuable IT resources.

2 Reactive Support

Reactive Support provides the services necessary to respond to and resolve support incidents reported by County of Hall, GA as they arise. ROK's goal is to quickly resolve incidents before they significantly affect business continuity. Typical incidents include, but are not limited to, the following:

- A system down condition in which system operation is disrupted or severely hampered
- Poor system performance that is impeding system and application operation
- Loss of connectivity to internal networks or Internet services
- An inability to access data residing on an external storage device

The scope and terms of ROK's Reactive Support services are described below in the following sections.

2.1 Scope of Service

The scope of ROK's Reactive Support services includes the tracking and management of customer-reported incidents, diagnosis and remediation of reported incidents, and assistance with system changes to the AWS environment and the installed Esri Commercial off-the-shelf software ("**Esri COTS**"). The specific tasks associated with these activities are as follows:

2.1.1 Incident Tracking

1. Receive and respond to incidents reported by the County of Hall, GA in accordance with the service levels defined later in this document.
2. Record and track each incident in ROK's ticket management system.
3. Periodically report the current status of the incident to designated Client personnel.
4. Communicate the steps taken to ultimately resolve the incident.

2.1.2 Problem Diagnosis and Remediation

1. Collect information from County of Hall, GA regarding the nature of the incident, the circumstances under which the incident occurred, and its current and potential impact.
2. Investigate potential causes of the incident and diagnose the root cause where possible, drawing upon currently installed diagnostic tools as required.
3. Identify potential remedies for the incident based on the results of problem diagnosis.
4. Apply and test possible fixes in a systematic fashion until the incident is resolved or otherwise closed.
5. Engage vendor support as required to assist in troubleshooting and resolution and continue to manage the incident through to completion.

2.1.3 Configuration Assistance

1. Collect information from County of Hall, GA regarding the scope of the change requested, the motivation for the change, and the expected results.
2. Investigate the potential impact of the change, in terms of desired results and unintended consequences.
3. Determine the steps necessary to implement the change while mitigating risk.
4. Recommend a course of action to County of Hall, GA.
5. Upon authorization by County of Hall, GA, implement changes in accordance with the plan of action.
6. Record the change in accordance with County of Hall, GA's change management processes.

2.1.4 Esri COTS Application Upgrades and Patches

1. Upon request, ROK's Managed Services Team will upgrade and configure Esri COTS to the desired version. Additionally ROK's Managed Services will install critical and, upon request, optional patches as they are released.
    a. ROK will communicate critical upgrade and patching opportunities for Esri COTS. If desired, both parties will work to schedule a day and time to complete the upgrade and/or patching that limits disruption of service.
2. Upon request, ROK's Managed Services will install and configure new Esri COTS as desired by County of Hall, GA. Managed Services hours will be consumed for this effort.

2.1.5 Customer Support

Customer Support: Tickets can be submitted 24 hours a day, 7 days a week via the ***Client*** portal which will be provided after execution of contract. Support tickets can also be called in 24 hours a day, 7 days a week via the toll-free number which will be provided after execution of contract.

2.1.6 Third Party Integrations

One of the benefits of having a managed service provider is that you'll always have a cloud-GIS expert on your side. This can be particularly beneficial when it comes to the complexities of integrating your GIS system with other third-party products. ROK's role in assisting you with these integrations includes the following:

- Addressing any IT considerations in relation to ArcGIS or your cloud environment (opening ports, configuring certificates, users, etc.)
- Providing reasonable third-party access as requested and defined by our customers
- Configuring the ArcGIS platform for integrations, as specified by the selected third party

3 Proactive Support

Proactive Support includes the administrative services necessary to maintain the supported equipment in working condition and protect the data stored thereon. The primary goal of ROK's Proactive Support is to reduce the risk of system failure and to mitigate the impact of unplanned outages should they arise. ROK Technologies shall render these services continuously over the life of the engagement, with most tasks occurring on a periodic basis with predetermined frequency. The scope, deliverables, and terms of ROK's Proactive Support services are described below in the following sections.

3.1 Scope of Service

The scope of ROK's Proactive Support and specific tasks associated with these activities are as follows:

3.1.1 Dedicated Client Success Manager

ROK's primary goal is to provide County of Hall, GA with flawless service, becoming an extension of County of Hall, GA's technical team of experts. Serving as County of Hall, GA's single point of contact, ROK Technologies assigned County of Hall, GA Success Manager's primary responsibilities shall include:

- Understanding County of Hall, GA's business needs
- Managing County of Hall, GA's ROK Technologies entitlements
- Accelerating the delivery of ROK's Technical Services
- Quarterly business review (QBR)

3.1.2 Proactive Support Services

ROK Technologies will provide resources skilled in the planned activities on the given month to help accomplish the objectives outlined during the planning session. County of Hall, GA and ROK Technologies realize these objectives will vary and change from month-to-month based on the current business needs and objectives. The ROK Technologies CSM will work with Client prior to resource scheduling to ensure proper skillset alignment to the current need. Note: Scheduling is subject to resource availability.

- **OS Updates and Patches** | ROK's Managed Services takes care of all your OS patching activities to help keep your resources current and secure. When updates or patches are released from your OS vendors our team applies them in a timely and consistent manner to minimize the impact on your business. Critical security patches are applied as needed, while others are applied based on the patch schedule you request.

- **Aggressive Monitoring** | ROK Managed Services monitors the overall health of your infrastructure resources and handles the daily activities of investigating and resolving alarms or incidents. Committed to a 2-hour maximum response time, in the event of an instance failure, our team would take appropriate action to help minimize or avoid service interruption.

- **Back Up and Retention | BACKUP FREQUENCY:**

Back Up and Retention Duration		
Frequency	**Time**	**Retention Duration**
Daily	Every 12 hours	1 Month
Monthly	1st Full VM Snapshot of the Month	12 Months
SQL Server		
Frequency	**Time**	**Retention Duration**
Daily	4 times daily	1 Month
Monthly	1st Full SQL Backup of the Month	12 Months

- **Security Management** | ROK protects your information assets to help keep your Cloud infrastructure secure. With anti-malware and anti-virus protection, intrusion detection, and intrusion prevention systems, ROK's Team manages security policies per stack, and can quickly recognize and respond to any intrusion.
  - RPO for SQL database is 4 hours
  - RPO for VM data is 12 hours

3.1.2.2 Customer Support

1. *Customer Support.* Tickets can be called in 24 hours a day, 7 days a week via the toll-free number which will be provided after execution of contract. Tickets may also be submitted any time via email or from the Customer Service Portal. Contact emails and Customer Service Portal information will be provided following execution of contract.

2. *Coverage Hours.* Live Support is available 8am to 5pm EST M-F ("**Support Hours**").

   a. Customer Service Portal ("**Portal**"): ROK will provide to County of Hall, GA unlimited access to Portal support. County of Hall, GA will report Malfunctions by accessing the Portal and creating a service ticket or by sending an email to a dedicated support email address. A member of ROK's Support Staff ("**Support Staff**") will be assigned and County of Hall, GA will be contacted within in a timeframe defined by the severity of the Malfunction. If the Support Staff member handling a request is unable to provide adequate assistance to County of Hall, GA for such requests hereunder, ROK will supply one or more alternative Support Staff members who are able to respond to the request to County of Hall, GA's reasonable satisfaction. All support ticket activities, findings, and resolutions will be tracked in the customer portal for future reference.

   b. Telephone Support Service: ROK will provide to County of Hall, GA unlimited access to 24/7 Telephone Support ("**Telephone Support**") via a toll-free number. County of Hall, GA will report Malfunctions by calling the Telephone Support number. A member of the Support Staff will be assigned to the Malfunction, and County of Hall, GA will be contacted within the timeframe defined by the severity of the Malfunction. In the event a Malfunction, the on-duty Support Staff will be assigned and will contact County of Hall, GA within sixty (60) minutes of the original call. If the Support Staff member handling a certain request is unable to provide adequate assistance to County of Hall, GA for such requests hereunder, ROK will supply one or more alternative Support Staff members who are able to respond to the request to County of Hall, GA's reasonable satisfaction.

3. *Severity of Malfunctions.* ROK will correct Malfunctions as provided herein. "**Malfunction**" shall mean a failure by the Services to operate as required by this Agreement. The definitions of the Malfunction Severity classifications are as follows:

    a. Severity Level 1: A problem which renders the Services inoperative, causes a significant and ongoing interruption to the end-user's business activities or causes a loss or corruption of data, where either the entire company or large groups of users are affected.

    b. Severity Level 2: A problem which causes the Services to be intermittently inoperative, disrupted or malfunctioning and which materially interferes with County of Hall, GA's use of the Services, for the entire company or large groups of users.

    c. Severity Level 3: A problem which causes the Services not to function in accordance with applicable specifications, for small groups or individual users, but which causes only a minor impact on County of Hall, GA's use of the Services and for which an acceptable circumvention is available.

    d. Severity Level 4: Any general questions and issues pertaining to the Services and all Malfunctions which are not included in the other Malfunction classifications.

4. *Correction of Malfunctions.* ROK will correct Malfunctions as provided herein. "Malfunction" shall mean a failure by the Services to operate as required by this Agreement. The definitions of the Malfunction classifications are as follows:

    a. Report of Malfunction. With respect to a report of any Malfunction, County of Hall, GA personnel making such a report will describe to the Support staff the Malfunction in reasonable detail and the circumstances under which the Malfunction occurred or is occurring and will, based upon the criteria of the Severity Definition, classify the Malfunction as a Severity Level 1, 2, 3 or 4 Malfunction.

    b. Critical Malfunctions. If a Severity Level 1 or 2 Malfunction (each, a "Critical Malfunction") cannot be corrected to County of Hall, GA's reasonable satisfaction through communication with the Support staff within two (2) hours after ROK receives the description of the Malfunction, ROK will: (1) escalate the problem to additional members of Support Staff and ROK's Client Success Manager; (2) take and continue to take the actions which will most expeditiously resolve the Critical Malfunction; (3) provide a report to County of Hall, GA of the steps taken and to be taken to resolve the problem, the progress to correction, and the estimated time of correction, and update that report every two (2) hours until the Critical Malfunction is resolved.

    c. ROK's Level of Effort. ROK will work continuously until any Critical Malfunction, of which a correction or workaround has not been achieved, has been resolved. Additionally, if a correction or workaround to a Critical Malfunction has not been achieved within two (2) days ROK will work continuously, during normal ROK working hours, try to resolve any Severity Level 1 or 2 Malfunction. ROK and County of Hall, GA will mutually agree upon a schedule within which to resolve any Severity Level 3 or 4 Malfunction.

    d. Action Required from ROK. For a Critical Malfunctions, ROK will work to provide an immediate correction, which will then be promptly implemented for the County of Hall, GA staff to test. For a Severity Level 3 or 4 Malfunction, ROK will provide a correction as promptly as reasonably achievable and will seek to establish with County of Hall, GA a mutually agreed schedule for the correction to be provided.

Service/Activity	Service Level	Service Level Credit
Availability of the Services	Failure to comply with the Customer Support requirements outlined in section 3.1.2.2	10% of the monthly charge for the month of the failure.
Recovery Time Objective (RTO)	In the event of unscheduled downtime caused by ROK Technologies, the system shall be restored and fully operational within four (4) hours. If the event is caused by an employee of County of Hall, GA, ROK will work to restore the environment within the 4-hour window and will communicate the action plan and updates to County of Hall, GA throughout the restoration. No penalty to ROK will be applied if downtime is caused by an employee of County of Hall, GA or County of Hall, GA Configurations, as defined in Section 8 below.	Should the action caused by ROK and lead to downtime in excess of 4 hours, County of Hall, GA shall receive credit for 10% of the monthly charge for the month of the failure.

4 Assumptions

ROK's delivery of the services defined by this Agreement is based on the assumptions described below. Any deviation from these assumptions might impact the scope of services to be provided and associated fees:

1. ROK Technologies shall primarily render Reactive Support services remotely, while making use of current technologies that provide remote access and control of the supported systems where available.
2. County of Hall, GA shall permit the use of remote access technologies that enable ROK Technologies to render services remotely as permissible by Hall County's MIS Guidelines.

5 Scheduling

As part of these offerings, ROK Technologies will conduct proactive scheduling with County of Hall, GA. As scheduling changes arise, County of Hall, GA shall contact ROK Technologies one (1) to two (2) weeks in advance where possible. The ROK Technologies Technical Operations Team will make a best effort to accommodate special requests.

6 Change Control Policy

As ROK Technologies and County of Hall, GA collaborate on this Service Level Agreement, it is possible that either party will find reasons to change the scope of this Agreement. In the event that County of Hall, GA would like to discuss the addition or subtraction of specified, agreed upon services, County of Hall, GA will submit a Service Request to ROK. County of Hall, GA's ROK Technologies Account Manager will make contact within one (1) business day to review or schedule a review of this request.

7 Disclaimers

In addition to the disclaimers and limitations set forth in the MSA, County of Hall, GA understands and agrees as follows with respect to the Managed Services rendered hereunder:

ROK is not responsible for the loss of data caused by the action(s) of County of Hall, GA. Any warranty or service contract does not cover infection of any system with a virus introduced by County of Hall, GA. All work necessary for ROK to remove a virus will be billed to County of Hall, GA. Work performed under a service contract is governed by the terms of said service contract.

The uptime, support requirements, response times, and Service Level Credits set forth in this SLA shall not be

binding upon ROK for any occurrence, failure of service, or other malfunction caused by any factor set forth in Section 9(c) of the MSA, Client, any employee, vendor or other agent of County of Hall, GA, or any system configuration under County of Hall, GA's exclusive control (for example, where applicable, external VPN, external authentication, external access management, external environment peering, or County of Hall, GA's specialized non-standard system software) (collectively, "**Client Configurations**"). ROK disclaims all responsibility for County of Hall, GA Configurations and County of Hall, GA assumes sole liability for any problem or error caused by the same.

8 Service Level Agreement Support Matrix

SLA Response Time

	1st response	2nd response	Follow/Update	Final
1 - Critical	< 1 hr	< 2 hrs from 1st response	every 2 hrs until closed	closed
2 - High	< 1 hr	< 2 hrs from 1st response	< 2 hrs from 2nd response*	closed
3 - Medium	< 4 hrs	< 8 hrs	as needed*	<16 hrs closed
4 - Low	< 8 hrs	as needed*	questions/feedback	<16 hrs closed

hrs are within business day **a solution and timeline will be agreed upon with the client*

SLA Definitions

	High Impact *problems that render services inoperative, causes significant interruption, or data loss*	**Medium Impact** *causes services to be intermittent or disrupted, which interferes with business*	**Low Impact** *causes the services not to function in accordance specs, with only minor impact*	**None** *general questions and issues, and other lesser malfunctions*
High Severity entire company is affected	1 - Critical	2 - High	3 - Medium	3 - Medium
Medium Severity departments or large group of users affected	1 - Critical	2 - High	3 - Medium	4 - Low
Low Severity individual or a small group is affected	2 - High	3 - Medium	4 - Low	4 - Low

9 Acceptance & Integration with MSA

This Service Level Agreement constitutes the full agreement between ROK and County of Hall, GA for the Managed Services described herein.

Upon execution by the Parties, this Service Level Agreement or "SLA" shall become a Statement of Work, or "SOW" issued under, integrated with, and governed by the Master Services Agreement between the Parties. Capitalized terms not defined in this Service Level Agreement shall have the meaning ascribed to them in the MSA.

The undersigned parties acknowledge their acceptance of this SLA and the terms and conditions described herein. Furthermore, the undersigned parties certify that they are authorized representatives of their respective companies with full authority to sign this SLA and enter into this Agreement on behalf of their respective organizations.

The Managed Services hereunder are billed Annually. Terms of payment are Net 30 Days. Late fees will be applied on invoices greater than sixty (60) days from the date invoiced and can result in suspension of service. The billing amount shall be based on the proactive and reactive managed services described in this SLA and the cloud infrastructure described in the table below.

ROK Managed Cloud Infrastructure

Name	Server Name	Qty	ENV	Uptime %	OS Storage (GB)	Data Storage (GB)	Log Storage (GB)	Server Size
AWS - Active Directory		1						
AWS - ArcGIS Portal		1	PRD	100	100	150		4 vCPUs 16GB RAM
AWS - ArcGIS Relational DataStore		1	PRD	100	100	150		4 vCPUs 16GB RAM
AWS - ArcGIS Server		1	PRD	100	100	150		8 vCPUs 32GB RAM
AWS - Citrix Server		1	PRD	100	100	500		8 vCPUs 32GB RAM
AWS - File Server		1	PRD	100	100	500		2 vCPUs 8GB RAM
AWS - S3 Bucket - 1TB		2						
AWS - SQL Server		1	PRD	100	200	300		4 vCPUs 16GB RAM
AWS - Web Server		1	PRD	100	100	150		2 vCPUs 8GB RAM
Citrix Seat		7						
							Monthly Cost	**$8,116.00**
							Term	**12 months**
							Annual total	**$97,392.00**

Pricing based solely on the Cloud environment outlined. Infrastructure needs will be reviewed ongoing. Should County of Hall, GA require a change in resources and/or require additional managed services that differ from those listed, ROK Technologies, will work with County of Hall, GA to determine the hardware changes needed, and the associated costs/savings. All changes will be accepted in writing via signed amendment before being executed. Payments are due 30 days from receipt of invoice non-payment after 60 days will result in suspension of service.

ROK TECHNOLOGIES

The initial term of this SLA shall begin on 10/01/2023 and expires in 12 months. Upon expiration, this SLA shall renew for additional one-year terms unless either Party provides written notice to the other Party of its intent not to renew at least sixty (60) days in advance of the then-current term. Termination of this SLA shall be governed by Section 7 of the MSA.

Contract Term: 12

Contract Start Date: 10/01/2023

Contract End Date: 09/30/2024

Payment Option: Annually

Agreed to and Accepted By:

ROK Technologies, LLC	**County of Hall, GA**
Signature:	**Signature:**
Name: Alexandra Coleman	**Name:**
Title: CEO, ROK Technologies	**Title:**
Date: July 12, 2023	**Date:**

Approved as to Form:

~~Van Stephens~~, County Attorney

Justin Cawhorn, Assistant County Atty

1 Carriage Lane Suite B-201 | p 888-898-3404 | f 843.225-1813 | info@ROKtech.net

County of Hall, GA

Master Services Agreement

Version 1 | July 12, 2023

Master Services Agreement

This Master Services Agreement (the "**MSA**") is effective as of October 1, 2023 (the "**Effective Date**") by and between ROK Technologies, LLC ("**ROK**") and County of Hall, GA. ROK and County of Hall, GA are each individually referred to herein as a "**Party**" and collectively as the "**Parties**." This MSA shall govern the Parties' relationship as more fully described in Statements of Work (each, an "**SOW**") agreed upon between the Parties pursuant to the terms of this MSA. This MSA anticipates the execution of various written SOWs and the following terms shall apply to such SOWs. The MSA, SOW and all exhibits, addendums and/or amendments thereto are collectively referred to herein as the "**Agreement.**"

1. **RECITALS.**
   - A. ROK is in the business of architecting, hosting and managing the infrastructure for geographical information system—or "GIS"—computing systems for its business County of Hall, GAs.
   - B. County of Hall, GA seeks to hire ROK to provide certain Services in relation to County of Hall, GA's own GIS Platform, and ROK desires to provide the same pursuant to the terms and conditions of this Agreement.
   - C. NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:
2. **SELECT DEFINITIONS.**
   - A. "**County of Hall, GA's Platform**" or the "**Platform**" means the collection of County of Hall, GA data and applications managed by ROK pursuant to this Agreement.
   - B. "**Managed Services**" means the management of County of Hall, GA's Platform by ROK pursuant to a Service Level Agreement.
   - C. "**Non-Tenant**" means County of Hall, GA if County of Hall, GA's Platform is not hosted by ROK—for example, if County of Hall, GA engages a third-party cloud service provider such as AWS or Azure, or, uses on-premises or similar County of Hall, GA-owned equipment to host County of Hall, GA's Platform and contracts with ROK for Managed Services only.
   - D. "**Professional Services**" means any and all Services rendered by ROK to County of Hall, GA pursuant to an SOW other than Managed Services, such as consultation, data assessment and recommendations, and so forth.
   - E. "**Services**" means any and all Services rendered by ROK to County of Hall, GA pursuant to an SOW, including all Managed Services and Professional Services.
   - F. "**Tenant**" means County of Hall, GA if County of Hall, GA's Platform is hosted by ROK on ROK's cloud-based systems.
   - G. "**Service Level Agreement**" or "**SLA**" means a type of SOW that sets forth the specific terms applicable to ROK's provision of Managed Services.
3. **SERVICES**.
   - A. **Services.** Services will be provided by ROK pursuant to the terms and conditions of this Agreement and any applicable SOW—including, where applicable, a Service Level Agreement.
   - B. **Subcontractors.** ROK may use subcontractors (under separate contract to ROK) to perform the Services, or portion(s) thereof.
4. **SOWs.**
   - A. **Form of SOW.** ROK will not proceed with performing Services until both County of Hall, GA and ROK have signed the applicable SOW. Each SOW, once signed by both Parties, will become a part of this Agreement. Each SOW must be in writing and should include, at a minimum:
     - i. Description of Services and deliverables in sufficient detail to gauge the successful progress and completion of the Services;
     - ii. Period of duration, expected date(s) of completion (by phase/milestone or entire project) or delivery of deliverables, and/or other performance timetable;

iii. If applicable, designated means of performance, including identification of any particular roles or individuals required to participate in the Services;

iv. Resources required from County of Hall, GA for performance of the Services, such as access to particular information, systems, or environments, involvement of specific personnel, and so forth;

v. If applicable, acceptance criteria and testing period, permissible reasons for rejection and ROK's duty to remedy the same, if any;

vi. Fees owed to ROK for the Services, along with method of computation (e.g., fixed fee or hourly rate) and timing/conditions of payment (e.g., milestone-based);

vii. Description and estimated amounts of any significant reimbursable expenses expected to be incurred; and

viii. Identification of the County of Hall, GA department responsible for overseeing the project and County of Hall, GA employee designated as project owner.

B. **Amendment.** SOWs may only be amended by a written document signed by each Party's authorized representative, and per the change management procedures set forth therein.

C. **Governance.** Each SOW will, upon execution by both of the Parties hereto, be incorporated into and become part of this Agreement. In the event of any conflict between this Agreement and any SOW, the terms and conditions of the applicable SOW shall control as to the specific deliverables and Services addressed in said SOW, and this Agreement shall control as to all other matters.

5. PRICING.

A. **Pricing.** Prices for Services will be specified in one of the following, as applicable to the Services to be provided:

i. Those specified in ROK's then-current price list, less any applicable discount at the time of ROK's acceptance of an SOW;

ii. Those specified in a written price quotation submitted by ROK; or

iii. Those specified in the SOW; or

iv. Incidental extra fees agreed-upon by the Parties from time to time (for example, additional work authorized outside business hours or weekends).

1. Premium rates outside normal business hours during the business week will be billed at one and one- half times the agreed upon labor rate.

2. Premium rates on weekends and US holidays will be billed at twice the agreed upon labor rate.

B. **Taxes.** All prices are exclusive of any taxes, fees, duties or other applicable amounts. County of Hall, GA shall pay the taxes related to Services purchased pursuant to this Agreement, or County of Hall, GA shall present an exemption certificate acceptable to the taxing authorities. Applicable taxes, if any, will be billed as a separate item on the invoice. ROK reserves the right to increase the fees for Services in the event County of Hall, GA determines any withholding tax obligation prevents ROK from receiving the specified prices for such Services pursuant to Section 5(a) above.

6. PAYMENT AND INVOICING.

A. **Payment.** Unless otherwise indicated in an SOW, payment terms are net 30 days. Any sum not paid by County of Hall, GA within sixty (60) days from the date of the invoice will bear interest from the date of the invoice until paid at a rate of: (i) ten (10) per cent per annum or (ii) the maximum rate permitted by law, whichever is less.

B. **Invoicing.** As set forth below, ROK will invoice County of Hall, GA depending on the type of Services:

i. For Managed Services, unless otherwise agreed by the Parties in the applicable SOW, ROK will invoice County of Hall, GA for such Services, and payment will be due, in advance of performance of the same.

ii. For Professional Services, ROK will invoice County of Hall, GA per the SOW's invoicing schedule. Invoices may contain multiple milestones or a single invoice at the start or end of the project. Unless otherwise mutually agreed upon in writing or via a change management

procedure, the total invoiced amounts for SOW milestones shall not exceed the total amount agreed upon in the SOW. If a SOW does not contain a milestone schedule, ROK will invoice Professional Services performed under such SOW as set forth in such SOW.

C. **Deposit.** ROK reserves the right to charge County of Hall, GA a deposit for payment on any SOW.

D. **Disputed Charges.** Written notice of any disputed charge must be received by ROK within 20 days of the date of issuance of the invoice in question or County of Hall, GA forfeits the right to dispute the charge. This notice must include the invoice number in dispute, the item(s) and amount(s) disputed and a complete description of the basis for County of Hall, GA withholding payment. Notice of any disputed charge does not release County of Hall, GA from the obligation of paying any remaining balance of the invoice under the terms specified. Upon resolution of the disputed charge, ROK will issue a credit memo or County of Hall, GA will pay the total amount outstanding referenced by the dispute. Any disputed charge resolved in ROK's favor shall be liable to accrue late payment fees based on the terms of purchase.

E. **Collections.** If payment has not been received within the three-month period after the due date, ROK will have no other option but to undertake collection and enforcement efforts. If collection and enforcement efforts are undertaken by ROK, County of Hall, GA shall be liable for all costs thereof, including reasonable attorneys' fees actually incurred. If County of Hall, GA is in arrears on any invoice, ROK may, upon giving notice, apply any deposit thereto and suspend, withhold or terminate further performance of Services until all arrearages are brought current.

7. TERM AND TERMINATION.

A. **Term.** The term of this Agreement will commence on the Effective Date and, unless terminated pursuant to this Section 7, shall remain in effect until the later of one (1) year after the Effective Date or (2) sixty (60) days after completion of all rights and obligations by each Party under any SOW, so long as no other SOWs are outstanding.

B. **Termination.** This Agreement, and any Services being performed hereunder, may be terminated immediately by either Party upon written notice:

i. If the other Party breaches any of the material provisions of this Agreement and the breach is not capable of being cured or after providing thirty (30) days written notice to the breaching Party if the breaching Party fails to cure such breach within such period;

ii. If the other Party: ceases, or threatens to cease to carry on business as a going concern; or becomes or may become the object of the institution of voluntary or involuntary proceedings in bankruptcy or liquidation, or a receiver or similar officer is appointed with respect to the whole or a substantial part of its assets; or an event similar to any of the foregoing occurs under applicable law;

iii. If, except as provided below, either Party assigns (by operation of law or otherwise, including merger) or transfers any of the rights or responsibilities granted under this Agreement, any support agreement, or any SOW, without the prior written consent of the other Party, or in the event of a sale of all or substantially all of such Party's assets, or transfer of a controlling interest in such Party to an unaffiliated third Party. Notwithstanding the foregoing: ROK reserves the right to subcontract Services to any affiliate or third-party organization to provide Services to County of Hall, GA, and ROK may assign this Agreement or all or any portion of its rights and obligations hereunder, to any affiliate of ROK; and/or

iv. If fees are not paid when due and payment has not been received within thirty (30) days after notice from ROK to County of Hall, GA of such past due payment, ROK may suspend or withhold the provision of Services until all amounts past due are paid in full, and/or immediately terminate this Agreement or any Services provided hereunder.

C. **Change of Scope.** ROK reserves the right to change the scope and content of any of the Services upon ninety (90) days prior notice to County of Hall, GA. Such changes will become effective upon County of Hall, GA's renewal of the applicable Services.

D. **Effect of Termination.**

i. If, following termination of this Agreement, the Parties execute an SOW, then any such SOW will be governed by the terms and conditions of this Agreement notwithstanding the earlier termination of this Agreement, unless and until the Parties execute a new MSA to govern the SOW.

ii. Each of the Services provided hereunder will terminate immediately upon termination of this Agreement, unless otherwise agreed by the Parties. Notwithstanding the foregoing, the Parties' ongoing obligations under any non-terminated SOWs will continue through the end of their defined term, unless otherwise agreed by the Parties in writing.

iii. Upon termination of this Agreement or any Services, County of Hall, GA shall pay ROK for all work ROK has performed up to the Effective Date of termination at the agreed upon prices, fees and expense reimbursement rates.

iv. Sections 4(c), 6(e), 6(f), liability under Section 9, and Sections 10 through 16 shall survive termination of this Agreement.

8. BACKUPS; DATA LOSS OR CORRUPTION.

A. **Tenant Backups.** For Tenants, backups will be performed and retained by ROK according to the schedule set forth in the SLA or other SOW.

B. **Data Loss or Corruption.** Whether County of Hall, GA is a Tenant or Non-Tenant, ROK is not responsible for any loss, alteration, destruction, damage, or corruption of data resulting from County of Hall, GA's introduction of a virus or other corrupting force (a "**Virus**"). Any warranty or service contract does not cover infection of any County of Hall, GA application or system with such as a Virus. For Non-Tenants, because the County of Hall, GA owns and controls the infrastructure of its systems, any virus not expressly introduced by ROK shall be deemed a Virus introduced by County of Hall, GA. ROK may, at its discretion, bill County of Hall, GA for the Professional Services required to remove a Virus and restore the system. .

9. County of Hall, GA RESPONSIBILITIES AND RESTRICTIONS.

A. **Tenant responsibilities**. As a Tenant, County of Hall, GA shall be solely responsible for:

i. Confidentially maintaining an accurate and complete list of all individuals that are authorized by County of Hall, GA to have access credentials ("**Authorized Users**");

ii. The security and use of access credentials by the Authorized Users;

iii. The use of the Services by the Authorized Users in compliance with County of Hall, GA's responsibilities and restrictions under this Agreement.

iv. Employing all physical, administrative, and technical controls, screening, security procedures, and other safeguards necessary to securely administer the distribution and use of all access credentials and protect against any unauthorized access to or use of the Services and control of data, including the uploading or other provision of data for processing by the Services;

v. The content of the data provided to ROK or otherwise hosted by ROK for the County of Hall, GA under this Agreement, including without limitation ensuring that all such content is benign and suitable for hosting in a public cloud environment.

vi. Securing and maintaining all rights in the data provided to ROK or otherwise hosted by ROK for the County of Hall, GA necessary for ROK to provide Services without violating the rights of any third party or otherwise obligating ROK to County of Hall, GA or to any third-party;

vii. Use of the Services in a manner that infringes, misappropriates, or otherwise violates any intellectual property right, privacy right, or other right of any third party including by any unauthorized access to, misappropriation, use, alteration, destruction, or disclosure of the data of any third party, or that violates any applicable law;

viii. County of Hall, GA's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems), and networks, whether operated directly by County of Hall, GA or through third-Party services;

ix. All access to and use of the Services directly or indirectly with or without County of Hall, GA's knowledge or consent, including all results obtained from, and all conclusions, decisions, and actions based on, such access or use; and

x. Providing all cooperation and assistance as ROK may reasonably request to enable ROK to exercise its rights and perform its obligations under and in connection with this Agreement.

B. **Tenant restrictions**. As a Tenant, County of Hall, GA shall not, and shall not permit others to:

i. Copy, modify, or create derivative works or improvements of the Services;

ii. Rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available any Services to any third-Party without first obtaining approval from ROK, including on or in connection with the internet or any time-sharing, service bureau, software as a service, cloud, or other technology or service;

iii. Reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to the source code of the Services, in whole or in part;

iv. Bypass or breach any security device or protection used by the Services or access or use the Services other than by an authorized user through the use of his or her own then valid access credentials;

v. Input, upload, transmit, or otherwise provide to or through the Services, any information or materials that are unlawful or injurious, or contain, transmit, or activate any harmful code;

vi. Damage, destroy, disrupt, disable, impair, interfere with, or otherwise impede or harm in any manner the Services, ROK systems, or ROK's provision of Services to any third Party, in whole or in part;

vii. Remove, delete, alter, or obscure any trademarks, specifications, documentation, warranties, or disclaimers, or any copyright, trademark, patent, or other intellectual property or proprietary rights notices from any Services, including any copy thereof;

viii. Access or use the Services in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any third Party including by any unauthorized access to, misappropriation, use, alteration, destruction, or disclosure of the data of any third-Party, or that violates any applicable law;

ix. Access or use the Services for purposes of competitive analysis of the Services, the development, provision, or use of a competing service or product or any other purpose that is to ROK's detriment or commercial disadvantage; or

x. Access or use the Services in, or in association with, the design, construction, maintenance, or operation of any hazardous environments, systems, or applications, any safety response systems or other safety-critical applications, or any other use or application in which the use or failure of the Services could lead to personal injury or severe physical or property damage.

C. **Tenant Responsibility for Certain Factors Affecting Uptime.** The service commitment and hourly or uptime commitment in any Service Level Agreement do not apply to any unavailability, suspension or termination of an included Service, or any other included Service performance issues: (i) caused by factors outside of ROK's reasonable control, including any force majeure event or internet access or related problems beyond the demarcation point of the applicable included Service; (ii) that result from any actions or inactions of County of Hall, GA or any third party, including failure to acknowledge a recovery volume; (iii) that result from County of Hall, GA's equipment, software or other technology and/or third party equipment obtained by County of Hall, GA, software or other technology (other than third-party equipment within ROK's direct control); (iv) that result from County of Hall, GA or third-party (including AWS) policies or protocols inherited by ROK; (v) relating to compliance with laws applicable to County of Hall, GA or County of Hall, GA's industry that are not generally applicable to information technology service providers; or (vi) arising from ROK's suspension or termination of County of Hall, GA's right to use the applicable included Service in accordance with the Agreement. If availability is impacted by factors other than those listed herein or used in ROK's monthly uptime percentage calculation, then ROK may issue a service credit to County of Hall, GA at its exclusive discretion.

D. **All County of Hall, GAs.** Except to the extent caused by ROK's breach of this Agreement, County of Hall, GA is responsible for all activities that occur on County of Hall, GA's Platform or under all County of Hall, GA accounts, regardless of whether the activities are authorized by County of Hall, GA or undertaken by County of Hall, GA, County of Hall, GA's employees or a third party (including County of Hall, GA's contractors, agents or end users), and ROK is not responsible for unauthorized access to County of Hall, GA accounts.

10. WARRANTY; DISCLAIMER AND LIMITATIONS.

A. **Services Warranty.** With respect to Services performed by ROK, ROK warrants to County of Hall, GA, unless otherwise specified in writing, that the Services as and when delivered or rendered, will conform to the standard of care exhibited by reasonably skilled contractors in the industry (network systems integration). County of Hall, GA shall notify ROK in writing within ninety (90) days after provision of the Services in question if any of the Services fail to conform to the standard of care set forth in this Agreement. The passage of the thirty (30) day period after provision of the Services without the notification described herein shall constitute County of Hall, GA's final acceptance of the Services.

B. **Third-Party Product Warranties.** With respect to particular products manufactured or supplied by third parties to ROK for resale to County of Hall, GA, ROK MAKES NO WARRANTIES OF ANY KIND IN ADDITION TO OR EXCEEDING THE WARRANTY SUPPLIED OR OFFERED BY THE RESPECTIVE MANUFACTURER OR SUPPLIER, which shall be transferred or assigned to County of Hall, GA, if possible, and County of Hall, GA's recovery is limited to recovery against such manufacturer or supplier for breach of any applicable warranties of manufacturer or supplier. In the event of a claim by County of Hall, GA for breach of product warranty, ROK must follow the warranty policy established by the manufacturer. This policy may require return of the warranted item to the manufacturer for repair. At County of Hall, GA's request, ROK agrees to take all actions reasonably necessary or appropriate to secure County of Hall, GA's rights and to protect its interests under such third-party warranties. Work performed by ROK, not covered by product warranty, will be billed to County of Hall, GA at the applicable ROK rate.

C. **Disclaimer. EXCEPT AS EXPRESSLY PROVIDED HEREIN OR IN ANY SOW, THE SERVICES ARE PROVIDED ON AN "AS IS" BASIS. USE AND RELIANCE ON THE SERVICES ARE AT County of Hall, GA'S OWN RISK. EXCEPT AS EXPRESSLY PROVIDED HEREIN OR IN ANY SOW, ROK EXPRESSLY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTY RELATING TO THE SERVICES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, MERCHANTABLE OR SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE. EXCEPT AS EXPRESSLY PROVIDED HEREIN OR IN ANY SOW, ROK EXPRESSLY DISCLAIMS ANY THAT USE OF OR ACCESS TO THE SERVICES WILL BE CONTINUOUS, UNINTERRUPTED, ERROR-FREE, FREE OF DEFECTS, OR FREE OF TECHNICAL PROBLEMS.**

D. **Limitation of Liability.** ROK'S LIABILITY UNDER THIS AGREEMENT, WHETHER IN CONTRACT, IN TORT (INCLUDING NEGLIGENCE OR STRICT LIABILITY), UNDER ANY WARRANTY, OR OTHERWISE, IS ABSOLUTELY LIMITED TO CORRECTION OF ANY NONCONFORMITIES IN ANY SERVICES, OR REFUND OF THE PURCHASE PRICE, OR REFUND OF SPECIFIC AMOUNTS PAID FOR PRODUCTS OR SERVICES WHICH FAIL TO CONFORM, AT ROK'S SOLE OPTION AND THE AGGREGATE AMOUNT THEREOF FOR ALL CLAIMS RELATING TO ANY PARTICULAR PRODUCT OR SERVICE SHALL IN NO EVENT EXCEED AN AMOUNT EQUAL TO THE FEES PAID TO ROK UNDER THIS AGREEMENT FOR THE PARTICULAR PRODUCT OR SERVICES WHICH GIVE RISE TO THE CLAIM. UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, GENERAL, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR OTHER DAMAGES (INCLUDING LOST PROFITS, LOST SAVINGS, LOSS OF DATA OR LOSS OF USE), EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR COULD HAVE REASONABLY FORESEEN SUCH DAMAGES, NOR FOR ANY CLAIMS ARISING FROM County of Hall, GA'S USE OR TRANSFER OF ANY SERVICES SOLD HEREUNDER. NO ACTION, REGARDLESS OF THE FORM, ARISING OUT OF THIS AGREEMENT MAY BE BROUGHT BY EITHER PARTY MORE THAN ONE (1) YEAR AFTER THE OCCURRENCE OF THE EVENTS WHICH GAVE RISE TO THE CAUSE OF ACTION. THE PRICING OF ALL SERVICES AND THE TERMS AND CONDITIONS OF ALL SALES ARE BASED UPON THIS LIMITATION OF LIABILITY.

11. **NON-SOLICITATION.** During the term of this Agreement and for a period of one (1) year following the end of this Agreement, neither Party will (i) offer employment to any employee of the other Party; or (ii) attempt to directly or indirectly induce any employee of the other Party to terminate his or her employment. In the event of a breach of this section, money or damages may not be an adequate remedy, and, therefore, in addition to any other legal or equitable remedies, each Party shall be entitled to seek an injunction against such breach. The obligations set forth in this section are independent covenants and shall survive termination of this Agreement. Notwithstanding the foregoing, each Party shall be free to offer employment to any employee or subcontractor that directly contacts such Party in response to general public advertisements of employment opportunities (including the use of employment agencies and recruiters).

12. **DISPUTE RESOLUTION.**

A. **Governing Law.** This Agreement, including without limitation this Agreement's interpretation, shall be treated as though this Agreement were executed and performed in the State of Georgia, and shall be governed by and construed in accordance with the laws of the State of Georgia without regard to its conflict of law principles. The language in this Agreement shall be interpreted in accordance with its fair meaning and not strictly for or against either Party.

B. **Venue.** The proper and exclusive venue for any judicial action between the Parties shall be the state and federal courts located in or nearest to Hall County, Georgia. The Parties stipulate to and agree

to waive any objection to the personal jurisdiction and venue of such courts, and further expressly submit to extraterritorial service of process.

C. **Legal Fees**. If any dispute arises between the Parties with respect to the matters covered by this Agreement which leads to a proceeding to resolve such dispute, the prevailing Party in such proceeding shall be entitled to receive its reasonable attorneys' fees, expert witness fees, litigation costs (including court fees) that are actually incurred, and any other relief it may be awarded.

13. CONFIDENTIALITY.

A. **Confidential Information.** "**Confidential Information**" shall mean and include all of the proprietary, non-public information of either Party disclosed pursuant to or in furtherance of this Agreement including but not limited to all Technical Information as defined herein, information related to ROK fees, and any information relating to markets, customers, products, patents, inventions, procedures, methods, designs, object code, data, programs, improvements, training materials, workflows, and works of authorship. Notwithstanding the foregoing, "Confidential Information" shall not include any information, that the recipient can demonstrate through its records (i) was in its knowledge or possession prior to disclosure by the discloser, (ii) was in the public domain at the time of disclosure or subsequently entered the public domain through no fault of recipient, or (iii) was disclosed to recipient by a third party with the right to make such a disclosure.

B. **Duty of Nondisclosure.** It is expected that, appurtenant to this Agreement, each Party to this may disclose certain Confidential Information to the other Party. Each Party shall refrain from using or exploiting any Confidential Information of the other Party for any purposes or activities other than those specifically authorized in this Agreement. Each Party represents and warrants that it will hold Confidential Information in confidence and protect Confidential Information to the same extent and by the same means it uses to protect the confidentiality of its own proprietary or confidential information that it does not wish to disclose. Neither Party shall disclose or facilitate disclosure of Confidential Information of the other Party to anyone except its employees, independent contractors, or legal or tax advisors who are authorized according to this Agreement and who have a "need to know such information." Each Party shall ensure that the employees, independent contractors, or legal or tax advisors to whom the Confidential Information is disclosed comply with their obligations under this Agreement with respect to the Confidential Information.

C. **Survival.** Each Party's duty of confidentiality with respect to all Confidential Information it receives hereunder will survive termination of expiration of this Agreement and will be binding upon each Party's successors and assigns. Upon termination or expiration of this Agreement, all Confidential Information made available hereunder, including copies thereof, shall be returned to the disclosing Party or shall be certified as destroyed at the request of the disclosing Party. the Parties may disclose, or may have disclosed, to each other, both orally and in writing or in other tangible form, certain confidential information with respect to each Party's business, as well as the Services provided under this Agreement. The Parties hereby agree to keep such information and the terms of this Agreement confidential. The Parties shall not disclose to any other person (except for legal, tax and financial advisors) any information relating to this Agreement or its subject matter and shall treat as confidential all information and documents relating hereto.

D. **Disclosure to Subcontractors.** Notwithstanding any other provision of this Section 19, ROK shall be authorized to disclose County of Hall, GA's Confidential Information to subcontractors, contractors or employees of a ROK entity who have a legitimate business need to have access to such information. ROK shall be responsible for any breach of this Agreement caused by any of its subcontractors, employees or agents.

E. **Confidentiality of Agreement.** Neither Party may disclose, advertise, or publish the terms and conditions of this Agreement without the prior written consent of the other Party. Any press release or publication regarding this Agreement is subject to prior review and written approval of the Parties.

14. INTELLECTUAL PROPERTY.

A. **Pre-Existing IP.** Each Party will retain the exclusive ownership of all of its pre-existing intellectual property, Confidential Information and materials, including, without limitation, proprietary ideas, sketches, diagrams, text, know-how, concepts, proofs of concepts, artwork, software, algorithms, methods, processes, identifier codes or other technology that are owned by a Party prior to commencement of any Services hereunder, or that are otherwise developed by or for such Party outside the scope of this Agreement.

B. **ROK IP.** Except as otherwise expressly set forth in this Agreement or an applicable SOW, ROK owns and will continue to own all right, title, and interest in and to the Services, products, deliverables, data

collection tools, reports, scripts, sketches, diagrams, text, know-how, concepts, proofs of concepts, artwork, software, algorithms, methods, processes, identifier codes or other technology provided or developed by ROK (or a third party acting on ROK's behalf) pursuant to this Agreement, including modifications, enhancements, improvements or derivative works of any of the foregoing, regardless of who first conceives or reduces to practice, and all intellectual property in any of the foregoing (collectively "**ROK IP**").

C. **County of Hall, GA IP.** As between County of Hall, GA and ROK, County of Hall, GA at all times retains all right, title and interest in and to all of County of Hall, GA's data and applications provided by County of Hall, GA to ROK hereunder, County of Hall, GA's pre-existing technology and all intellectual property that is developed by County of Hall, GA or by a third party on County of Hall, GA's behalf thereafter, other than ROK intellectual property.

D. **Third-Party Products.** Third party products will always be owned by the applicable third party and will be subject to any applicable third Party license terms.

15. GENERAL PROVISIONS.

A. **Entire Understanding.** This Agreement, along with all Exhibits and Appendices incorporated by reference herein, and all SOWs executed by the Parties pursuant to this Agreement, contains the entire understanding of the Parties with respect to the subject matter contained herein, and shall supersede all prior agreements and understandings, whether written or oral. There are no restrictions, promises, covenants, or understandings other than those expressly set forth herein, and no rights or duties on the part of either Party are to be implied or inferred beyond those expressly provided for. To the extent ROK is required to click to agree or accept any written terms of County of Hall, GA in order to provide the Services (e.g., accepting County of Hall, GA's website terms to access County of Hall, GA's designated environment), the Parties understand and agree that such act is the result of a technological requirement and is of no binding effect upon the Parties.

B. **Severance.** If any provision of this Agreement is held unenforceable or in conflict with the law of any jurisdiction, the validity of the remaining provisions shall not be affected by such holding. The Parties agree to negotiate and amend in good faith such provision in a manner consistent with the intentions of the Parties as expressed in the Agreement, if any invalid or unenforceable provision affects the consideration of either Party.

C. **Modifications and Additions.** No modifications or additions to the terms and conditions of this Agreement shall be binding unless in writing and signed by both Parties.

D. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. Neither Party may assign the terms or conditions of this Agreement to a third party, affiliated entity, or related division without the prior written consent of the other Party.

E. **Notices.** All notices provided in connection with this Agreement will be in writing and will be delivered by email and either (i) certified or registered mail, postage prepaid and return receipt requested or (ii) overnight delivery courier (e.g., FedEx) and will be deemed effective upon receipt by the authorized representative at the address set forth above in the preamble, or at such other addresses as the Parties may designate by written notice to each other.

F. **Force Majeure** – ROK may, without liability, suspend or delay performance or cancel this Agreement on account of force majeure or other circumstances beyond its control, including, but not limited to, strikes, acts of God, political unrest, embargo, failure of source of supply, or casualty.

G. **Waiver.** No waiver by either Party of any breach of this Agreement, no matter how long continuing or how often repeated, shall be deemed a waiver of any subsequent breach thereof, nor shall any delay or omission on the part of either Party to exercise any right, power, or privilege hereunder be deemed a waiver of such right, power, or privilege.

H. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Agreement is duly executed as of the Effective Date by the following authorized representatives

R

for each Party:

Accepted By: ROK Technologies, LLC

Signature	Signature ____
	Signature
Printed Name Alexandra Coleman	Printed Name
Title CEO	Title
Date July 12, 2023	Date _____

Approved as to Form:
Van Stephens, County Attorney
Justin Lawhon, Asst. County Atty

HALL COUNTY
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AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 509/2023

SUBJECT: Approve the purchase of additional GIS software licenses for cloud hosted enterprise GIS solution to Environmental Systems Research Institute, Inc. (ESRI) of Redlands, CA, in the amount of $66,000.00.

Meetings:

Work Session Date: 10/09/23

Voting Meeting Date: 10/12/23

Executive Summary:

Presenter: RD

Recommendation:
Approve

Purpose of Request:

Approve the purchase of additional licensing for GIS creators to prepare for the capital budget item Asset Management Software in which GIS data has to be hosted on the cloud so that Public Works field workers are able to effectively edit, create, and consume data in the amount of $22,000.00. This quote allows for ESRI ArcGIS Enterprise Standard licensing for Eight Cores that will be managed and hosted by a separate provider in the amount of $44,000.00, for a total of $66,000.00. This request is to coincide with the ROK Technologies, Inc. item for GIS cloud hosting.

History:
Previously, GIS Data has been hosted on internal servers that limited the communication and functionality in order to avoid security concerns related to the connection we would encounter with a locally hosted GIS environment. This limited the County's fieldworkers' ability to edit directly against our data. Our current licensing is limited to 13 creator licenses, all of which are currently being consumed and assigned.

Our server licensing is currently only for a Four Core system, with migrating all of our GIS Data off of internal servers and having more users hitting our systems, we need a higher consumption of an Eight Core system to effectively handle our data with the high efficiency and performance needed.

Facts and Issues:
This additional licensing is necessary in order to move forward with a cloud hosted, GIS-based Asset Management System.

Options:

Funding Requested	$ 66,000.00
Are funds within current budget?	Yes
Source of Funds	350-4971-542400-0000

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Purchasing	Budget
WS	RD	AP	EW
Finance	**Attorney**	**Administration**	**Clerk**
WG	WLI	CR	JR

Attachments:

Financial Supplement
Quote

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 509/2023

Funds Requested: $ 66,000.00

Request Budgeted: Yes

Proposed Source of Funding:

350-4971-542400-0000

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	542400-COMPUTERS AND SOFTWARE	$66,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: RE

Phone: 770-531-6781

Quotation # Q-488407

Date: July 26, 2023

Customer # 163442 **Contract #**

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

County of Hall
Planning & GIS Dept
2875 Browns Bridge Rd
Gainesville, GA 30504-5635

ATTENTION: Rebecca Evans
PHONE: (770) 531-6781
EMAIL: revans@hallcounty.org

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 7/25/2023 To: 10/23/2023

Material	Qty		Unit Price	Total
160463	2		$22,000.00	$44,000.00
ArcGIS Enterprise Standard Up to Four Cores Perpetual License				
153148	40		$550.00	$22,000.00
ArcGIS Online Creator Annual Subscription				

Subtotal:	$66,000.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$66,000.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Tyler Nuttall	tnuttall@esri.com	(909) 793-2853 x5410

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

NUTTALLT **This offer is limited to the terms and conditions incorporated and attached herein.**

HALL COUNTY
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AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 512/2023

SUBJECT: Approve the Road Resurfacing List for the FY 2025 Local Maintenance Improvement Grant (LMIG) application for seven (7) miles of road resurfacing on thirteen (13) various County roads, in the amount of $3,052,436.00. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: BN

Recommendation:
Approve.

Purpose of Request:
Approve the Road Resurfacing List for the FY 2025 Local Maintenance Improvement Grant (LMIG) application for seven (7) miles of road resurfacing on thirteen (13) various County roads, in the amount of $3,052,436.00. Commission Districts 1, 2, 3 and 4.

History:

Facts and Issues:
The resurfacing list will be submitted as a part of the GDOT's LMIG application. Based on the expected funding from LMIG the County is submitting a condensed list that still maximizes the benefit of LMIG funds but will allow Hall County to utilize the most recent road ratings for the FY 25 Resurfacing List.

Options:

Funding Requested	$ 3,052,436.00
Are funds within current budget?	Yes
Source of Funds	Grant/SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
WS	BN	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
FY24 LMIG

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 512/2023

Funds Requested: $ 3,052,436.00

Request Budgeted: Yes

Proposed Source of Funding:

Grant/SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$877,718.00
2025	221-STATE ROAD GRANT FUND	4220-ROAD MAINTENANCE	541400-INFRASTRUCTURE	$2,174,718.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BR

Phone: Ext: 7856

2024
LMIG SUBMITTAL
HALL COUNTY, GEORGIA

RATING RANK	PROJECT	COMM. DIST.	MILEAGE	BEGIN	END	2023 TOTAL RATING	PROJECT COST
1	Chesla Drive	2	0.924	Smith Mill Road	Terminus	72	$402,864
2	Graham Circle	2	1.316	Price Road	Gillespie Road	72	$573,776
3	Pemmican Run	2,4	0.705	McEver Road	Terminus	72	$307,380
4	Union Place	1	0.307	Union Church Road	Winder Highway	72	$133,852
5	Wildwood Drive	4	0.735	Old Candler Road	Terminus	72	$320,460
6	Woodlane Road	2	0.611	Southers Road	Terminus	72	$266,396
7	Sweetbottom Lane	3	0.257	F. Gailey Road	Terminus	71	$112,052
8	Laurel Brook Drive	1	0.152	Cash Road	Terminus	71	$66,272
9	Old Wilkie Road	2	0.368	Price Road	Terminus	71	$160,448
10	West Dennis Drive	4	0.328	Gaines Mill Road	Gaines Mill Road	71	$143,008
11	Robinson Drive	2	0.229	Mundy Mill Road	Terminus	71	$99,844
12	W.G. Robinson Road (Sec. 1)	2	0.830	Lawson-Robinson Road	Terminus	71	$361,880
13	Mitchell Creek Drive	1	0.239	Blackjack Road	River Hill Drive	71	$104,204
			7.00				**$3,052,436**

****Cost is an estimate only****

Cost estimates based off of $436,000/Mile

Proposed FY25 SPLOST VIII Funding: $877,718.00
FY24 GaDOT LMIG Funding: $2,174,718.00

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 526/2023

SUBJECT: Approval and authorization for the Chairman to execute the Stormwater Management Program (SWMP) for Hall County in order to meet Georgia Environmental Protection Division (EPD) requirements on the National Pollutant Discharge Elimination System (NPDES) permit. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 10/09/23

Voting Meeting Date: 10/12/23

Executive Summary:

Presenter: BN

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute the Stormwater Management Program (SWMP) for Hall County in order to meet Georgia Environmental Protection Division (EPD) requirements on the National Pollutant Discharge Elimination System (NPDES) permit. Commission Districts 1, 2, 3 & 4.

History:

Facts and Issues:
Items outlined in the SWMP as Hall County requirements are included in each Fiscal Year's Stormwater budget.

NPDES permit regulations specify that all Phase II permittees must develop and implement a SWMP every five years (5) in order to stay in compliance with permit requirements.

Options:

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
WS	JG	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Hall County - Phase II MS4

HALL COUNTY

Existing Phase II MS4

Stormwater Management Program Template

Please note that this template does not provide an exhaustive listing of what the NPDES Permit requires to be included in the Stormwater Management Program (SWMP). The permittee must carefully review each part of the Permit and ensure all items are included.

General Information for Submitting a SWMP

- Your Stormwater Management Program (SWMP) must be a comprehensive document containing all the necessary components. The SWMP must include the most recent version of all of the required supporting documents. These supporting documents must be submitted on a flash drive or CD. Ensure that the files can be opened and read by EPD. In rare cases, EPD will accept hard copies of documents. Ensure that you submit all of the necessary components, including copies of the latest versions of the following:

  1) Adopted stormwater ordinances (Illicit Discharge, Erosion and Sedimentation, and Post-Construction). If you are located within the Metropolitan North Georgia Planning District, then your SWMP must also include District ordinances (Floodplain, Litter, Stream Buffer);
  2) Standard Operating Procedures (e.g. dry weather screening procedures, construction site inspection procedures, street sweeping procedures);
  3) Blank copies of forms to be used to implement the SWMP, including inspection forms;
  4) Signed Memorandum of Agreements; and
  5) Maps and inventories.

  A bulleted list of the documents to be attached to the SWMP is included on each BMP page. This list is only to assist the permittee as a reminder and is not a definitive list. The permittee may determine some of the listed documents do not apply or that additional documents should be provided.

- For some BMPs, the NPDES Permit requires the submittal of procedures. These procedures may be described in the "Description of BMP" section of each BMP page, if they are not lengthy, or included as a separate attachment to the SWMP.

- The NPDES Permit contains tables listing the various BMPs. The MS4 is required to set a measurable goal for each BMP. In some cases, the Permit establishes the goal (e.g. inspect 100% of the structures within a 5-year period), while in other cases the MS4 must set a specific measurable goal. Ensure that each measurable goal is numeric and trackable.

- The NPDES Permit specifies that the MS4 must provide documentation of each activity implemented. Each BMP must specify the documentation to be submitted with each annual report (e.g. completed inspection forms, work orders, etc.). In some cases, the Permit specifies the documentation to be submitted (e.g. maps and inventories). In other cases, the MS4 will have to establish the documentation to be submitted. Ensure that each BMP spells out the specific documentation to be submitted with each annual report in the section titled "Documentation to be submitted with each Annual Report".

STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Stormwater Management Program (SWMP)
General NPDES Permit No. GAG610000 for
Small Municipal Separate Storm Sewer Systems (MS4)

1. General Information

A. Name of small MS4: Hall County

B. Name of responsible official: Richard P. Higgins
Title: Chairman, Hall County Board of Commissioners
Mailing Address: P.O. Drawer 1435
City: Gainesville State: Georgia Zip Code: 30503-1435
Telephone Number: 770.535.8260

C. Designated stormwater management program contact:
Name: Tammie Croy
Title: Senior Civil Engineer
Mailing Address: P.O. Drawer 1435
City: Gainesville State: Georgia Zip Code: 30503-1435
Telephone Number: 770.531.6800
Email Address: tcroy@hallcounty.org

D. Provide the river basin(s) to which your MS4 discharges: The eastern portion of the county, is located in the Upper Oconee River sub-basin of the Altamaha River basin, while the western half of the county is located in the Upper Chattahoochee River sub-basin of the ACF River Basin (Apalachicola-Chattahoochee-Flint River Basin).

E. Provide the latitude and longitude of the MS4 center (e.g. City Hall, County offices, MS4 mailing address) using Global Positioning System (GPS) –WG 84:
Latitude: 34.77770 Longitude: -83.876210

2. Sharing Responsibility

A. Has another entity agreed to implement a control measure on your behalf? Yes X
No_____(If no, skip to Part 3)

Control Measure or BMP: MCM A, BMP #1 Public Education. The City of Gainesville will send out an insert in the water bill once during the reporting period. The insert will include topics such as water quality, pollution prevention, and stormwater. See Attachment A_IGA and Attachment A1_Memo.

1. Name of entity City of Gainesville, GA

2. Control measure or component of control measure to be implemented by entity on your behalf: MCM A, BMP #1 - Public Education. The City of Gainesville will send out an insert in the water bill once during the reporting period. The insert will include topics such as water quality, pollution prevention, and stormwater.

B. Attach an additional page if necessary to list additional shared responsibilities. **It is mandatory that you submit a copy of a written agreement between your MS4 and the other entity demonstrating written acceptance of responsibility.**

3. Minimum Control Measures and Appendices

A. Public Education and Outreach
B. Public Involvement/Participation
C. Illicit Discharge Detection and Elimination
D. Construction Site Stormwater Runoff Control
E. Post-Construction Stormwater Management in New Development and Redevelopment
F. Pollution Prevention/Good Housekeeping
G. Appendix A – Enforcement Response Plan
H. Appendix B – Impaired Waters

4. Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name: Richard P. Higgins Date: _____

Signature: _____Title: Chairman, Hall County Board of Commissioners

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 525/2023

SUBJECT: Approve the acceptance of a $614,732.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater management facilities, and sidewalks in Union Grove Phase 1 Subdivision. Commission District 1.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: BN

Recommendation:
Approve.

Purpose of Request:
Approve the acceptance of a $614,732.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater management facilities, and sidewalks in Union Grove Phase 1 Subdivision. Commission District 1.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	BN	TS	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Guaranty Performance/Maintenance Agreement
Final Plat Information

STATE OF GEORGIA,
COUNTY OF HALL

Bond No. US00131216SU23A

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Meritage Homes of Georgia, Inc. (owner/principal, hereinafter referred to as "Principal"), and XL Specialty Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of Six Hundred Fourteen Thousand Seven Hundred Thirty Two and 00/100 Dollars ($614,732.00)* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Meritage Homes of Georgia, Inc. (principal) is owner of the Subdivision known as Union Grove Subdivision, which subdivision is shown on a plat prepared by Maxwell-Reddick and Associates, Georgia Registered Surveyor Number 3327, and

WHEREAS, Meritage Homes of Georgia, Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Union Grove Subdivision for recording purposes, and

WHEREAS, Meritage Homes of Georgia, Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Union Grove Subdivision for public maintenance (not applicable to private developments); Meritage Homes of Georgia, Inc. (principal) and XL Specialty Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Meritage Homes of Georgia, Inc. (principal) agrees that all construction of the street system of Union Grove Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Meritage Homes of Georgia, Inc. (principal), and XL Specialty Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Union Grove Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, XL Specialty Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Meritage Homes of Georgia, Inc. (principal) and XL Specialty Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by XL Specialty Insurance Company (surety) from Hall County authorizing release of Meritage Homes of Georgia, Inc. (principal) and XL Specialty Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on November 3, 2023 (Date) and expires on November 3, 2025.
(Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 19th day of September, 2023.

- Meritage Homes of Georgia, Inc.
  PRINCIPAL
  By: _____ Glen Tulk VP-National Land Dev
  (Corporate Officer or other authorized representative)

  Principal's Address:
  2700 Cumberland Pkwy, Suite 400
  Atlanta, GA 30339

- XL Specialty Insurance Company
  SURETY
  By: _____
  James I. Moore, Attorney-in-Fact (Authorized Representative)
  Surety's Address:
  505 Eagleview Blvd.
  Exton, PA 19341

- Approved:
  Hall County
  By: _____
  (Chairman)

STATE OF ILLINOIS

COUNTY OF DUPAGE}

On September 19, 2023, before me, Lisa Marotta, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I. Moore known to me to be Attorney-in-Fact of XL Specialty Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, February 7, 2026

Lisa Marotta, Notary Public

Commission No.946275

OFFICIAL SEAL
LISA MAROTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 7, 2026

Power of Attorney
XL Specialty Insurance Company
XL Reinsurance America Inc.

BOND NUMBER US00131216SU23A
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, , do hereby nominate, constitute, and appoint:

James I. Moore

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, , for the penal sum of no one of which is in any event to exceed $100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this April 13th, 2018.

XL SPECIALTY INSURANCE COMPANY

by: Gregory Boal, VICE PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Attest: Kevin M. Mirsch, ASSISTANT SECRETARY

On this 13th day of April, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.

Commonwealth of Pennsylvania - Notary Seal
Rebecca C. Shalhoub, Notary Public
Northampton County
My commission expires April 28, 2024
Commission number 1268765
Member, Pennsylvania Association of Notaries

Rebecca C. Shalhoub, NOTARY PUBLIC

SB0042

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 19th day of September 2023.

XL SPECIALTY INSURANCE COMPANY CORPORATE SEAL DELAWARE

Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 13th day of April, 2018.

XL REINSURANCE AMERICA INC. CORPORATE SEAL NEW YORK

XL REINSURANCE AMERICA INC.

by: Gregory Boal, VICE PRESIDENT

Attest: Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this 13th day of April, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL REINSURANCE AMERICA INC., described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto by order and authority of the Board of Directors of

REBECCA C. SHALHOUB COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Rebecca C. Shalhoub, Notary Public
Northampton County
My commission expires April 28, 2024
Commission number 1268765
Member, Pennsylvania Association of Notaries

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 19th day of September, 2023.

XL REINSURANCE AMERICA INC. CORPORATE SEAL NEW YORK

Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date 4/28/2024 12:00:00AM

SB0042

Final Plat Information

Consider Acceptance of $614,732.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Grove Phase 1 Subdivision

Subject Subdivision is located off Union Church Road

NAME OF SUBDIVISION:	Union Grove
NAME OF OWNER/DEVELOPER:	Meritage Homes of Georgia, Inc.
ADDRESS:	2700 Cumberland Parkway, Suite 400 Atlanta, GA 30339
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	November 3, 2023
AMOUNT OF BOND:	$614,732.00
FINANCIAL INSTITUTION: AND ADDRESS:	XL Specialty Insurance Company 505 Eagleview Blvd Exton, PA 19341
Account No.:	US00131216U23A

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Union Grove Drive	50	506	20	P.M.	----
1	Hackberry Lane	50	1818	20	P.M.	-----
1	Hickory Creek Court	50	282	20	P.M.	----

NOTES:

NUMBER OF LOTS:	50
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	58.83AC

AGENDA ITEM

Consent

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 538/2023

SUBJECT: Approve the purchase of three (3) 2023 Dodge Charger Pursuit Vehicles for the Sheriff's Office to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of $108,917.94.

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: SMF

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of three (3) 2023 Dodge Charger Pursuit Vehicles for the Sheriff's Office to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of $108,917.94.

History:

Facts and Issues:
These vehicles are being procured by a state contract.

Options:

Funding Requested	$ 108,917.94
Are funds within current budget?	Yes
Source of Funds	Capital Projects
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
EW	SC	SC	AP

Budget	Finance	Attorney	Administration
EW	WG	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
Akins Quotes

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 538/2023

Funds Requested: $ 108,917.94

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542200-MOTOR VEHICLES	$108,917.94

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: LJM

Phone: 678-618-1235

Invoice

Hall County Boc

2875 Browns Bridge Rd.

Gainesville, Ga. 30504

3 - 2023 Dodge Charger Pursuit with the following equipment:

- 5.7L Hemi V8 Engine

- Automatic Transmission

- Cloth Front Seats/ Vinyl Rear Seats

- Driver Side Spot Lamp

$36,305.98 each x3 = $108,917.94 Total Due

Ryan Welch
Commercial & Fleet Sales
rwelch@akinsonline.com

770-867-9136
Direct 678-219-3619
Fax 770-307-1952
www.akinsonline.com

Akins Ford Chrysler Dodge Jeep Ram
220 W May St. | P.O. Box 280
Winder, GA 30680
(770) 867-9137
www.akinsonline.com

Deal Number: **4009088** Stock No.: **PH576303**

Date: **09/06/2023** Salesperson: **WELCH,MICHAELR**

GUEST INFORMATION

Name HALL COUNTY BOC

Address 2875 BROWNS BRIDGE ROAD GAINESVILLE, GA 30504

Home Phone No. (770) 531-6800 | Work Phone No. | Cell Telephone No. (678) 618-1235

Email | Drivers Lic. No (Buyer) | Drivers Lic. No (Co-Buyer)

VEHICLE DESCRIPTION

New/Used	Year/Make/Model/Description		
NEW	2023 DODGE CHARGER POLICE RWD 4DR SDN POLICE RWD		
VIN#		Color	Miles
2C3CDXAT6PH576303		PITCH BLACK CLEAR COAT	8

TRADE VEHICLE(S)

TR1 Stock No.	Year/Make/Model/Description	Color/Miles	Trade Allowance/Payoff Amt
TR2: Stock No..	Year/Make/Model/Description	Color/Miles	Trade Allowance/Payoff Amt

Disclosure Summary	
MSRP:	36,305.98
Accessories:	0.00
Adj. Sale Price:	36,305.98
Trade Value:	0.00
Trade Difference:	36,305.98
Tax:	0.00
Doc Fee:	0.00
Trade Balance:	0.00
Tag Fee Est:	0.00
Net Sales Price:	36,305.98
Down Payment:	0.00
Service Cont/Maint:	0.00
GAP:	0.00
Balance Remaining:	36,305.98

Guest Approval

Management Approval *With Lender Approval

Akins Ford Chrysler Dodge Jeep Ram
220 W May St. | P.O. Box 280
Winder, GA 30680
(770) 867-9137
www.akinsonline.com

Deal Number: **4009085** Stock No.: **PH581143**

Date: **09/06/2023** Salesperson: **WELCH,MICHAELR**

GUEST INFORMATION

Name HALL COUNTY BOC

Address 2875 BROWNS BRIDGE ROAD GAINESVILLE, GA 30504

Home Phone No. (770) 531-6800 | Work Phone No. | Cell Telephone No. (678) 618-1235

Email | Drivers Lic. No (Buyer) | Drivers Lic. No (Co-Buyer)

VEHICLE DESCRIPTION

New/Used	Year/Make/Model/Description		
NEW	2023 DODGE CHARGER POLICE RWD 4DR SDN POLICE RWD		
VIN#	Color	Miles	
2C3CDXAT2PH581143	PITCH BLACK CLEAR COAT	7	

TRADE VEHICLE(S)

TR1 Stock No.	Year/Make/Model/Description	Color/Miles	Trade Allowance/Payoff Amt
TR2: Stock No..	Year/Make/Model/Description	Color/Miles	Trade Allowance/Payoff Amt

Disclosure Summary	
MSRP:	36,305.98
Accessories:	0.00
Adj. Sale Price:	36,305.98
Trade Value:	0.00
Trade Difference:	36,305.98
Tax:	0.00
Doc Fee:	0.00
Trade Balance:	0.00
Tag Fee Est:	0.00
Net Sales Price:	36,305.98
Down Payment:	0.00
Service Cont/Maint:	0.00
GAP:	0.00
Balance Remaining:	36,305.98

Guest Approval

Management Approval **With Lender Approval

AGENDA ITEM

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

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 527/2023

SUBJECT: **3579 Poplar Springs Road | Use Subject to County Commission Approval |** 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C **| Proposed Use: 2-lot subdivision |** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

Conditions:

1. The property shall be subdivided into a maximum of 2 building lots in accordance with the requirements of the Residential-I (R-I, 17.60) zoning district as detailed in 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. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

Purpose of Request: **History:**

3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision |** Commission District 3 | **Fernando Magana Jr / Brenda Magana, 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
Site Plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photo

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **3579 Poplar Springs Road | Use Subject to County Commission Approval |** 17.60.040. Subdivisions | on a 8.56± acre parcel **| Proposed Use: 2-lot subdivision | Fernando Magana Jr / Brenda Magana, applicant.**

The request before you is the request of Fernando Magana Jr / Brenda Magana for a Use Subject to County Commission Approval to allow a 2-lot subdivision. This item is located within Commission District 3.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with four (4) condition **(5-0)**.

There were no **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 property shall be subdivided into a maximum of 2 building lots in accordance with the requirements of the Residential-I (R-I, 17.60) zoning district as detailed in 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. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:
   "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of

machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Fernando Magana Jr / Brenda Magana

Request ..... Use Subject to County Commission approval

Proposed Use ..... 2-lot subdivision

Size ..... 8.56± acres

Zoning ..... Residential-I (R-I, 17.60)

Location ..... **3579 Poplar Springs Road** | Tax Parcel 15036 000006C

Commission District ..... Three

Planning Commission Date ..... September 5, 2023

Staff Recommendation ..... **Approval as the proposed subdivision is consistent with the Rural Residential future land use classification of the** Comprehensive Plan.

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

Conditions:

1. The property shall be subdivided into a maximum of 2 building lots in accordance with the requirements of the Residential-I (R-I, 17.60) zoning district as detailed in 17.240, area and setback requirements.
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Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting approval to subdivide an 8.56± acre parcel into two building lots according to the recorded plat submitted with the application; although upon further review, the property has been reconfigured since time of plat recordation (1972) and the current acreage is now approximately 7.62 acres. Per the requirements of 17.60.040, uses permitted subject to approval of the county commission within the Residential-I zoning district (R-I, 17.60), subdivisions require Board of Commissioner approval. The submitted narrative explains that the applicant intends to subdivide the property into two building lots.

According to tax records, the property is currently developed with a single-family home and a workshop; the structure would need to be removed as it does not meet the setback requirements for the R-I (17.60) district and no variances have been requested.

Within the Residential-I district (R-I, 17.60) the following development standards are required:

Residential-I (R-I, 17.60) Standards	Required	Proposed
Lot Area	35,000 square feet	Lot 1: 160,246.96 square feet Lot 2: 151,818.49 square feet
Lot Frontage	Collector road: 90 feet	Lot 1: 402 feet Lot 2: 100 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

No variances were requested as part of this application.

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 two 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 2-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, Residential-I (R-I, 17.60), but the applicant cannot subdivide the property into two 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 two 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 2-lot subdivision is consistent with the Comprehensive Plan's future land use classification of Rural Residential. In this land use classification, the recommended density is 1 dwelling unit per 1 – 1.5 acres; the density of the proposed subdivision is well below the recommendation at 0.26 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 two 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 a single-family residence built in 1973 and a workshop built in 1987.**

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 no 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 Residential-I zoning district (R-I, 17.60) requires County Commissioner 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; **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.**

Within the Residential-I (R-I, 17.60) 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. However, a survey will be required showing the exact configuration and acreage of the parcel prior to plat approval.**

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 has less than 100 lots.**

Development Support and Constraints / Departmental Comments

Hall County Environmental Health
In an email dated August 3, 2023, Emily McGahee stated "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Hall County Fire Marshal
In an email dated August 3, 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 August 3, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.

Traffic:
No comment.

Utilities
City of Flowery Branch sewer district

Georgia Department of Transportation
In an email dated August 1, 2023 from Parker Niebauer, D1TO Traffic Operations Supervisor, stated "GDOT coordination/permit required for driveway access on poplar Springs Rd."

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Fernando Magana, 3579 Poplar Springs Road, Gainesville, presented the request. The applicant stated that they would like to build a one story home on the property.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Ms. Pilcher questioned if tract 2 would have 100 feet of road frontage. Mr. Braswell stated that's what the site plan showed and that the county requires 90 feet. The applicant stated that when they first came to start the process 100 feet of road frontage was the requirement. Ms. Doveton stated that the change was due to a text amendment. Ms. Pilcher clarified that there was a typo in the staff report and that the applicant did not have to remove an existing building.

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

Conditions:

1. The property shall be subdivided into a maximum of 2 building lots in accordance with the requirements of the Residential-I (R-I, 17.60) zoning district as detailed in 17.240, area and setback requirements.
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`

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

RECEIVED
JUN 21 2023
Planning & Zoning Department

HALL COUNTY
We have it all in Hall

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Fernando Magana Jr / Brenda Magana
3579 Poplar Springs Road
Gainesville, GA 30507
Phone (678) 830-8149
Email Address foxjr32@yahoo.com
Proposed Use Subdive 1 to 2 Lots

Property Owner (Name & Mailing Address)
Fernando Magana Jr / Brenda Magana
3579 Poplar Springs Road
Gainesville, GA 30507
Phone (678) 478-0663
Email Address bochoa27@gmail.com

Contact Person (Name & Mailing Address)
Fernando Magana Jr
3579 Poplar Springs Road
Gainesville, GA 30507
Phone (678) 830-8149
Email Address bochoa27@gmail.com
Tax Parcel Number 15036 000000 16C
Location Address 3579 Poplar Springs Road Gainesville, GA 30507

Status of Applicant
☑ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other
Zoning: R-1
Acreage 7.64

Requested Action
Permissive Use:
☐ HCPC ☒ HCC
Fee:$ 400.00
Receipt #: CKRD
Check #:

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

Sign _____ Date _____

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: JUNE 21, 2023 Taken by: _____

Tentative Planning Commission Date: 9/5/23 Tentative County Commission Date: 10/12/23

County Commission District: 3

PLANNING AND DEVELOPMENT DEPARTMENT
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HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6-26-2023

Applicant's/Owner's Name (Printed): Fernando Magana Jr

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6-21-2023

Applicant's/Owner's Name (Printed): Brenda Magana

06/21/2023

Fernando and Brenda Magana
Planning and Develpment Department
2875 Browns Bridge Road|Gainesville, Georgia 30504

Katie Greenway
Hall County Georgia

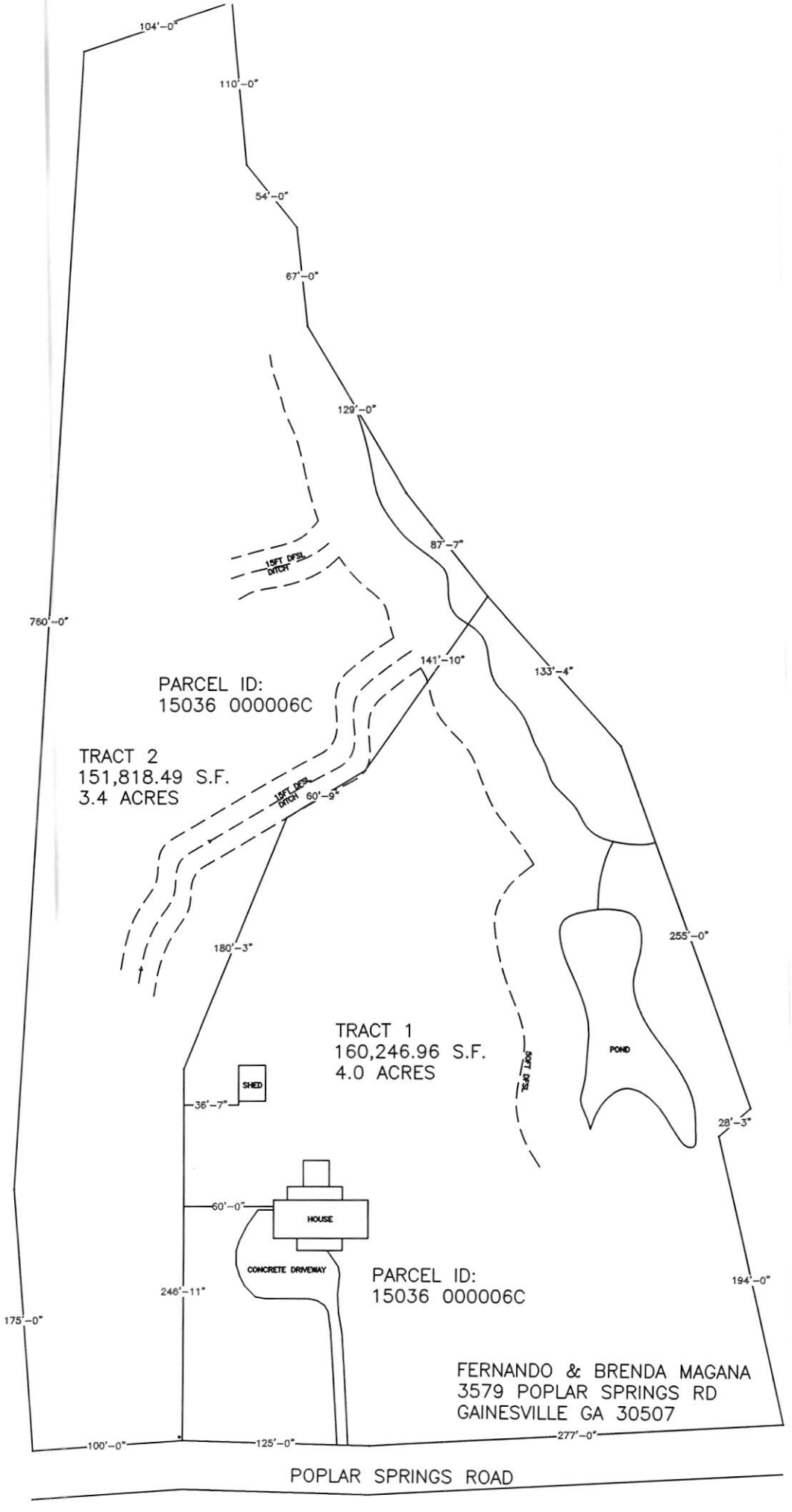
Subdivision Narrative

We are the homeowners of property located on 3579 Poplar Springs Road, Gainesville, Georgia 30507, parcel number: 15036000006C. Our property is Zoning R-1 and currently has 7.64 acres with a total road frontage of 502'. We are attempting to subdivide into 2 parcels and build. If we get approved by the planning and commisionars office tract 1 on the right side would remain with a total of 402' road frontage and 4.0 acres, with a pond making it unable to build. Tract 2, on the left side of the property the road frontage would remain at 100' with 3.4 acres. A soil test has been done on tract 2, making the land buildable on the left side. This would not compromise any of the neighboring homes and it will be for personal use. We hope this will get approved and thank you for your time and consideration.

Sincerely,

Fernando and Brenda Magana

Planning and Development Department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67'-0"
129'-0"
87'-7"
15FT DFSL DITCH
760'-0"
141'-10"
133'-4"
PARCEL ID:
15036 000006C
TRACT 2
151,818.49 S.F.
3.4 ACRES
15FT DFSL DITCH
60'-9"
180'-3"
255'-0"
TRACT 1
160,246.96 S.F.
4.0 ACRES
POND
SHED
36'-7"
28'-3"
60'-0"
HOUSE
CONCRETE DRIVEWAY
246'-11"
PARCEL ID:
15036 000006C
194'-0"
175'-0"
FERNANDO & BRENDA MAGANA
3579 POPLAR SPRINGS RD
GAINESVILLE GA 30507
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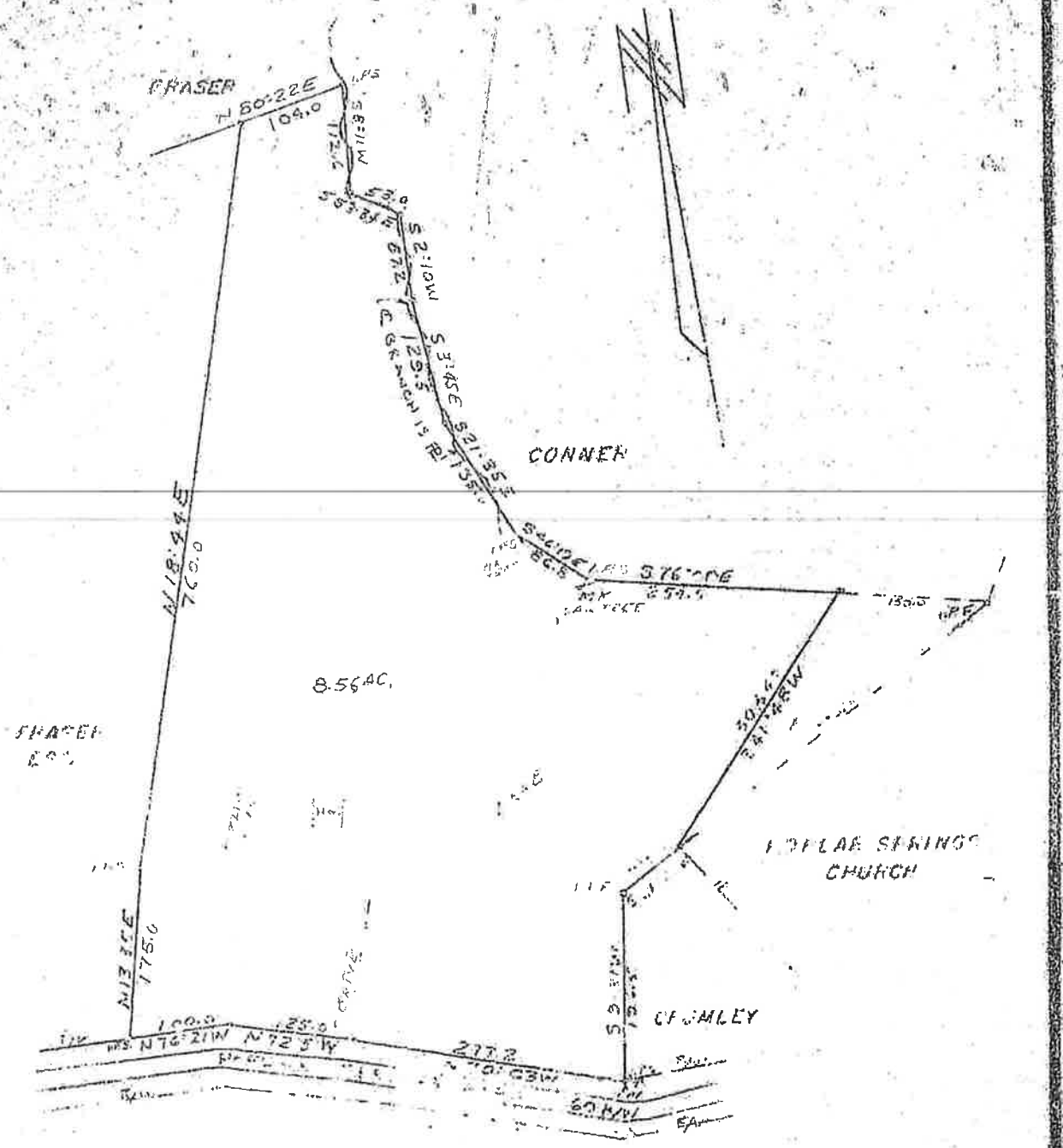
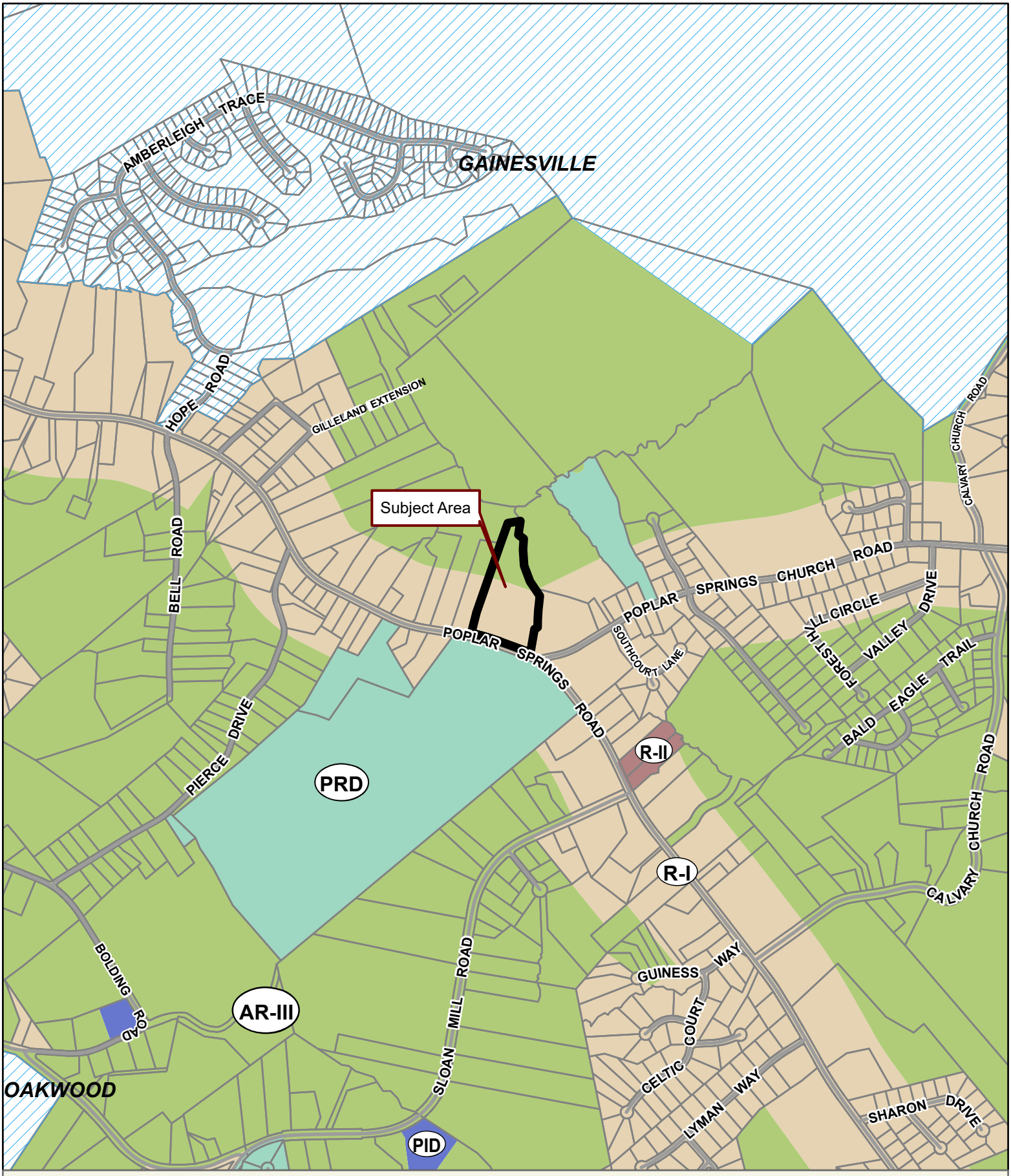
125'-0"
277'-0"
POPLAR SPRINGS ROAD



PART OF
H. G. FRASER ESTATE
MORGAN G.M.D. 385
HALL COUNTY GEORGIA
SCALE 1" = 100' DEC. 8, 1972

Recorded December 26, 1972 H. Grady Watson, Clerk

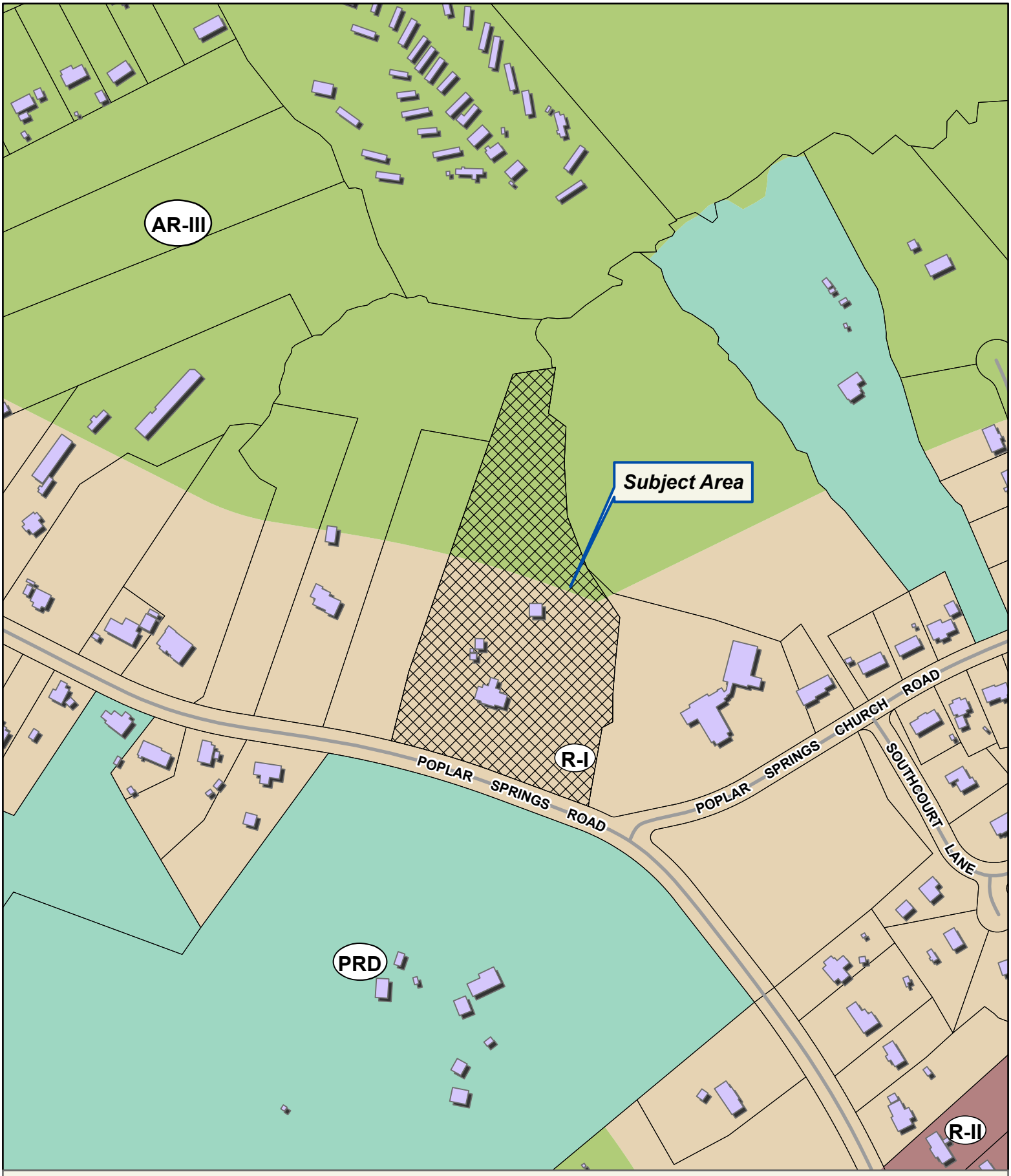


Applicant: FERNANDO MAGANA JR. & BRENDA MAGANA
Tax Parcel #: 15036 000006C
Location: 3579 POPLAR SPRINGS ROAD, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date: 09/05/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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0 75 150 300
Feet

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City Limits
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N

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0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (B) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, August 3, 2023 10:52 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Tentative Agenda and Maps for the **Tuesday, September 5, 2023** Hall County Planning Commission Meeting.

1. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, 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: Fernando Magana Jr / Brenda Magana

REQUEST: Use Subject To County Commission Approval For A Minor Subdivision In R-1 District.

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 5, 2023
Time: 5:15 pm

&

COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm

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

FOR MORE INFORMATION CALL (770) 531-6809

Galaxy Z Flip4

AGENDA ITEM

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

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 528/2023

SUBJECT: **2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD
Recommendation:

Approval.

Conditions:

1. The property shall be approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the Board of Commissioners.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated May 8, 2023), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.
6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, 2.60.060. – 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.
8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday thru Friday 9:30am to 6pm, Saturday 9:30am to 4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

Purpose of Request:

2353 Athens Highway | Use Subject to County Commission Approval |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 | **Proposed Use: used vehicle sales** | Commission District 4 | **Morteza Modaber, 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
Renderings
Deed
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **2353 Athens Highway | Use Subject to County Commission Approval |** 17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel **| Proposed Use: used vehicle sales | Morteza Modaber, applicant.**

The request before you is the request of Morteza Modaber for a Use Subject to County Commission Approval to allow used vehicle sales. This item is located within Commission District 4.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with twelve (12) conditions **(5-0)**.

There were no **comments submitted** in advance of the Planning Commission meeting **and one person 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 approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the County Commission.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated 5/8/23), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.

6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, 2.60.060. – 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.
8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant.....Morteza Modaber

Request.....**(A)** Use Subject to County Commission Approval| 17.420.050 vehicle sales lot, new or used;
(B) Variance | 17.420.050 landscape requirements

Proposed Use.....**(A)** Vehicle sales and **(B)** Landscape variance for vehicle sales

Size.....1.14± acres

Zoning.....Highway Business (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420)

Location.....**2353 Athens Highway** | Tax Parcel 15022C000016

Commission District.....Four

Planning Commission Date.....September 5, 2023

Staff Recommendation.....**(A) Approval with conditions** of the request for used vehicle sales as required within 17.420.050 as the proposed use is consistent with the intent of the Mixed Use Corridor future land use classification in the Comprehensive Plan and
(B) Denial of the requested variance from the landscaping requirements from 17.420.050 as the applicant has failed to demonstrate that hardship exist pursuant to the criteria of 2.60.030.

Planning Commission Recommendation.....**(A) Approval, with conditions**
Vote: 5-0
(B) Denial
Vote: 5-0

(A) Conditional Use Conditions:

1. The property shall be approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the County Commission.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated 5/8/23), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.
6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, 2.60.060. – 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.
8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

Public Forum:

Jeff Jones, 20 Gibson Drive, Dahlonega, spoke in opposition. Concerns were the residential surroundings, air and light pollution, and hours of operation.

Summary Analysis

The applicant is requesting a **(A)** Use Subject to County Commission Approval for used vehicle sales on a 1.14± acre parcel zoned Highway Business (H-B, 17.150). The property falls within the Gateway Corridors Overlay District (GCOD, 17.420.) within which vehicle sales, used or new, require conditional use approval from the Board of Commissioners. The applicant plans to develop the property as a used vehicle sales lot, and intends to renovate the existing residence to be used as the office. As part of this proposal, the applicant is requesting a variance of the GCOD standard requiring a 10-foot wide landscape strip to be installed along each street frontage.

The site plan shows an existing driveway being utilized as the primary access to the site and paved with asphalt. Parking for vehicle inventory will be located along the front property line and on both sides of the driveway. Vehicle inventory parking will also extend along the northern (left side) property line, for a total of 48 spaces. The proposed spaces for inventory will use geo-cells with gravel as the paving material. Per section 17.420.050.E.3, gravel (a pervious material) may be permitted at the discretion of the Planning Director.

There are also 5 customer parking spaces provided in front of the proposed office, towards the southern property line.

The applicant's application materials and site plan depict a 25-foot transitional buffer along the southern (right side) and east (rear) property lines, as required by the non-residential property development standards of Gateway Corridors Overlay District (GCOD, 17.420). Specifically, the adjacent parcel to the south is zoned Highway Business (H-B, 17.150) but is developed with a residential use. The adjacent property to the east (rear) property line is zoned both Agricultural Residential IV (AR-IV, 17.120) and Highway Business (H-B, 17.150) and is developed with residential uses (Highland Mobile Home Park). The required 25-foot transitional buffer will be satisfied through existing vegetation on the property.

As part of the application, the applicant is requesting one (1) variance from the landscaping requirements for non-residential properties within the Gateway Corridors Overlay District (GCOD, 17.420.050). Specifically, the applicant is requesting relief from the following requirement, if the application, as presented, is approved:

(B) 17.420.050(D)(2)(a) – Street frontage
- Along each street frontage there shall be a 10-foot wide landscape strip planted with shade trees every 40 feet.
  - The applicant has requested to be exempt from this requirement so that the used vehicle inventory is visible from the roadway.
  - The site plan shows a single shade tree located on the south side of the access drive.

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, and single-family residential uses.

Zoning Analysis

(A) Use Subject to County Commission Approval | vehicle sales lot, new or used, 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. Athens Highway is developed with a number of non-residential uses with the eastern portion of Athens Highway in this area zoned Highway Business (H-B, 17.150). Note: there are a limited number of H-B zoned properties occupied with residential uses, as is the case with the adjacent parcel to the south, where the applicant is proposing a 25-foot transitional buffer comprised of existing vegetation.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal is not anticipated to adversely affect the existing use or usability of**

adjacent or nearby properties, though careful consideration should be given to the nearby residential uses to ensure that proper buffers are applied, as required by the GCOD, (17.420.050).

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is zoned Highway Business (H-B, 17.150) and is developed with a 780 square foot single-family residence, constructed in 1960, 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 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 site has been developed with a residential building since at least 1960, per 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; **Staff is not aware of any 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 current request is for a conditional use permit and the underlying Highway Business (H-B, 17.150) will remain unchanged. The use of the property for used vehicle sales is consistent with the development of the Athens Highway corridor. In February 2022 the Board of Commissioners approved a similar conditional use request for used vehicle sales on the adjacent parcel to the north (tax parcel 15022C0000015A).**

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; **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 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) as they relate to landscaping requirements.

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 do 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 proposing site modification to the property which will increase the amount of impervious surface on the property through the additional parking and storage areas. The site was developed in 1960 as a residential property, prior to both the Highway Business (H-B, 17.150) zoning classification for the property and the adoption of the Gateway Corridors Overlay District (GCOD, 17.420) standards. Additionally, the applicant will have to bring the existing residential structure into compliance with commercial building code standards for use as an office.**

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.**

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 drawn to scale and includes the necessary details to assess the request.**

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 or an onsite septic 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. **As there are not 100 or more residential dwelling units proposed, this requirement is not applicable.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health
In an email dated August 3, 2023, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan"

Hall County Fire Marshal
In an email dated August 3, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated "The Hall County Fire Marshal's Office has no comments regarding item A and B as proposed."

Hall County Public Works and Utilities
In a memo dated August 3, 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:
GDOT permit required.

Utilities
No gravity sewer in vicinity.

Georgia Department of Transportation
In an email dated August 1, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Will require GDOT coordination/permit for driveway access on Athens Hwy
(B) Will require GDOT coordination/permit if landscaping is proposed within the right-of-way

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Morteza Modaber, Suwanee, presented the request. The applicant presented the renderings and site plan for the property.

Public Forum:

Jeff Jones, 20 Gibson Drive, Dahlonega, spoke in opposition. Concerns were the residential surroundings, air and light pollution, and hours of operation.

Planning Commission Comments:

Mr. Braswell questioned the hours of operation. The applicant stated that Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sundays like their Flowery Branch location. Mr. Braswell questioned if the applicant would be fencing the property. The applicant stated that there were no plans to do so. Mr. Braswell questioned if there would be any vehicle servicing on the property. The applicant stated that they would not service vehicles, it would only be a showroom. Mr. Hunt questioned if the applicant has reached out to GDOT. The applicant stated his engineers have. Ms. Pilcher questioned if the applicant will leave the trees along the property line next to Mr. Jones intact. The applicant stated that they would. The applicant stated that they could fence that area to provide privacy to the neighbors. Mr. Varner questioned if the applicant will be washing vehicles on the property. The applicant stated that only to rinse the vehicles with no chemicals. Mr. Braswell stated that the applicant will need to work with planning staff on the landscape strip with the appropriate plantings to cater to the line of sight and vehicle safety.

A

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

Conditions:

1. The property shall be approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the County Commission.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated 5/8/23), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.
6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, 2.60.060. – 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.

8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

B

Motion: ***A motion to deny was made by Mr. Varner and seconded by Mr. Hunt. Vote: 5-0***

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

HALL COUNTY
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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Morteza Modaber
1130 East St
Suwanee GA 30024
Phone 404-781-1351
Email Address Moc.m2001@gmail.com
Proposed Use Used Car Dealership

Property Owner (Name & Mailing Address)

Same
Phone
Email Address

Contact Person (Name & Mailing Address)

Morteza Modaber
1130 East St
Suwanee GA 30024
Phone 404-781-1351
Email Address Moc.m2001@gmail.com
Tax Parcel Number
Location Address 2353 Athens Hwy Gainesville GA 30507

Status of Applicant

☑ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other
Zoning:

Requested Action

Permissive Use:
☐ HCPC ☐ HCC
Fee:$
Receipt #:
Check #:
Acreage

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

Sign M. A Date: 07/06/2023

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:

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA. 30504
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981; Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 8/26/2023

Applicant's/Owner's Name (Printed): Morteza Modabar

Revised December 2019

CHAPTER 17.420. GATEWAY CORRIDORS OVERLAY DISTRICT (GCOD)

Property Address: 2353 Athens Hwy, Gainesville, GA 30507

Architectural Site Plan:

17.420.010. Purpose.

The purpose of the GCOD is:

A. To promote the general health, safety and welfare of the community.

B. To improve the efficient operation of traffic around the county.

C. To promote safe and efficient movement within the Overlay District for persons using all modes of travel - motorized vehicles, bicycles and walking.

D. To create a sense of place that is aesthetically appealing and environmentally responsible.

E. To encourage innovative development projects that set standards for landscaping, community design and aesthetics.

F. 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.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.020. Design guidelines.

The GCOD Design Guidelines are hereby adopted and made part of this chapter and shall apply to property in the GCOD. Within the GCOD, building design and construction that is not in substantial conformity with the GCOD Design Guidelines is prohibited. In cases of a conflict between the design guidelines and the text of this chapter, the text of this chapter shall govern.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.030. Boundaries.

A. The provisions of this chapter apply to land parcels of record within the unincorporated portion of Hall County having frontage on the following road segments as of the date this ordinance is adopted. Hereafter, these road segments shall be referred to as the "Gateway Corridors."

1. S.R. 211 from S.R. 53 (Winder Highway), south to Thompson Mill Road.

2. U.S. 129 (Athens Highway) from the Gainesville City limits, south to Gillsville Highway.

3. S.R. 53 (Winder Highway) from S.R. 13 (Falcon Parkway), east to the Jackson County line.

4. S.R. 13 (Atlanta Highway and Falcon Parkway) from the Flowery Branch City limits, north to S.R. 53 (Winder Highway).

5. McEver Road from the Buford City limits, north to the northernmost intersection with Radford Road.

6. Spout Springs Road from the Flowery Branch City limits, south to Friendship Road.

7. Friendship Road from Bogan Road, east to Thompson Mill Road.

8. Realigned Thompson Mill Road from Spout Springs Road east to S.R. 211 (Old Winder Highway), pursuant to final alignment approved by GDOT.

9. All state roadways within the jurisdiction of Hall County.

B. This chapter shall also apply to any land parcel of record within the unincorporated portion of Hall County when a portion of said parcel falls within 300 feet of the centerline of the Gateway Corridors as of the date

this ordinance is adopted. Any parcel subject to the ordinance on the date of adoption shall continue to be subject to the provisions of this chapter, even if the parcel is subdivided in the future.

C. Upon written application, the director may grant exemptions from the requirements of this chapter for parcels or portions of a parcel that would otherwise be included in the GCOD, based on one or more of the following findings:

1. Portions of the subject property to be exempted lie more than 300 feet from the centerline of a Gateway Corridor.

2. The property to be exempted does not have access to a Gateway Corridor and will not require access to Gateway Corridor when developed.

3. Due to site topography development of the property to be exempted will not be visible from a Gateway Corridor.

4. Due to the location, size and shape of the property, development of the parcel under its current zoning and in conformity with the requirements of the GCOD would present a severe and unique hardship.

If the director does not render a written decision regarding such exemption within 15 working days of receipt of the application required in this paragraph, then the exemption shall be deemed to be approved.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1; Ord. of 8-24-17)

17.420.040. Effect of GCOD provisions.

A. *Application.* This Overlay District is supplemental to the underlying zoning district classifications established in the Hall County Zoning Regulations governing all properties and approvals within this Overlay District. The provisions of this chapter shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other Hall County ordinances.

B. *Relationship to standards of the underlying zoning district and subdivision regulations.* In any case where the standards and requirements of the GCOD conflict with those of the underlying zoning district or subdivision regulations, the standards and requirements of the GCOD shall govern.

C. *Exceptions.* The provisions of this chapter shall not apply to the following:

1. Completion of work subject to preliminary plats, site development plans, construction plans, building permits, or interior finish permits approved prior to the effective date of this chapter.

2. Reconstruction, rehabilitation, restoration, repair or addition of an existing non-residential structure, interior renovations or interior finishes within an existing structure, or addition to an existing non-residential structure that was permitted prior to the enactment of this chapter shall not be subject to the provisions of the GCOD, provided that such construction is on a lot of record and does not result in addition or change to more than 75 percent of the floor area of the existing permitted structure.

3. Rezonings and planned developments that were approved by the board of commissioners prior to the date of this ordinance with the exception of those approvals with specific reference to the GCOD.

D. The following requirements apply to reconstruction, replacement or addition to a legally permitted and existing nonresidential structure when such change consists of more than 75 percent of the floor area of the existing structure:

1. The portion of the project that is reconstructed, replaced or added shall meet the Architectural Standards of 17.420.050.H.

2. If the reconstruction, replacement or addition includes the addition of 50 parking spaces or more, the newly constructed parking spaces shall meet the parking lot design requirements of section 17.420.050.E.

3. If the reconstruction, replacement or addition decreases the distance between the subject building and abutting property that is zoned or used for single-family residential purposes, the property line where the distance abutting residential property has been decreased shall provide a transitional buffer as required in section 17.420.050.C.

4. If the reconstruction, replacement or addition includes the reconstruction or addition of loading and service areas adjacent to property that is zoned or used for single-family residential purposes, such loading and service areas shall be screened as required by section 14.420.050.D.3.

5. Any new signs shall meet the requirements of section 17.420.070.

E. *Building plan application.*

1. All building plans submitted pursuant to an application for a building permit should clearly indicate compliance with all of the proposed landscaping, architectural design, building materials, access management, and signage requirements of this chapter.

2. The plans should clearly show the location and calculate the amount/percentages of all building materials per building face as indicated in section 17.420.050.H.2.

3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.050. Non-residential property development standards.

A. *Prohibited uses.*

1. Adult establishments.

2. Junk yards.

3. Billboard signs.

B. *Conditional uses.* The following uses are allowed in the GCOD only if such use is permitted in the underlying zoning district and the board of commissioners grants a conditional use for such use pursuant to the procedures of the Hall County Zoning Ordinance:

1. Self-storage warehouse.

2. Vehicle sales lots, new or used.

3. Automobile repair and maintenance.

4. Commercial outdoor recreation.

5. Car wash.

6. Outdoor storage (as per the requirements of section 17.420.050.D.4.d.

C. Transitional buffers.

1. *Applicability.*

a. Transitional buffers required in this section shall provide an effective visual screen between dissimilar uses or activities.

b. **A transitional buffer shall be required along and inside the property line of a non-residential property abutting a residentially zoned property.**

c. **Transitional buffers are required along and inside the property line at the perimeter of a planned development district that abuts single-family residential zoning or uses, in accordance with the requirements of this subsection, but no transitional buffers are required between dissimilar uses within the planned development district.**

2. ***Width of transitional buffer.***

a. **Where a commercial zoning district abuts property zoned for single-family residential or agricultural use, the minimum width shall be 25 feet.**

b. **Where a commercial zoning district abuts property zoned for multi-family residential use the minimum width shall be 25 feet.**

c. **Where an industrial zoning district abuts property zoned for residential or agricultural use, the minimum width shall be 50 feet.**

d. **Where an industrial zoning district abuts property zoned for multi-family residential or agricultural use, the minimum width shall be 25 feet.**

e. **Public and institutional uses shall comply with the standards in this section that apply to commercial zoning districts.**

3. ***Materials for transitional buffer*. Transitional buffers that are 25 feet in width or greater shall meet at least two of the three following criteria: be planted with a staggered double row of evergreen trees at least six feet in height, a single row of deciduous shade trees at least two inches caliper dbh, (minimum 30 feet height at maturity) and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center, or other arrangement approved by the director that provides a dense visual screen.**

4. ***Adjustments to buffer width.***

a. **If a six-foot high solid wood fence or masonry wall is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by ten feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3., above, with finished side facing the abutting property.**

b. **Walls or fences required to screen loading and service areas, outdoor storage, and accessory equipment required in section 17.420.D.3. and 4. shall not be used to reduce the width of a transitional buffer required in section 17.420.050.C.2.**

5. ***Maintenance of buffer.***

a. **A transitional buffer required in this section shall be maintained in a healthy condition so as to provide an effective visual screen from the ground to a height of eight feet at maturity. Should vegetation die or be removed such that the buffer no longer functions as required in this section, that vegetation shall be replaced by the property owner.**

b. **A fence that is provided pursuant to paragraph 4., above, shall be maintained by the property owner so that it is structurally stable and provides a solid visual screen.**

25' Transitional buffer applied through natural plantations. No Fence will be required. See attached site diagram. Proper maintenance will be applied by the property owner.

Adjacent Properties Use Analysis:

RESIDENTIAL USE
COMMERCIAL USE
TRANSITIONAL BUFFER

Existing trees on the South Side of the property, creating a buffer between the two properties. – Photo Taken on 6/15/2023

D. ***Other landscape and screening standards.***

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.**

Shrubs will be planted around the building perimeter wall. See architectural site plan.

2. ***Street frontage.***

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.**

Street frontage landscape buffer of 10 feet will be provided between the edge of the road and the gravel. However, we will need to avoid planting shade trees along the street.

The display of cars is essential to the operation of the dealership. The cars that are parked on the side of the road will be in great aesthetic conditions and will only add to the visual quality of the neighborhood.

In addition, with signs or billboard above 8' being prohibited (per 17.420.060.), placing car by the road will help customers locate the dealership easier and will result in a better traffic circulation as well as lowering the chances of accidents caused by confused drivers trying to locate the facility.

The property is also on a much lower grade than the road (Athens Hwy) and planting trees will make it difficult to locate and see the dealership specially when visiting for the first time which will be the case for most of our customers.

Property visual accessibility from Athens Hwy, Hard to see the building behind existing trees. – Photo Taken on 6/15/2023

b. The planning director shall have authority to approve alternative methods for landscaping and screening parking lots that include at least the same amount of landscape material or screening effect when viewed from the street.

3. *Loading and service areas.* In addition to general perimeter landscaping and required buffers, if a loading or service area is located within 50 feet of a side or rear lot line abutting property that is residentially zoned or used for residential purposes, or public or institutional use, then the loading or service areas shall be surrounded by either a six feet high masonry screening wall, or a six feet high solid wooden fence, placed on the inside of the landscaped buffer required in section 17.420.050.C.

No loading areas required or dedicated for the proposed use.

4. ***Screening of storage and accessory equipment.***

a. ***Waste receptacles.*** **Waste receptacles, including dumpsters, garbage cans, or grease containers shall be located in the rear or side yard and placed at least 20 feet from any street, public sidewalk, or property line that abuts residential zoning or residential use. Such waste receptacles shall be screened from view from all property lines and public areas of the site by a minimum six feet high wall constructed of masonry or solid wood with an opaque gate.**

b. *Rooftop mechanical equipment.* Rooftop mechanical equipment, including HVAC and utility equipment shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is constructed of one of the materials used on the primary facade of the principal structure.

No storage, waste receptacles, or accessory equipment necessary for the proposed use.

c. **Ground or wall-mounted mechanical equipment. Ground-mounted or wall-mounted equipment such as HVAC equipment, transformers, and gangs of multiple utility meters shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of a solid masonry wall or wooden fence or other opaque enclosure around the equipment that is constructed of one of the permanent and durable materials used on the primary facade of the building. The height of the fence or wall shall be sufficient to effectively screen the equipment from view.**

The existing HVAC equipment is located in the back side of the building not visible from the street or the front entrance.

d. *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, except as follows:

e. Temporary sale of seasonal goods may be permitted on properties other than residentially zoned property, if such temporary sales are authorized by the director for a period not to exceed 60 days, with up to a 30-day extension, to be approved no more than two times in a given calendar year. Such temporary sales shall be limited to sites that:

a. Provide adequate off-street parking on approved surfaces;

b. Provide safe and adequate vehicular access; and

c. Are not adjacent to residentially zoned property.

Outdoor display and sale of goods shall be prohibited in existing designated parking areas.

No storage or accessory equipment dedicated for the proposed use.

5. **Visual blending of slopes. Cuts and fills shall be terraced to blend into the natural terrain. Cut or fill slopes more than ten feet in height shall be landscaped with evergreen shrubbery planted at the rate of ten shrubs per 100 lineal feet.**

No cut or fill slopes more than ten feet dedicated for the proposed use.

E. ***Parking lot design.***

1. ***Parking requirements.*** **Off-street parking shall be required as in Chapter 17.250 of the Hall County Zoning Regulations, except as provided in this subsection:**

a. ***Shared parking.*** **The director may approve a reduction of up to 25 percent in the number of parking spaces required for a specific use where inter-parcel access is provided and a shared parking analysis approved by the director demonstrates that adequate parking will be provided with the approved reduction.**

b. ***Maximum number of parking spaces.*** **The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than 125 percent of the minimum number of required parking spaces required in Chapter 17.250 of the Hall County Zoning Regulations.**

Minimum and maximum parking requirements met.

2. *Pedestrian circulation.* Parking areas shall be designed to facilitate safe and convenient use by pedestrians. Commercial and multi-family developments shall provide designated pedestrian pathways or sidewalks connecting parking aisles to the front entrance of the principal building.

3. **Paving materials for parking lots. All parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)**

Driveway paved with asphalt and app parking spaces paved with gravel as shown in the site plan.

4. ***Parking lot landscaping.***

a. **Each parking area of over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five to ten percent with planning director discretion of the total paved area of the parking lot, not including pervious paving surfaces.**

b. **Landscaping in parking lots shall contain at least one shade tree (minimum of six feet tall and two inches caliper dbh at time of planting and 35 feet tall at maturity) for each 200 square feet of landscaping. Shade trees shall be planted in a bed of ground cover, sod and/or low shrubbery.**

Landscaped island and shade tree indicated in architectural site plan.

5. *Perimeter landscaping.*

a. Where parking lots abut adjacent residentially zoned or residentially used property, a transitional buffer is required as provided in section 17.420.050.C.2.

b. Where parking lots abut public streets, a landscape strip is required, as provided in section 17.420.050.D.2.

Transitional buffer and street frontage landscape strip indicated in architectural site plan.

c. Appropriate shade tree species for landscaping parking lots include the following:

i. Nuttall Oak.

ii. Shumard Oak.

iii. Willow Oak.

iv. Gingko (Variety: President, Autumn Gold, male gender).

v. Princeton Elm.

vi. Chinese Elm (varieties Allee, Athena, Drake, Bosque).

vii. Bald Cypress (variety: Shawnee Brave).

viii. Zelkova (variety Green Vase or Village Green).

ix. Northern Red Oak.

x. Autumn Maple

xi. Other indigenous species approved by the director.

All proposed trees will be chosen from species above to be planted.

F. *Outdoor lighting.*

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.

2. *Parking lot, sidewalk, and building illumination.*

a. Lighting shall be designed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. All lighting shall be semi-cutoff luminary fixtures mounted in such a manner that the cone of light is directed downward.

b. Only incandescent, florescent, metal halide, low-pressure sodium, or color corrected, high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.

c. Parking light fixtures shall be the box head type, shall have a maximum height of 35 feet.

The property is dominantly used for day-time operations and outdoor lighting will be minimal.

All lights to be installed in accordance with 17.420.050 lighting standards and no fixtures over 35' in height.

3. *Security lighting.* Semi-cutoff luminaries shall be used for all security lighting.

4. *Sign illumination.*

a. Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited.

b. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaries, or be semi-cutoff luminary fixtures.

G. *Interparcel access.*

1. Interparcel access, joint driveways, cross access drives and access easements shall be strongly encouraged for adjacent non-residential development along an arterial or collector street, except where the director determines that they are unfeasible because of topographic or other site-specific constraints.

2. Joint driveways and cross access easements shall be strongly encouraged for non- residential development that abuts other non-residential development, whether existing or planned. The building site shall incorporate the following:

a. Continuous cross-access drive located in a cross-access easement, where necessary to connect adjacent parcels along the thoroughfare.

b. A design speed of 15 mph and a two-way travel aisle with a minimum paved width of 22 feet (back of curb to back of curb). Paving, base and curb specifications shall meet Hall County's standards for public streets.

c. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access via a service drive.

d. A five-foot wide sidewalk on one side of the cross-access drive.

e. New commercial developments that abut residential property are strongly encouraged to provide a five-foot wide sidewalk connecting the two uses.

No inter-parcel access or joint driveways proposed.

H. *Architectural standards for non-residential buildings.* The following design guidelines and standards apply to all newly constructed buildings used for office, commercial, industrial, institutional, and public purposes.

1. *General architectural requirements.*

a. *Street orientation.* Principal building entrances shall be oriented to public streets with the exception of internal buildings not directly fronting on the street.

b. *Building height.* Any non-residential building located within 250 feet of a residential or agricultural use street shall be limited to no more than three stories in height.

c. Non-residential buildings shall have at least 1,000 square feet of heated floor space.

2. *Building materials.*

a. The use of a common palette of building materials should be maintained for all four sides of principal buildings to create a consistent and traditional architectural identity. For large commercial/retail buildings and multifamily buildings, variation in building materials, texture, and depth should be employed to provide design variation.

b. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.

c. Building materials used for all four sides of new or reconstructed buildings are restricted to the following:

i. Brick.

ii. Stone. Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.

iii. Split-face block/concrete masonry unit (CMU) is restricted to 50 percent of the surface area of each side of a principal building.

iv. Stucco is restricted to 50 percent of the surface area of each side of a building.

v. Glass and glass block.

vi. Exposed concrete block, painted concrete block, metal, tilt/up and pre-cast concrete are prohibited materials for any exterior wall.

d. Restrictions on the use of metal building materials shall not apply to entry doors and/or roll-up doors.

e. Calculation of ratios of building materials.

The amount of permitted material shall be calculated using the gross square footage of wall area for each elevation (side) of the building. See example below.

For example, a building has a side elevation with a gross wall surface area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 600 square feet of stucco on the front façade [e.g. (1,200 X 50% = 600)]. The balance shall be brick or other allowed material.

3. *Roof materials.* Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1; Res. of 5-26-22(1) , § 2)

No new construction for the property. The existing building will be adapted and reused.

17.420.060. Signs.

The following signs shall be permitted for office, institutional, commercial, industrial and non-residential use, in addition to other signs permitted for these uses in Chapter 17.270 of the Zoning Regulations.

1. *Monument signs.*

a. One ground mounted, monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this section shall apply separately to each street frontage. However, no sign on a corner lot shall be closer than 50 feet from the lot corner, defined by the lot lines extended.

i. **The sign structure shall be constructed of the same materials that are used in the facade of the principal building.**

ii. Dimensional standards for monument signs are set forth in the table below:

Maximum Monument Sign Dimensions for Non-Residential Uses

Gross floor area of buildings	Maximum sign area	Maximum sign height
0—10,000 sq. ft.	32 sq. ft. (each side)	8 ft. above street grade
10,001—50,000 sq. ft.	48 sq. ft. (each side)	8 ft. above street grade
50,001—100,000 sq. ft.	64 sq. ft. (each side)	10 ft. above street grade
Over 100,000 sq. ft.	96 sq. ft. (each side)	12 ft. above street grade

No Sign over 8' will be placed on the property.

2. ***Pole signs. Pole signs are prohibited.***

No Pole Signs will be placed on the property.

3. ***Wall signs and marquee signs.*** **One wall sign or marquee sign shall be permitted for each building or for each tenant in a multi-tenant building.** ***The maximum sign area shall be 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater. Wall signs*** **and marquee signs are only permitted on the side of a building that includes the primary public entrance. A tenant that has less than 16 lineal feet of storefront shall be a permitted a wall sign or marquee sign with a maximum area of 16 square feet.**

4. *Master plan for signs in multi-tenant developments.* For all multi-tenant buildings or developments, a coordinated program of wall signs shall be developed and approved by the county at the time of site plan approval. The signage master plan shall specific the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses. (Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.070. Appeals and modifications.

A. *Procedures for appeals.*

1. It is the intent of the board of commissioners that all development shall conform to the standards and procedures set forth in this chapter. In the event that the intent of this chapter can be achieved with minor deviations that do not substantially impair the purpose or intent of this chapter, the Hall County Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

2. 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.

3. Appeals from requirements set forth in this chapter can be heard by the planning commission as provided in Chapter 17.360 of the Hall County Zoning Regulations.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.080. Definitions.

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Cross-access drive: A drive created for the purpose of providing vehicular or pedestrian access between properties.

Cross-access easement: A private covenant or easement between owners of abutting properties that allows driveways for public access by vehicles and pedestrians connecting two or more properties having different owners.

Diameter at breast height (DBH): A standard measure of the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split. Externally mounted neon signs.

Drive-through window: An opening in the outside wall of a commercial building or structure intended to be used to provide for sales and/or service to patrons who remain in their vehicles.

Facade: The exterior side of a building that faces, and is most nearly parallel to, a public street. The facade includes the entire area of a building, extending from the roof or parapet to the ground, and from one corner of the building to another. Buildings generally have one facade for each street frontage.

Joint access driveway: A driveway that provides direct vehicular access to two or more abutting properties from a public street.

Modulation: The rhythmic variation in the massing and architectural treatments of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least two feet in depth, measured from the forward plane of the facade.

Sign area: That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign, automatic changeable copy: A sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units. Copy shall mean words and numbers.

Sign, internally illuminated: Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.

Sign, pole: A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.

Storefront: That elevation of a commercial building having a single tenant (or that portion of the elevation of a multi-tenant building that is occupied by a single establishment) and that contains the principal public entry to the establishment.

Transitional buffer: An area of natural vegetation or manmade construction, which is intended to provide a visual and dimensional separation between dissimilar land uses.

Vehicle sales lot: An open premises arranged, designed, or used for outdoor storage and display for sale or lease of automobiles, vans, trucks, motorcycles, lawnmowers, sports utility vehicles, recreational vehicles, all terrain vehicles, trailers, boats, manufactured homes, mobile homes, outdoor storage structures, tractors, fork lifts, construction equipment, or other similar vehicles or structures, but not including plant nurseries, building materials or lawn and garden supplies.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

PROPERTY INFORMATION

ADDRESS:
2353 ATHENS HWY, GAINESVILLE, GA 30507

PARCEL NUMBER:
15022C000016

NEIGHBORHOOD:
COMM-HOSPITALITY-MOTELS (COMM05)

CLIENT

DELTA AUTOMOTIVE

MORTEZA MODABBER

DESIGNER

"MODERNACY LLC"

EMAIL: MODERNACY@GMAIL.COM

PHONE: +1 (470) 535-1549

SCOPE OF WORK

- EXISTING ALTERATION AND REMODELING
- DESIGNING A DEALERSHIP
- SITE AND LANDSCAPE REDESIGNING

CODES ABIDED BY

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- RULES AND REGULATIONS OF SAFETY FIRE COMMISIONER FOR TATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120.3.3 JANUARY 15, 2014 (GEORGIA SAFETY FIRE LAW)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120.3.20A / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

BUILDING INFORMATION

OCCUPANCY CLASSIFICATION:
BUSINESS GROUP B

TYPE OF CONSTRUCTION:
VB - LIGHTWEIGHT TIMBER

SEISMIC DESIGN CATEGORY:
HAZARD EXPOSURE GROUP 1
CATEGORY C

SITE CLASS:
D

LAND USE CODE:
COMMERCIAL
COMM-ATHENS HWY 02

AREAS

EXISTING AREAS

BASEMENT FLOOR HEATED	———	SF
BASEMENT FLOOR UNHEATED	———	SF
BASEMENT FLOOR TOTAL	———	SF
1ST FLOOR HEATED	756	SF
1ST FLOOR UNHEATED	400	SF
1ST FLOOR TOTAL	1,156	SF
TOTAL HEATED	756	SF
TOTAL UNHEATED	400	SF
TOTAL	1,156	SF

PROPOSED AREAS

BASEMENT FLOOR HEATED	———	SF
BASEMENT FLOOR UNHEATED	———	SF
BASEMENT FLOOR TOTAL	———	SF
1ST FLOOR HEATED	+ 135	SF
1ST FLOOR UNHEATED	- 135	SF
1ST FLOOR TOTAL	0	SF
2ND FLOOR HEATED	———	SF
2ND FLOOR UNHEATED	———	SF
2ND FLOOR TOTAL	———	SF
3RD FLOOR HEATED	———	SF
3RD FLOOR UNHEATED	———	SF
3RD FLOOR TOTAL	———	SF
TOTAL HEATED	+ 135	SF
TOTAL UNHEATED	- 135	SF
TOTAL	0	SF

TOTAL AREAS

BASEMENT FLOOR HEATED	———	SF
BASEMENT FLOOR UNHEATED	———	SF
BASEMENT FLOOR TOTAL	———	SF
1ST FLOOR HEATED	891	SF
1ST FLOOR UNHEATED	265	SF
1ST FLOOR TOTAL	1,156	SF
2ND FLOOR HEATED	———	SF
2ND FLOOR UNHEATED	———	SF
2ND FLOOR TOTAL	———	SF
3RD FLOOR HEATED	———	SF
3RD FLOOR UNHEATED	———	SF
3RD FLOOR TOTAL	———	SF
TOTAL HEATED	891	SF
TOTAL UNHEATED	265	SF
TOTAL	**1,156**	**SF**

GENERAL INFORMATION

1. THE DESIGNER HAS UTILIZED AND RELIED UPON THE AVAILABLE CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING/SITE IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. CONTRACTOR MAY NOT RELY SOLELY UPON THE COMPLETENESS OF THESE DRAWINGS. IN ADDITION TO THIS SET OF DOCUMENTS, CONTRACTOR HAS BEEN PROVIDED WITH AND IS RESPONSIBLE TO BECOME FAMILIAR WITH ALL OF THE EXISTING BUILDING/SITE, ARCHITECTURAL, AND ENGINEERING DRAWINGS, AND THE EXISTING PHYSICAL CONDITIONS ON OR RELATING TO THE SITE. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR BIDDING AND CONSTRUCTION PURPOSES. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ACCEPTABLE TO PERFORM ALL WORK.

2. NOTIFY DESIGNER IMMEDIATELY UPON DISCOVERY OF CONFLICTS BETWEEN THE CONTRACT DOCUMENTS, THE EXISTING BUILDING/SITE DRAWINGS, AND/OR ACTUAL SITE CONDITIONS. IF A DISCREPANCY OCCURS BETWEEN CONTRACT DOCUMENTS, PROVIDE GREATER QUANTITY AND/OR HIGHER QUALITY REQUIRED.

3. DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF LENGTHS, FIT, OR QUANTITIES OF MATERIALS, ETC.

4. 3D PERSPECTIVE VIEWS WHERE PROVIDED ARE FOR REFERENCE ONLY TO ASSIST THE CONTRACTOR IN UNDERSTANDING THE DESIGN CONCEPT FOR ARCHITECTURAL COMPONENTS AND ARE NOT INTENDED TO SUPERSEED INFORMATION CONTAINED IN OTHER CONTRACT DOCUMENTS RELATING TO THIS WORK. ISSUES REQUIRING CLARIFICATION AND/OR INTERPRETATION OF THESE PERSPECTIVE VIEWS SHALL BE DIRECTED TO THE DESIGNER IN WRITING.

5. DETAILS, SECTIONS, AND NOTES DESIGNATED AS "TYPICAL" OR "TYP" SHOW INTENT. THEY INDICATE THAT THE SAME COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED.

6. DETAILS, SECTIONS AND NOTES DESIGNATED AS "SIMILAR" OR "SIM" SHOW INTENT. THEY INDICATE THAT A COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED TO PROVIDE A COMPARABLE INSTALLATION, AND SHALL INCLUDE ANY MODIFICATIONS NEEDED DUE TO ITS LOCATION. DESIGNER SHALL BE THE JUDGE OF COMPLIANCE WITH DESIGN INTENT AT SIMILAR CONDITIONS.

7. "ALIGN" INDICATES DESIGN INTENT FOR FINISH FACES OF MATERIALS TO HAVE STRAIGHT, TRUE, LEVEL, AND/OR PLUMB RELATION TO ADJACENT SURFACES WITHIN INDUSTRY STANDARD TOLERANCES.

8. INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD OR CONCRETE.

9. ALL FASTENERS AND ATTACHMENTS IN PUBLIC AREAS SHALL BE FULLY CONCEALED FROM VIEW UNLESS NOTED OTHERWISE.

ZONING INFORMATION

THE FOLLOWING IS AN ANALYSIS OF APPLICABLE SECTIONS OF THE **"HALL COUNTY, GA"**, CODE OF ORDINANCES.

ZONING CLASSIFICATION : H-B

NET LOT AREA (N.L.A.) :	1.19 ACRES = 51,836 SF
BUILDING COVERAGE :	1,369 SF = 2.64%
FLOOR AREA RATIO (F.A.R.) :	891 SF = 1.71%
BUILDING HEIGHT :	14' / 1 STORIES
IMPERVIOUS SURFACE RATIO :	**8,241 SF = 15.89%**

PROPOSED BUILDING COVERAGE : 889 SF
PROPOSED ASPHALT DRIVEWAY : 7,352 SF

SUBMITTED TO

DEPARTMENT OF PLANNING & DEVELOPMENT
HALL COUNTY, GA

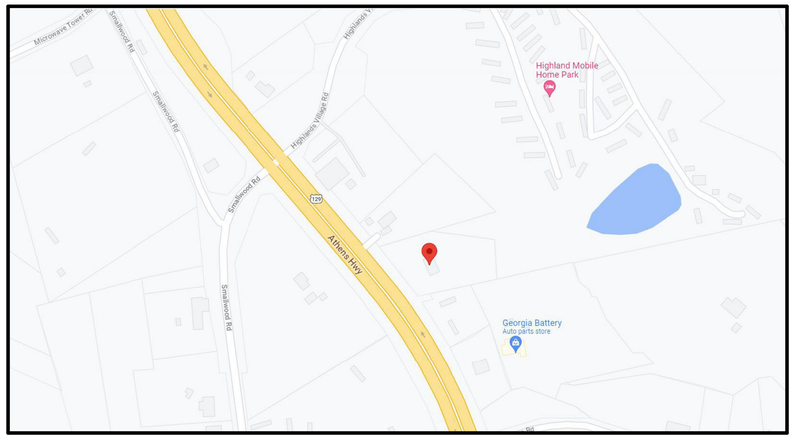
LOCATED IN:
HALL COUNTY GOVERNMENT CENTER

ADDRESS:
2875 BROWNS BRIDGE RD,
GAINESVILLE, GA 30504

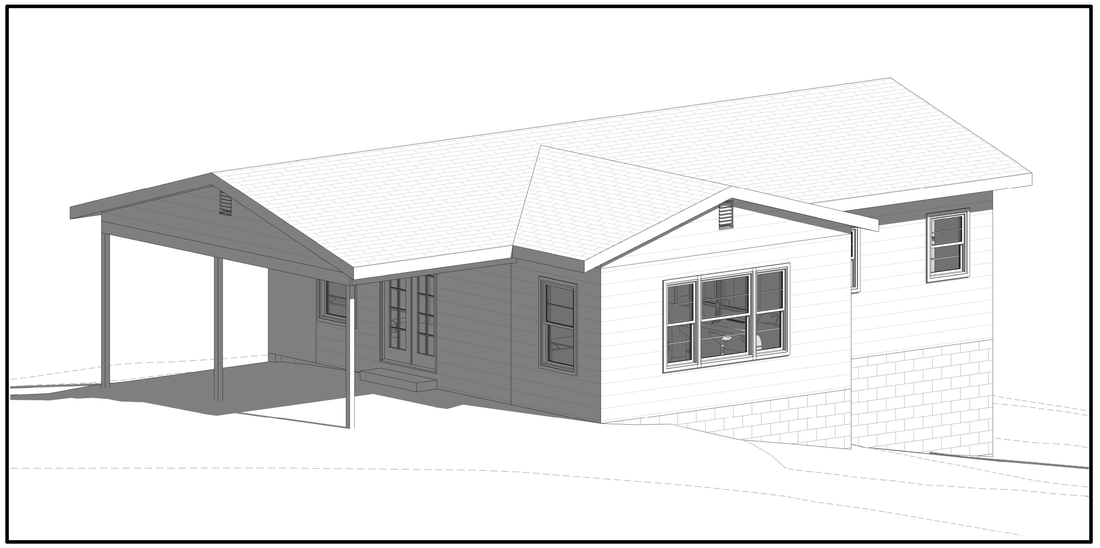
SHEET INDEX

NO.	SHEET TITLE
0C-00	COVER SHEET
A0-00	SURVEY
A0-01	PROPOSED SITE PLAN
A0-02	EROSION AND SEDIMENT CONTROL PLAN
A0-03	ARCHITECTURAL SITE PLAN
A1-01	FLOOR PLANS

SITE MAP



SITE RENDER



MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS

NOTES

STAMP & SIGNATURE

COVER SHEET
SHEET TITLE

SCALE

NORTH

0C-00
SHEET NO.

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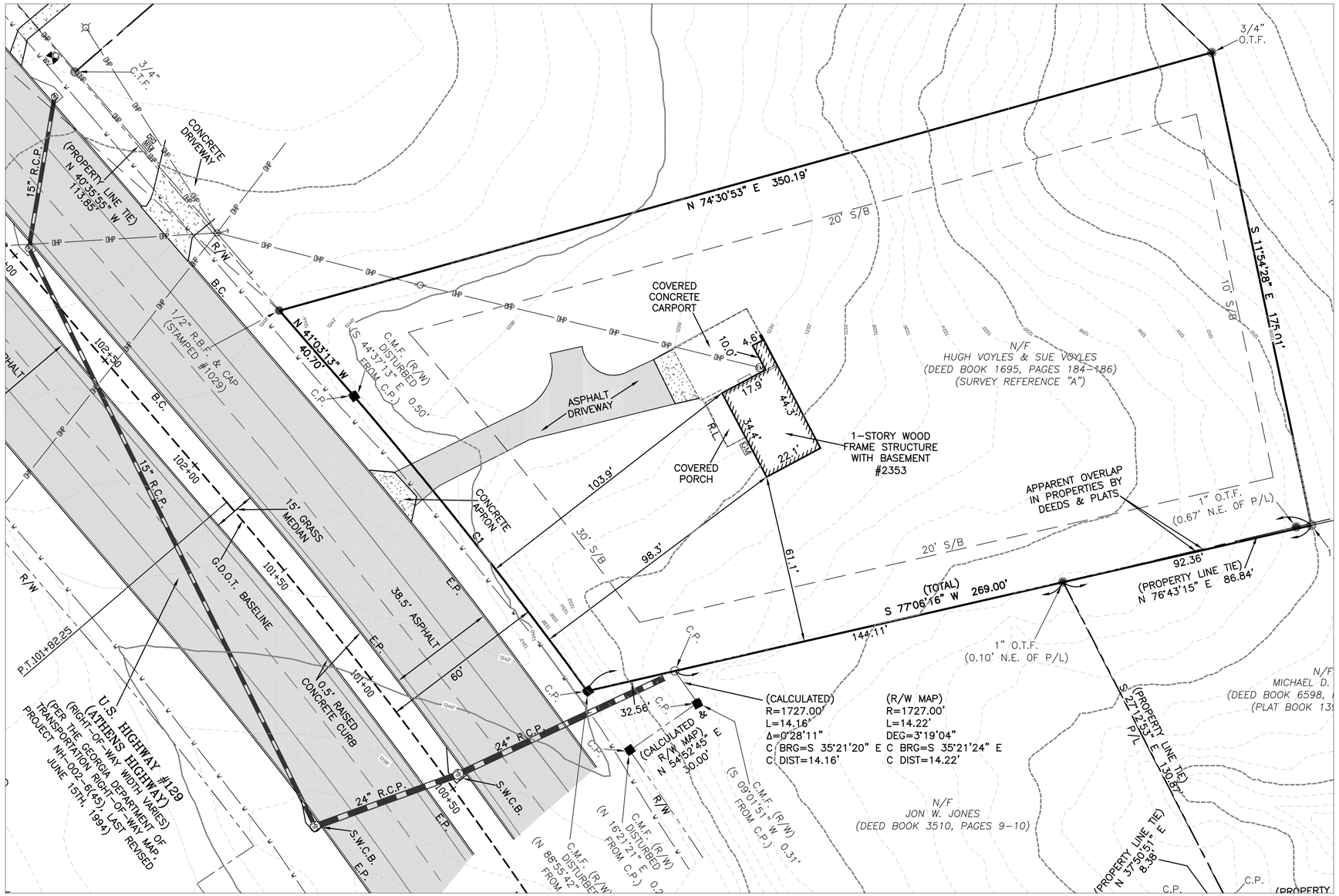

SURVEY
SCALE : 1" = 20'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS | NOTES | STAMP & SIGNATURE

SURVEY
SHEET TITLE

0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE | NORTH

A0-00
SHEET NO.

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SITE PLAN INFORMATION

ZONING CLASSIFICATION : H-B

REQUIRED BUILDING SETBACKS:

FRONT YARD: **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.** FROM PROPERTY LINE, WHICHEVER IS GREATER

SIDE YARD - INTERIOR: **20 Ft.**

SIDE YARD - EXTERIOR: **20 Ft.**

REAR YARD: **10 Ft.**

LOT AREA:

NET LOT AREA (N.L.A.): 1.19 ACRES = **51,836 Sq. Ft.**

BUILDING COVERAGE:

MAXIMUM BUILDING COVERAGE : N/A

PROPOSED BUILDING COVERAGE : 1,369 SF = **2.64%**

FLOOR AREA RATIO (F.A.R.):

MAXIMUM F.A.R. : N/A

PROPOSED F.A.R. : 891 SF = **1.71%**

IMPERVIOUS SURFACE RATIO (I.S.R.):

MAXIMUM I.S.R. : N/A

PROPOSED I.S.R. : 8,241 SF = **15.89%**

PROPOSED BUILDING COVERAGE : 889 SF
PROPOSED ASPHALT DRIVEWAY : 7,352 SF
PROPOSED GEOCELLS PAVING : 9,362 SF (NOT INCLUDED IMPERVIOUS SURFACE)

OSR (OPEN SPACE REQUIREMENTS) **:**

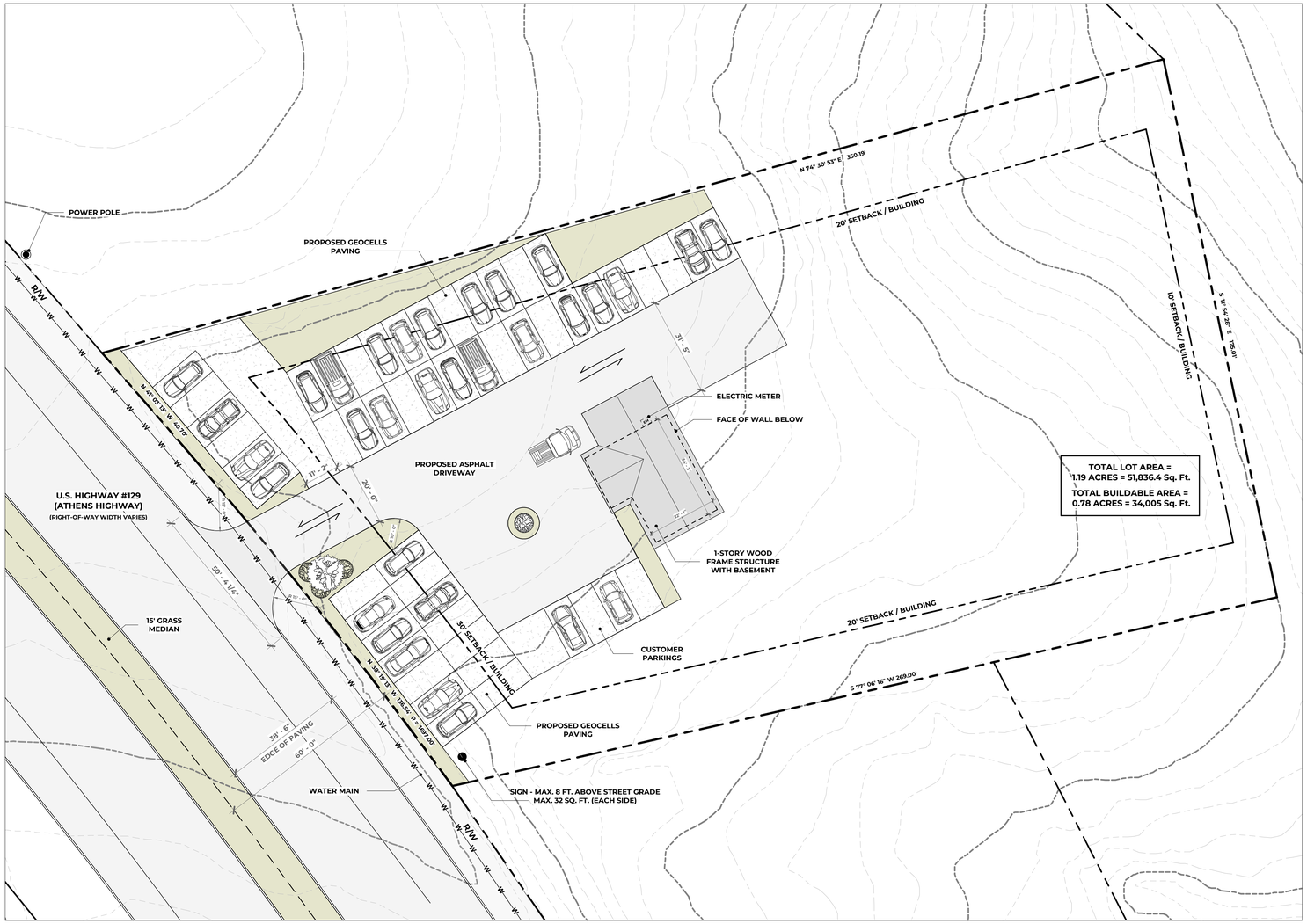
MINIMUM OSR: %20 OF LOT AREA = 10,367 Sq. Ft.
PROPOSED OPEN SPACE = 34,233 Sq. Ft. = **%66**

PARKING SPACE:

MINIMUM PARKING SPACE = N/A
PROPOSED PRKING SPACE = **52**

SITE PLAN LEGEND

PROPERTY LINE		MAIL BOX
BUILDING SETBACK LINE	WM	WATER METER
LIMIT OF DISTURBANCE	EM	ELECTRIC METER
SILT FENCE	MH	MANHOLE
FACE OF WALL BELOW		POWER POLE
C.L.F. C.L.F. C.L.F.		LIGHT POLE
W.F. W.F. W.F.		FIRE HYDRANT
TREE PROTECTION FENCE	DS	DOWNSPOUT + 4" PVC PIPE
W W W		INFILTRATION TRENCH
S.S. S.S. S.S.		ASPHALT
P P P		CONCRETE
PUBLIC UTILITY EASEMENT		GRAVEL
CRITICAL ROOT ZONE		GRASS
STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ



PROPOSED - SITE PLAN
SCALE : 1" = 20'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023
REVISIONS

NOTES

STAMP & SIGNATURE

PROPOSED SITE PLAN
SHEET TITLE

0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE

NORTH

A0-01
SHEET NO.

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EROSION AND SEDIMENT CONTROL BMPs

Ds1 **DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)** ; A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF **(6) MONTHS OR LESS** WHEN SEEDING IS NOT PRACTICAL.

Ds2 **DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)** ; ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.

Ds3 **DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)** ; ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

SS **SLOPE STABILIZATION ;** ALL SLOPES GREATER THAN **3H:1V** SHALL BE SUPPLEMENTED WITH MATTING.

Co **CONSTRUCTION EXIT ;** A STONE-STABILIZED PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.

NOTES:
A) NO PROPOSED GRADING EXCEEDING **TWO (2)°** .
B) CONTOURS SHOWN ARE EXISTING. **MAX. 2H:1V** SLOPES.
C) THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT.

RUNOFF REDUCTION CALCULATION

RR_v (RUNOFF REDUCTION VOLUME) **= (P x A x R_v) / 12 (CUBIC FT)**

WHERE:

P (PRECIPITATION DEPTH) = **1.0"**

A (LOT AREA) = 1.19 ACRES = **51,836 SF**

R_v (VOLUMETRIC RUNOFF COEFFICIENT) = $a + b\,i + c\,i^2 + d\,i^3$

i (IMPERVIOUS SURFACE RATIO) = 8,241 SF / 51,836 SF ≈ **16%**

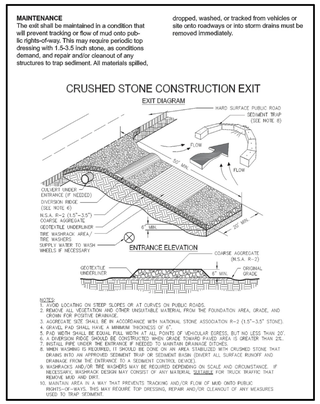
R_v = 0.05 + 0.009 (16) = **0.194**

RR_v = (1 × 51,836 × 0.194) / 12 = **838.01 CUBIC FT**

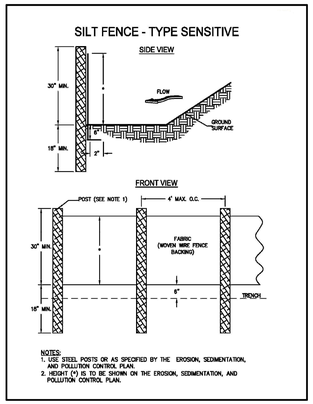
838.01 / **0.4** (ASSUMING THE 40% VOID RATIO) ≈ **2,095 CUBIC FT**

PROVIDED VOLUME = 3'(W) x 4'(D) x 197'(L) = **2,364 CUBIC FT**

THE REQ'D VOLUME HAS BEEN SATISFIED.



DETAIL #1 - CONSTRUCTION EXIT (Co)



DETAIL #2 - SILT FENCE (Sd1-S)

GENERAL NOTES

A. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY (COMPANY) ON (DATE). THE FIELD RUN TOPOGRAPHY DATE SHOULD NOT BE EARLIER THAN THE SITE'S FINAL PLAT DATE.

B. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.

C. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

D. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

E. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

F. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

G. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

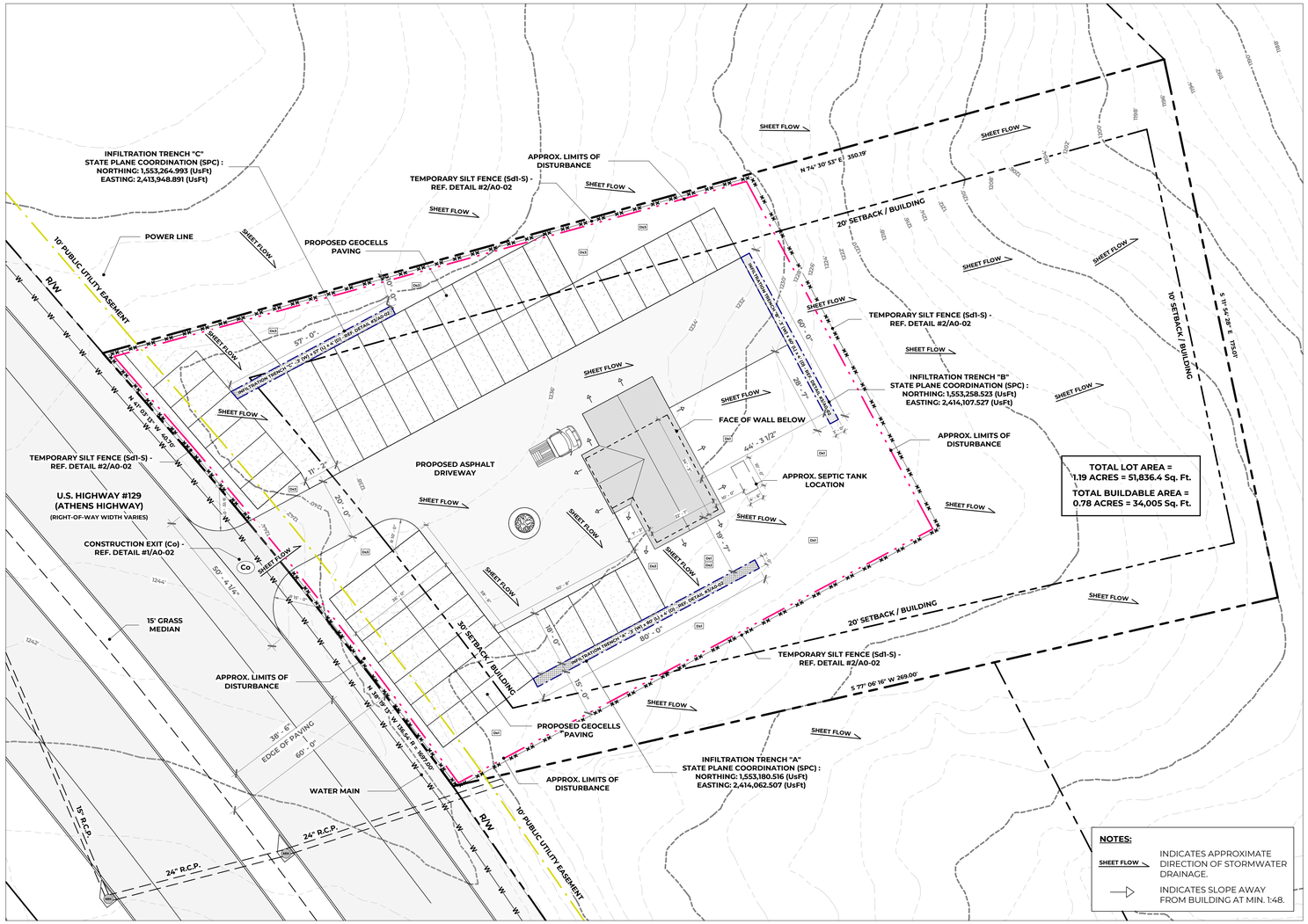
H. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF / HERSELF) OR (HIS / HER) AUTHORIZED AGENT UNDER (HIS / HER) SUPERVISION.

I. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

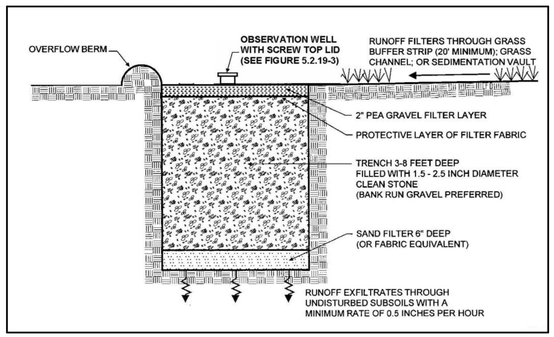
SITE PLAN NOTES

A. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER. THE 'STOP WORK' ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.

B. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.



EROSION AND SEDIMENT CONTROL PLAN
SCALE : 1" = 20'-0"



DETAIL #3 - INFILTRATION TRENCH

SITE PLAN LEGEND

PROPERTY LINE		MAIL BOX	MB
BUILDING SETBACK LINE		WATER METER	WM
LIMIT OF DISTURBANCE		ELECTRIC METER	EM
SILT FENCE		MANHOLE	MH
FACE OF WALL BELOW		POWER POLE	
CHAIN LINK FENCE	C.L.F.	LIGHT POLE	
WOODEN FENCE	W.F.	FIRE HYDRANT	
TREE PROTECTION FENCE		DOWNSPOUT + 4" PVC PIPE	DS
WATER MAIN	W	INFILTRATION TRENCH	
SANITARY SEWER	S.S.	ASPHALT	
POWER LINE	P	CONCRETE	
PUBLIC UTILITY EASEMENT		GRAVEL	
CRITICAL ROOT ZONE		GRASS	
STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ	

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT
2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS
DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT
NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023
REVISIONS
NOTES
STAMP & SIGNATURE

EROSION AND SEDIMENT CONTROL PLAN
SHEET TITLE
0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE
NORTH

A0-02
SHEET NO.

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ARCHITECTURAL SITE PLAN
SCALE : 1" = 20'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS

NOTES

STAMP & SIGNATURE

ARCHITECTURAL SITE PLAN
SHEET TITLE

0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE

NORTH

A0-03
SHEET NO.

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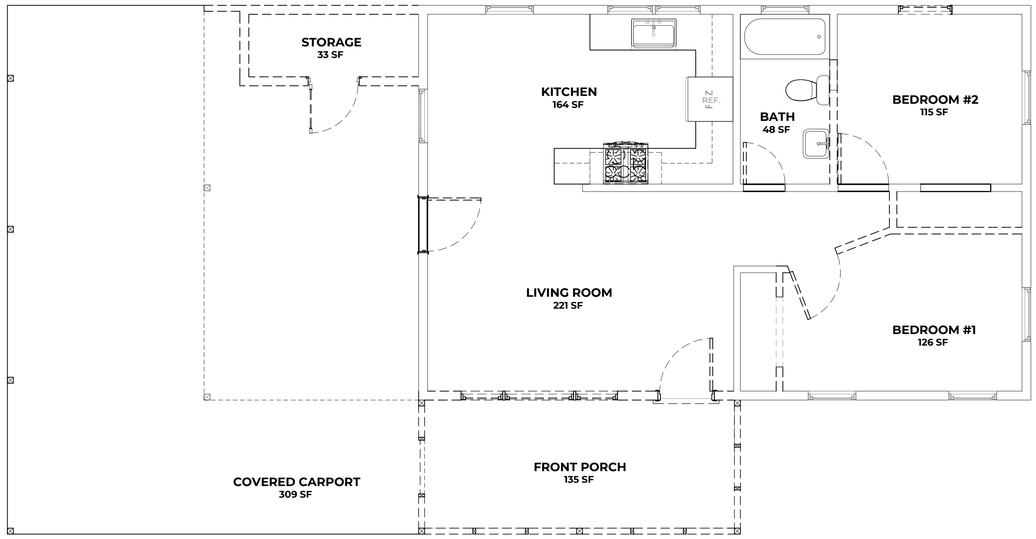
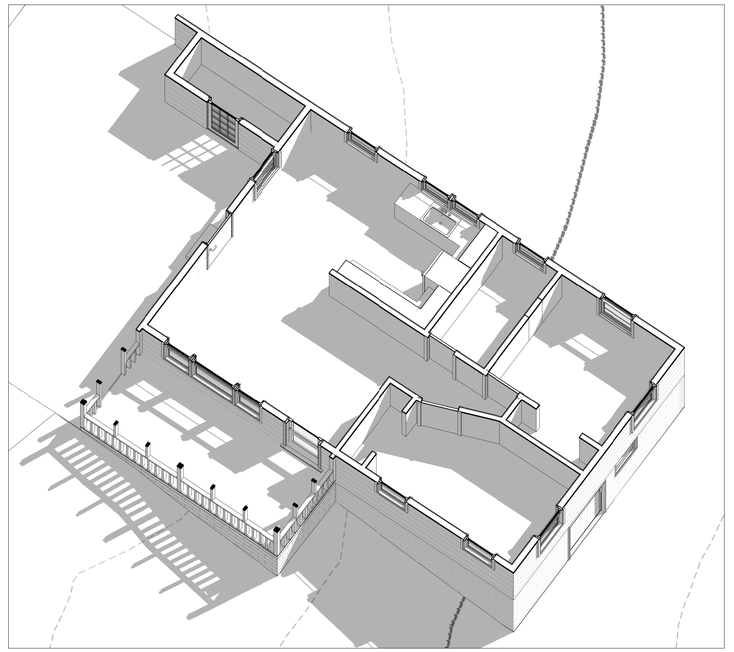
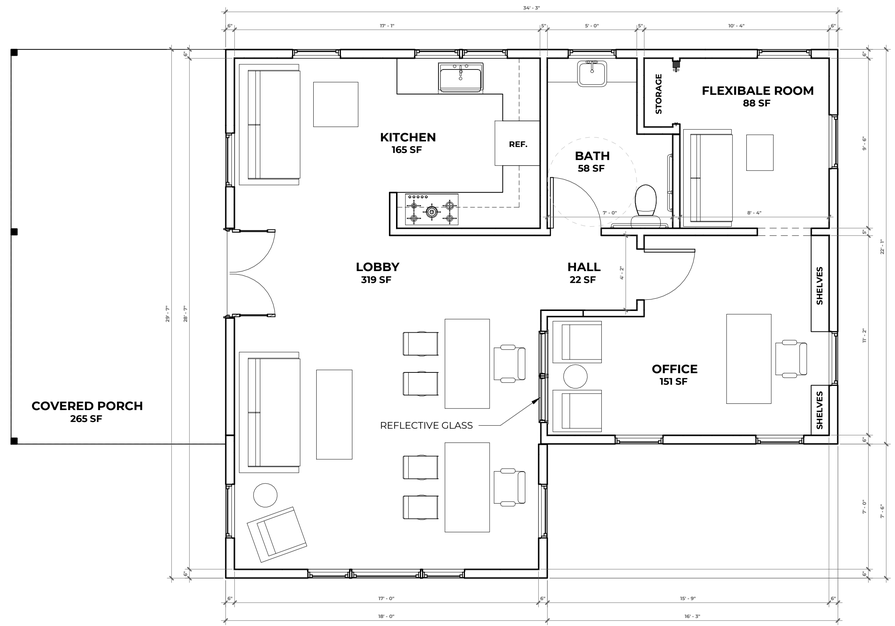


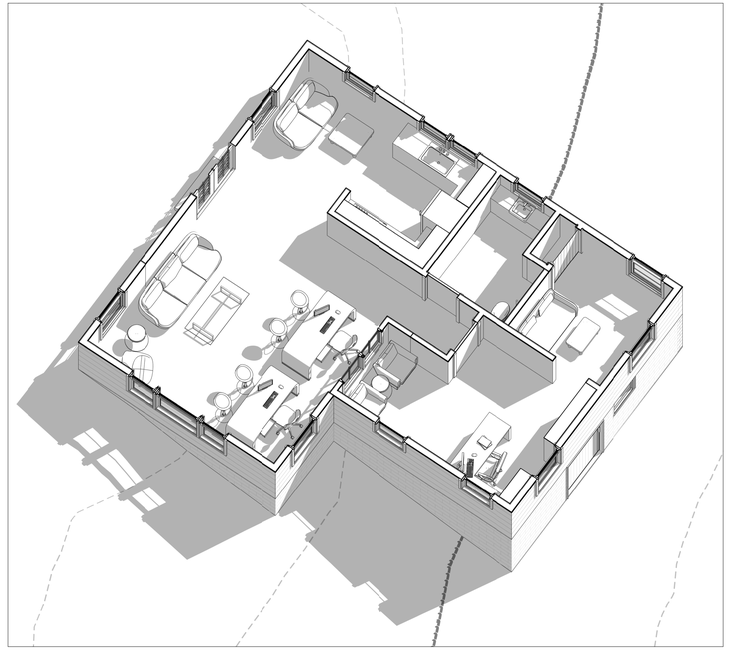
EXISTING + DEMO. - FLOOR PLAN
SCALE : 1/4" = 1'-0"



1 **EXISTING - AXONOMETRIC VIEW**



PROPOSED - FLOOR PLAN
SCALE : 1/4" = 1'-0"



2 **PROPOSED - AXONOMETRIC VIEW**

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
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SCHEMATIC DESIGN | APRIL 2, 2023

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STAMP & SIGNATURE

FLOOR PLANS
SHEET TITLE

0 4'-0" 8'-0" 16'-0"
1/4" = 1'-0"
SCALE

NORTH

A1-01
SHEET NO.

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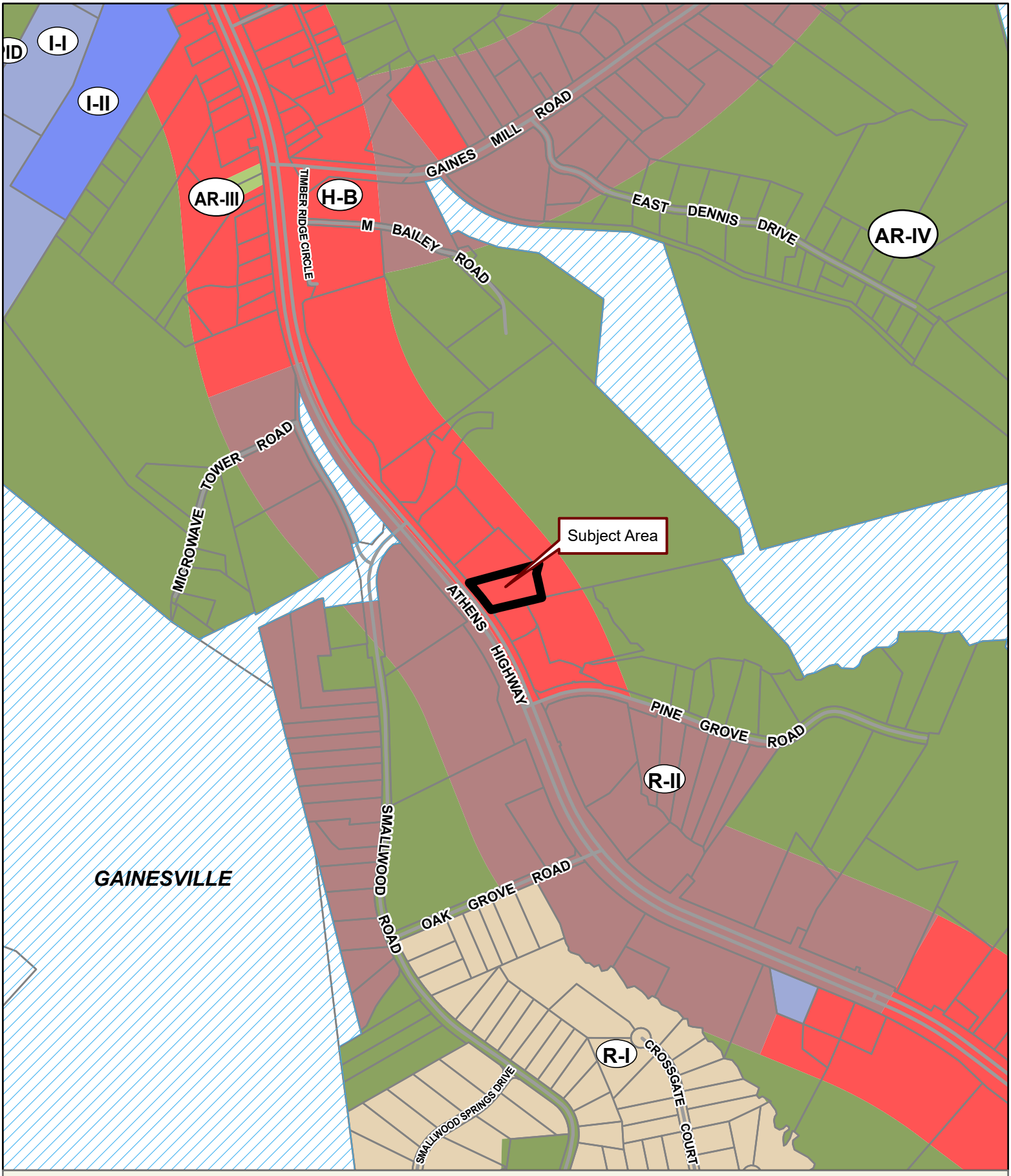


Applicant: MORTEZA MODABER

Tax Parcel #: 15022C000016

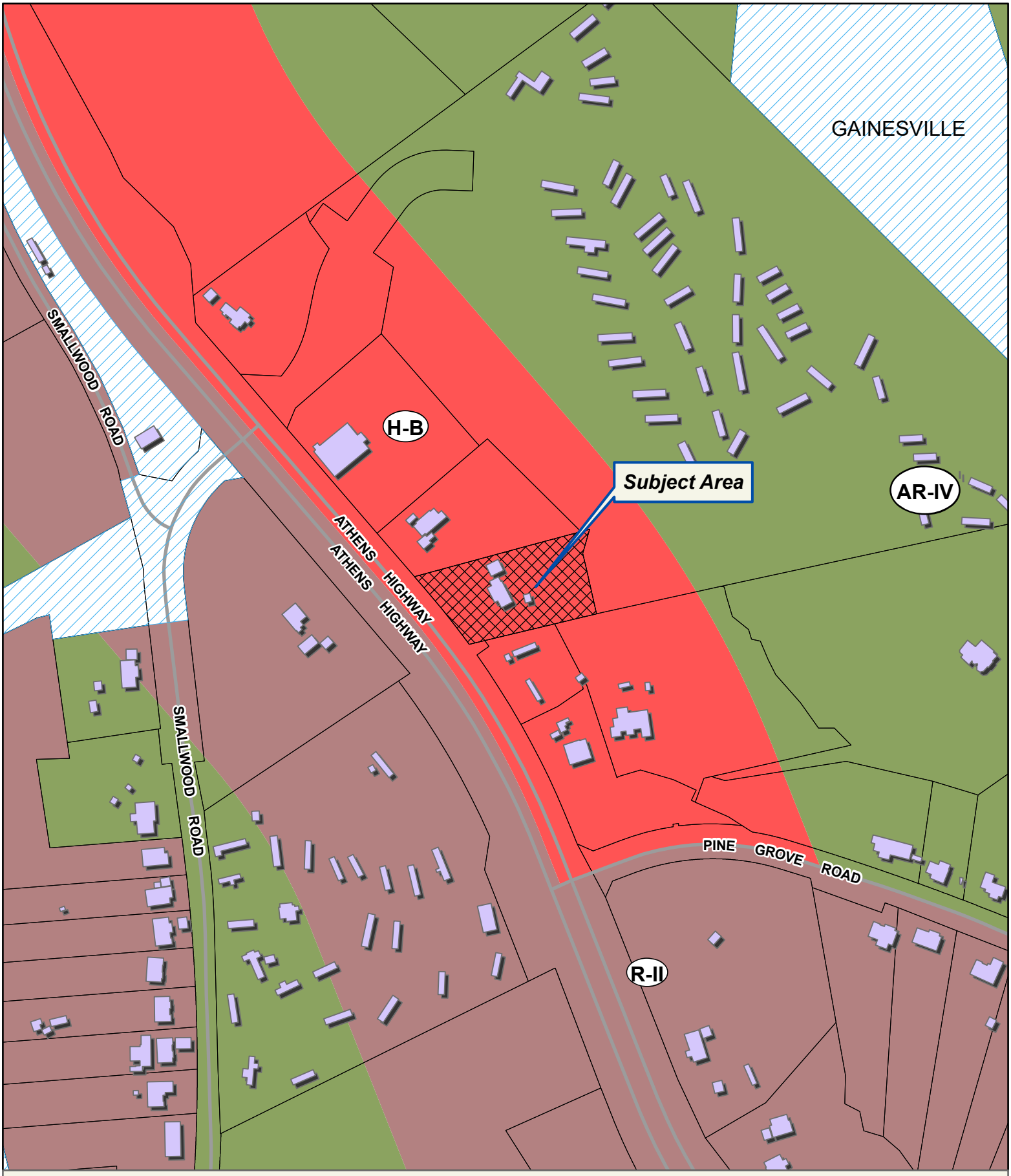
Location: 2353 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 4 **PC Mtg. Date: 09/05/23**

0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: MORTEZA MODABER
Tax Parcel #: 15022C000016
Location: 2353 ATHENS HIGHWAY, GAINESVILLE, GA 30507
Commission District 4 **PC Mtg. Date: 09/05/23**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: MORTEZA MODABER
Tax Parcel #: 15022C000016
Location: 2353 ATHENS HIGHWAY, GAINESVILLE, GA 30507
Commission District 4 **PC Mtg. Date: 09/05/23**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N

View «A»
Exisitng

View «A»

Proposed

View «B»
Existing

View «B»

Proposed

CERTIFIED
TRUE COPY

Record and Return to:
Lueder, Larkin & Hunter, LLC
417 Green Street, NW, Suite 1A
Gainesville, GA 30501
File No.: GA-GN-22-0098-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL
APN/Parcel ID: **15022C000016**

THIS INDENTURE, made this **24th day of February, 2023**, between

Hattie Louise Bales

as party or parties of the first part, hereinafter called Grantor, and

Chase Car Center, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (B) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, August 3, 2023 11:17 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Tentative Agenda and Maps for the **Tuesday, September 5, 2023** Hall County Planning Commission Meeting.

1. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
   (B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

   The Hall County Fire Marshal's Office has no comments regarding item A and B 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: Morteza Modaber

REQUEST: Use Subject To County Commission Approval For A Vehicle Sales Lot In GC/OD With A Variance From Landscape Standards.

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm

&

COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm

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

FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: MORTEZA MODABERI
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A VEHICLE SALES LOT IN GOD WITH A VARIANCE FROM LANDSCAPE STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: MORTEZA MODABER
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A VEHICLE SALES LOT IN GCUD WITH A VARIANCE FROM LANDSCAPE STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE

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

APPLICANT: Morteza Modaber

REQUEST: Use Subject To County Commission Approval With A Variance From Landscape Standards.

For A Vehicle Sales Lot In GMD

PUBLIC HEARINGS WILL BE HELD ON: STANDARDS

PLANNING COMMISSION Date: Sept 5 2023 Time: 5:15 pm

& COUNTY COMMISSION Date: Oct 12 2023 Time: 6:00 pm

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

FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: MORTEZA MODABER
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL WITH A VARIANCE FOR A VEHICLE SALES LOT IN GVD FROM LANDSCAPE STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm
HALL COUNTY GOVERNMENT CENTER, 2875 BRIDGE BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 529/2023

SUBJECT: **2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD

Recommendation:
Denial.

Purpose of Request:
2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 **| Proposed Use: used vehicle sales |** Commission District 4 **| Morteza Modaber, 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
Renderings
Deed
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel **| Proposed Use: used vehicle sales | Morteza Modaber, applicant.**

The request before you is the request of Morteza Modaber for a variance from 17.420.050 landscape requirements to allow used vehicle sales. This item is located within Commission District 4.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend denial **(5-0)**.

There were no **comments submitted** in advance of the Planning Commission meeting **and one person spoke during the public hearing.**

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

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant.....Morteza Modaber

Request.....**(A)** Use Subject to County Commission Approval| 17.420.050 vehicle sales lot, new or used;
(B) Variance | 17.420.050 landscape requirements

Proposed Use.....**(A)** Vehicle sales and **(B)** Landscape variance for vehicle sales

Size.....1.14± acres

Zoning.....Highway Business (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420)

Location.....**2353 Athens Highway** | Tax Parcel 15022C000016

Commission District.....Four

Planning Commission Date.....September 5, 2023

Staff Recommendation.....**(A) Approval with conditions** of the request for used vehicle sales as required within 17.420.050 as the proposed use is consistent with the intent of the Mixed Use Corridor future land use classification in the Comprehensive Plan and
(B) Denial of the requested variance from the landscaping requirements from 17.420.050 as the applicant has failed to demonstrate that hardship exist pursuant to the criteria of 2.60.030.

Planning Commission Recommendation.....**(A) Approval, with conditions**
Vote: 5-0
(B) Denial
Vote: 5-0

(A) Conditional Use Conditions:

1. The property shall be approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the County Commission.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated 5/8/23), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.
6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, 2.60.060. – 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.
8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

Public Forum:

Jeff Jones, 20 Gibson Drive, Dahlonega, spoke in opposition. Concerns were the residential surroundings, air and light pollution, and hours of operation.

Summary Analysis

The applicant is requesting a **(A)** Use Subject to County Commission Approval for used vehicle sales on a 1.14± acre parcel zoned Highway Business (H-B, 17.150). The property falls within the Gateway Corridors Overlay District (GCOD, 17.420.) within which vehicle sales, used or new, require conditional use approval from the Board of Commissioners. The applicant plans to develop the property as a used vehicle sales lot, and intends to renovate the existing residence to be used as the office. As part of this proposal, the applicant is requesting a variance of the GCOD standard requiring a 10-foot wide landscape strip to be installed along each street frontage.

The site plan shows an existing driveway being utilized as the primary access to the site and paved with asphalt. Parking for vehicle inventory will be located along the front property line and on both sides of the driveway. Vehicle inventory parking will also extend along the northern (left side) property line, for a total of 48 spaces. The proposed spaces for inventory will use geo-cells with gravel as the paving material. Per section 17.420.050.E.3, gravel (a pervious material) may be permitted at the discretion of the Planning Director.

There are also 5 customer parking spaces provided in front of the proposed office, towards the southern property line.

The applicant's application materials and site plan depict a 25-foot transitional buffer along the southern (right side) and east (rear) property lines, as required by the non-residential property development standards of Gateway Corridors Overlay District (GCOD, 17.420). Specifically, the adjacent parcel to the south is zoned Highway Business (H-B, 17.150) but is developed with a residential use. The adjacent property to the east (rear) property line is zoned both Agricultural Residential IV (AR-IV, 17.120) and Highway Business (H-B, 17.150) and is developed with residential uses (Highland Mobile Home Park). The required 25-foot transitional buffer will be satisfied through existing vegetation on the property.

As part of the application, the applicant is requesting one (1) variance from the landscaping requirements for non-residential properties within the Gateway Corridors Overlay District (GCOD, 17.420.050). Specifically, the applicant is requesting relief from the following requirement, if the application, as presented, is approved:

(B) 17.420.050(D)(2)(a) – Street frontage
- Along each street frontage there shall be a 10-foot wide landscape strip planted with shade trees every 40 feet.
  - The applicant has requested to be exempt from this requirement so that the used vehicle inventory is visible from the roadway.
  - The site plan shows a single shade tree located on the south side of the access drive.

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, and single-family residential uses.

Zoning Analysis

(A) Use Subject to County Commission Approval | vehicle sales lot, new or used, 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. Athens Highway is developed with a number of non-residential uses with the eastern portion of Athens Highway in this area zoned Highway Business (H-B, 17.150). Note: there are a limited number of H-B zoned properties occupied with residential uses, as is the case with the adjacent parcel to the south, where the applicant is proposing a 25-foot transitional buffer comprised of existing vegetation.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal is not anticipated to adversely affect the existing use or usability of**

adjacent or nearby properties, though careful consideration should be given to the nearby residential uses to ensure that proper buffers are applied, as required by the GCOD, (17.420.050).

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is zoned Highway Business (H-B, 17.150) and is developed with a 780 square foot single-family residence, constructed in 1960, 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 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 site has been developed with a residential building since at least 1960, per 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; **Staff is not aware of any 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 current request is for a conditional use permit and the underlying Highway Business (H-B, 17.150) will remain unchanged. The use of the property for used vehicle sales is consistent with the development of the Athens Highway corridor. In February 2022 the Board of Commissioners approved a similar conditional use request for used vehicle sales on the adjacent parcel to the north (tax parcel 15022C0000015A).**

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; **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 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) as they relate to landscaping requirements.

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 do 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 proposing site modification to the property which will increase the amount of impervious surface on the property through the additional parking and storage areas. The site was developed in 1960 as a residential property, prior to both the Highway Business (H-B, 17.150) zoning classification for the property and the adoption of the Gateway Corridors Overlay District (GCOD, 17.420) standards. Additionally, the applicant will have to bring the existing residential structure into compliance with commercial building code standards for use as an office.**

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.**

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 drawn to scale and includes the necessary details to assess the request.**

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 or an onsite septic 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. **As there are not 100 or more residential dwelling units proposed, this requirement is not applicable.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health
In an email dated August 3, 2023, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan"

Hall County Fire Marshal
In an email dated August 3, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated "The Hall County Fire Marshal's Office has no comments regarding item A and B as proposed."

Hall County Public Works and Utilities
In a memo dated August 3, 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:
GDOT permit required.

Utilities
No gravity sewer in vicinity.

Georgia Department of Transportation
In an email dated August 1, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Will require GDOT coordination/permit for driveway access on Athens Hwy
(B) Will require GDOT coordination/permit if landscaping is proposed within the right-of-way

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Morteza Modaber, Suwanee, presented the request. The applicant presented the renderings and site plan for the property.

Public Forum:

Jeff Jones, 20 Gibson Drive, Dahlonega, spoke in opposition. Concerns were the residential surroundings, air and light pollution, and hours of operation.

Planning Commission Comments:

Mr. Braswell questioned the hours of operation. The applicant stated that Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sundays like their Flowery Branch location. Mr. Braswell questioned if the applicant would be fencing the property. The applicant stated that there were no plans to do so. Mr. Braswell questioned if there would be any vehicle servicing on the property. The applicant stated that they would not service vehicles, it would only be a showroom. Mr. Hunt questioned if the applicant has reached out to GDOT. The applicant stated his engineers have. Ms. Pilcher questioned if the applicant will leave the trees along the property line next to Mr. Jones intact. The applicant stated that they would. The applicant stated that they could fence that area to provide privacy to the neighbors. Mr. Varner questioned if the applicant will be washing vehicles on the property. The applicant stated that only to rinse the vehicles with no chemicals. Mr. Braswell stated that the applicant will need to work with planning staff on the landscape strip with the appropriate plantings to cater to the line of sight and vehicle safety.

A

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

Conditions:

1. The property shall be approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the County Commission.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated 5/8/23), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.
6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, 2.60.060. – 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.

8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

B

Motion: ***A motion to deny was made by Mr. Varner and seconded by Mr. Hunt. Vote: 5-0***

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

HALL COUNTY
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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Morteza Modaber
1130 East St
Suwanee GA 30024
Phone 404-781-1351
Email Address Moc.m2001@gmail.com
Proposed Use Used Car Dealership

Property Owner (Name & Mailing Address)

Same
Phone
Email Address

Contact Person (Name & Mailing Address)

Morteza Modaber
1130 East St
Suwanee GA 30024
Phone 404-781-1351
Email Address Moc.m2001@gmail.com
Tax Parcel Number
Location Address 2353 Athens Hwy Gainesville GA 30507

Status of Applicant

☑ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other
Zoning:

Requested Action

Permissive Use:
☐ HCPC ☐ HCC
Fee:$
Receipt #:
Check #:
Acreage

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

Sign M. A Date: 07/06/2023

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:

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA. 30504
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981; Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 8/26/2023

Applicant's/Owner's Name (Printed): Morteza Modabar

Revised December 2019

CHAPTER 17.420. GATEWAY CORRIDORS OVERLAY DISTRICT (GCOD)

Property Address: 2353 Athens Hwy, Gainesville, GA 30507

Architectural Site Plan:

17.420.010. Purpose.

The purpose of the GCOD is:

A. To promote the general health, safety and welfare of the community.

B. To improve the efficient operation of traffic around the county.

C. To promote safe and efficient movement within the Overlay District for persons using all modes of travel - motorized vehicles, bicycles and walking.

D. To create a sense of place that is aesthetically appealing and environmentally responsible.

E. To encourage innovative development projects that set standards for landscaping, community design and aesthetics.

F. 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.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.020. Design guidelines.

The GCOD Design Guidelines are hereby adopted and made part of this chapter and shall apply to property in the GCOD. Within the GCOD, building design and construction that is not in substantial conformity with the GCOD Design Guidelines is prohibited. In cases of a conflict between the design guidelines and the text of this chapter, the text of this chapter shall govern.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.030. Boundaries.

A. The provisions of this chapter apply to land parcels of record within the unincorporated portion of Hall County having frontage on the following road segments as of the date this ordinance is adopted. Hereafter, these road segments shall be referred to as the "Gateway Corridors."

1. S.R. 211 from S.R. 53 (Winder Highway), south to Thompson Mill Road.

2. U.S. 129 (Athens Highway) from the Gainesville City limits, south to Gillsville Highway.

3. S.R. 53 (Winder Highway) from S.R. 13 (Falcon Parkway), east to the Jackson County line.

4. S.R. 13 (Atlanta Highway and Falcon Parkway) from the Flowery Branch City limits, north to S.R. 53 (Winder Highway).

5. McEver Road from the Buford City limits, north to the northernmost intersection with Radford Road.

6. Spout Springs Road from the Flowery Branch City limits, south to Friendship Road.

7. Friendship Road from Bogan Road, east to Thompson Mill Road.

8. Realigned Thompson Mill Road from Spout Springs Road east to S.R. 211 (Old Winder Highway), pursuant to final alignment approved by GDOT.

9. All state roadways within the jurisdiction of Hall County.

B. This chapter shall also apply to any land parcel of record within the unincorporated portion of Hall County when a portion of said parcel falls within 300 feet of the centerline of the Gateway Corridors as of the date

this ordinance is adopted. Any parcel subject to the ordinance on the date of adoption shall continue to be subject to the provisions of this chapter, even if the parcel is subdivided in the future.

C. Upon written application, the director may grant exemptions from the requirements of this chapter for parcels or portions of a parcel that would otherwise be included in the GCOD, based on one or more of the following findings:

1. Portions of the subject property to be exempted lie more than 300 feet from the centerline of a Gateway Corridor.

2. The property to be exempted does not have access to a Gateway Corridor and will not require access to Gateway Corridor when developed.

3. Due to site topography development of the property to be exempted will not be visible from a Gateway Corridor.

4. Due to the location, size and shape of the property, development of the parcel under its current zoning and in conformity with the requirements of the GCOD would present a severe and unique hardship.

If the director does not render a written decision regarding such exemption within 15 working days of receipt of the application required in this paragraph, then the exemption shall be deemed to be approved.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1; Ord. of 8-24-17)

17.420.040. Effect of GCOD provisions.

A. *Application.* This Overlay District is supplemental to the underlying zoning district classifications established in the Hall County Zoning Regulations governing all properties and approvals within this Overlay District. The provisions of this chapter shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other Hall County ordinances.

B. *Relationship to standards of the underlying zoning district and subdivision regulations.* In any case where the standards and requirements of the GCOD conflict with those of the underlying zoning district or subdivision regulations, the standards and requirements of the GCOD shall govern.

C. *Exceptions.* The provisions of this chapter shall not apply to the following:

1. Completion of work subject to preliminary plats, site development plans, construction plans, building permits, or interior finish permits approved prior to the effective date of this chapter.

2. Reconstruction, rehabilitation, restoration, repair or addition of an existing non-residential structure, interior renovations or interior finishes within an existing structure, or addition to an existing non-residential structure that was permitted prior to the enactment of this chapter shall not be subject to the provisions of the GCOD, provided that such construction is on a lot of record and does not result in addition or change to more than 75 percent of the floor area of the existing permitted structure.

3. Rezonings and planned developments that were approved by the board of commissioners prior to the date of this ordinance with the exception of those approvals with specific reference to the GCOD.

D. The following requirements apply to reconstruction, replacement or addition to a legally permitted and existing nonresidential structure when such change consists of more than 75 percent of the floor area of the existing structure:

1. The portion of the project that is reconstructed, replaced or added shall meet the Architectural Standards of 17.420.050.H.

2. If the reconstruction, replacement or addition includes the addition of 50 parking spaces or more, the newly constructed parking spaces shall meet the parking lot design requirements of section 17.420.050.E.

3. If the reconstruction, replacement or addition decreases the distance between the subject building and abutting property that is zoned or used for single-family residential purposes, the property line where the distance abutting residential property has been decreased shall provide a transitional buffer as required in section 17.420.050.C.

4. If the reconstruction, replacement or addition includes the reconstruction or addition of loading and service areas adjacent to property that is zoned or used for single-family residential purposes, such loading and service areas shall be screened as required by section 14.420.050.D.3.

5. Any new signs shall meet the requirements of section 17.420.070.

E. *Building plan application.*

1. All building plans submitted pursuant to an application for a building permit should clearly indicate compliance with all of the proposed landscaping, architectural design, building materials, access management, and signage requirements of this chapter.

2. The plans should clearly show the location and calculate the amount/percentages of all building materials per building face as indicated in section 17.420.050.H.2.

3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.050. Non-residential property development standards.

A. *Prohibited uses.*

1. Adult establishments.

2. Junk yards.

3. Billboard signs.

B. *Conditional uses.* The following uses are allowed in the GCOD only if such use is permitted in the underlying zoning district and the board of commissioners grants a conditional use for such use pursuant to the procedures of the Hall County Zoning Ordinance:

1. Self-storage warehouse.

2. Vehicle sales lots, new or used.

3. Automobile repair and maintenance.

4. Commercial outdoor recreation.

5. Car wash.

6. Outdoor storage (as per the requirements of section 17.420.050.D.4.d.

C. Transitional buffers.

1. *Applicability.*

a. Transitional buffers required in this section shall provide an effective visual screen between dissimilar uses or activities.

b. **A transitional buffer shall be required along and inside the property line of a non-residential property abutting a residentially zoned property.**

c. **Transitional buffers are required along and inside the property line at the perimeter of a planned development district that abuts single-family residential zoning or uses, in accordance with the requirements of this subsection, but no transitional buffers are required between dissimilar uses within the planned development district.**

2. ***Width of transitional buffer.***

a. **Where a commercial zoning district abuts property zoned for single-family residential or agricultural use, the minimum width shall be 25 feet.**

b. **Where a commercial zoning district abuts property zoned for multi-family residential use the minimum width shall be 25 feet.**

c. **Where an industrial zoning district abuts property zoned for residential or agricultural use, the minimum width shall be 50 feet.**

d. **Where an industrial zoning district abuts property zoned for multi-family residential or agricultural use, the minimum width shall be 25 feet.**

e. **Public and institutional uses shall comply with the standards in this section that apply to commercial zoning districts.**

3. ***Materials for transitional buffer*. Transitional buffers that are 25 feet in width or greater shall meet at least two of the three following criteria: be planted with a staggered double row of evergreen trees at least six feet in height, a single row of deciduous shade trees at least two inches caliper dbh, (minimum 30 feet height at maturity) and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center, or other arrangement approved by the director that provides a dense visual screen.**

4. ***Adjustments to buffer width.***

a. **If a six-foot high solid wood fence or masonry wall is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by ten feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3., above, with finished side facing the abutting property.**

b. **Walls or fences required to screen loading and service areas, outdoor storage, and accessory equipment required in section 17.420.D.3. and 4. shall not be used to reduce the width of a transitional buffer required in section 17.420.050.C.2.**

5. ***Maintenance of buffer.***

a. **A transitional buffer required in this section shall be maintained in a healthy condition so as to provide an effective visual screen from the ground to a height of eight feet at maturity. Should vegetation die or be removed such that the buffer no longer functions as required in this section, that vegetation shall be replaced by the property owner.**

b. **A fence that is provided pursuant to paragraph 4., above, shall be maintained by the property owner so that it is structurally stable and provides a solid visual screen.**

25' Transitional buffer applied through natural plantations. No Fence will be required. See attached site diagram. Proper maintenance will be applied by the property owner.

Adjacent Properties Use Analysis:

RESIDENTIAL USE
COMMERCIAL USE
TRANSITIONAL BUFFER

Existing trees on the South Side of the property, creating a buffer between the two properties. – Photo Taken on 6/15/2023

D. ***Other landscape and screening standards.***

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.**

Shrubs will be planted around the building perimeter wall. See architectural site plan.

2. ***Street frontage.***

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.**

Street frontage landscape buffer of 10 feet will be provided between the edge of the road and the gravel. However, we will need to avoid planting shade trees along the street.

The display of cars is essential to the operation of the dealership. The cars that are parked on the side of the road will be in great aesthetic conditions and will only add to the visual quality of the neighborhood.

In addition, with signs or billboard above 8' being prohibited (per 17.420.060.), placing car by the road will help customers locate the dealership easier and will result in a better traffic circulation as well as lowering the chances of accidents caused by confused drivers trying to locate the facility.

The property is also on a much lower grade than the road (Athens Hwy) and planting trees will make it difficult to locate and see the dealership specially when visiting for the first time which will be the case for most of our customers.

Property visual accessibility from Athens Hwy, Hard to see the building behind existing trees. – Photo Taken on 6/15/2023

b. The planning director shall have authority to approve alternative methods for landscaping and screening parking lots that include at least the same amount of landscape material or screening effect when viewed from the street.

3. *Loading and service areas.* In addition to general perimeter landscaping and required buffers, if a loading or service area is located within 50 feet of a side or rear lot line abutting property that is residentially zoned or used for residential purposes, or public or institutional use, then the loading or service areas shall be surrounded by either a six feet high masonry screening wall, or a six feet high solid wooden fence, placed on the inside of the landscaped buffer required in section 17.420.050.C.

No loading areas required or dedicated for the proposed use.

4. ***Screening of storage and accessory equipment.***

a. ***Waste receptacles.*** **Waste receptacles, including dumpsters, garbage cans, or grease containers shall be located in the rear or side yard and placed at least 20 feet from any street, public sidewalk, or property line that abuts residential zoning or residential use. Such waste receptacles shall be screened from view from all property lines and public areas of the site by a minimum six feet high wall constructed of masonry or solid wood with an opaque gate.**

b. *Rooftop mechanical equipment.* Rooftop mechanical equipment, including HVAC and utility equipment shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is constructed of one of the materials used on the primary facade of the principal structure.

No storage, waste receptacles, or accessory equipment necessary for the proposed use.

c. **Ground or wall-mounted mechanical equipment. Ground-mounted or wall-mounted equipment such as HVAC equipment, transformers, and gangs of multiple utility meters shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of a solid masonry wall or wooden fence or other opaque enclosure around the equipment that is constructed of one of the permanent and durable materials used on the primary facade of the building. The height of the fence or wall shall be sufficient to effectively screen the equipment from view.**

The existing HVAC equipment is located in the back side of the building not visible from the street or the front entrance.

d. *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, except as follows:

e. Temporary sale of seasonal goods may be permitted on properties other than residentially zoned property, if such temporary sales are authorized by the director for a period not to exceed 60 days, with up to a 30-day extension, to be approved no more than two times in a given calendar year. Such temporary sales shall be limited to sites that:

a. Provide adequate off-street parking on approved surfaces;

b. Provide safe and adequate vehicular access; and

c. Are not adjacent to residentially zoned property.

Outdoor display and sale of goods shall be prohibited in existing designated parking areas.

No storage or accessory equipment dedicated for the proposed use.

5. **Visual blending of slopes. Cuts and fills shall be terraced to blend into the natural terrain. Cut or fill slopes more than ten feet in height shall be landscaped with evergreen shrubbery planted at the rate of ten shrubs per 100 lineal feet.**

No cut or fill slopes more than ten feet dedicated for the proposed use.

E. ***Parking lot design.***

1. ***Parking requirements.*** **Off-street parking shall be required as in Chapter 17.250 of the Hall County Zoning Regulations, except as provided in this subsection:**

a. ***Shared parking.*** **The director may approve a reduction of up to 25 percent in the number of parking spaces required for a specific use where inter-parcel access is provided and a shared parking analysis approved by the director demonstrates that adequate parking will be provided with the approved reduction.**

b. ***Maximum number of parking spaces.*** **The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than 125 percent of the minimum number of required parking spaces required in Chapter 17.250 of the Hall County Zoning Regulations.**

Minimum and maximum parking requirements met.

2. *Pedestrian circulation.* Parking areas shall be designed to facilitate safe and convenient use by pedestrians. Commercial and multi-family developments shall provide designated pedestrian pathways or sidewalks connecting parking aisles to the front entrance of the principal building.

3. **Paving materials for parking lots. All parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)**

Driveway paved with asphalt and app parking spaces paved with gravel as shown in the site plan.

4. ***Parking lot landscaping.***

a. **Each parking area of over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five to ten percent with planning director discretion of the total paved area of the parking lot, not including pervious paving surfaces.**

b. **Landscaping in parking lots shall contain at least one shade tree (minimum of six feet tall and two inches caliper dbh at time of planting and 35 feet tall at maturity) for each 200 square feet of landscaping. Shade trees shall be planted in a bed of ground cover, sod and/or low shrubbery.**

Landscaped island and shade tree indicated in architectural site plan.

5. *Perimeter landscaping.*

a. Where parking lots abut adjacent residentially zoned or residentially used property, a transitional buffer is required as provided in section 17.420.050.C.2.

b. Where parking lots abut public streets, a landscape strip is required, as provided in section 17.420.050.D.2.

Transitional buffer and street frontage landscape strip indicated in architectural site plan.

c. Appropriate shade tree species for landscaping parking lots include the following:

i. Nuttall Oak.

ii. Shumard Oak.

iii. Willow Oak.

iv. Gingko (Variety: President, Autumn Gold, male gender).

v. Princeton Elm.

vi. Chinese Elm (varieties Allee, Athena, Drake, Bosque).

vii. Bald Cypress (variety: Shawnee Brave).

viii. Zelkova (variety Green Vase or Village Green).

ix. Northern Red Oak.

x. Autumn Maple

xi. Other indigenous species approved by the director.

All proposed trees will be chosen from species above to be planted.

F. *Outdoor lighting.*

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.

2. *Parking lot, sidewalk, and building illumination.*

a. Lighting shall be designed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. All lighting shall be semi-cutoff luminary fixtures mounted in such a manner that the cone of light is directed downward.

b. Only incandescent, florescent, metal halide, low-pressure sodium, or color corrected, high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.

c. Parking light fixtures shall be the box head type, shall have a maximum height of 35 feet.

The property is dominantly used for day-time operations and outdoor lighting will be minimal.

All lights to be installed in accordance with 17.420.050 lighting standards and no fixtures over 35' in height.

3. *Security lighting.* Semi-cutoff luminaries shall be used for all security lighting.

4. *Sign illumination.*

a. Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited.

b. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaries, or be semi-cutoff luminary fixtures.

G. *Interparcel access.*

1. Interparcel access, joint driveways, cross access drives and access easements shall be strongly encouraged for adjacent non-residential development along an arterial or collector street, except where the director determines that they are unfeasible because of topographic or other site-specific constraints.

2. Joint driveways and cross access easements shall be strongly encouraged for non- residential development that abuts other non-residential development, whether existing or planned. The building site shall incorporate the following:

a. Continuous cross-access drive located in a cross-access easement, where necessary to connect adjacent parcels along the thoroughfare.

b. A design speed of 15 mph and a two-way travel aisle with a minimum paved width of 22 feet (back of curb to back of curb). Paving, base and curb specifications shall meet Hall County's standards for public streets.

c. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access via a service drive.

d. A five-foot wide sidewalk on one side of the cross-access drive.

e. New commercial developments that abut residential property are strongly encouraged to provide a five-foot wide sidewalk connecting the two uses.

No inter-parcel access or joint driveways proposed.

H. *Architectural standards for non-residential buildings.* The following design guidelines and standards apply to all newly constructed buildings used for office, commercial, industrial, institutional, and public purposes.

1. *General architectural requirements.*

a. *Street orientation.* Principal building entrances shall be oriented to public streets with the exception of internal buildings not directly fronting on the street.

b. *Building height.* Any non-residential building located within 250 feet of a residential or agricultural use street shall be limited to no more than three stories in height.

c. Non-residential buildings shall have at least 1,000 square feet of heated floor space.

2. *Building materials.*

a. The use of a common palette of building materials should be maintained for all four sides of principal buildings to create a consistent and traditional architectural identity. For large commercial/retail buildings and multifamily buildings, variation in building materials, texture, and depth should be employed to provide design variation.

b. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.

c. Building materials used for all four sides of new or reconstructed buildings are restricted to the following:

i. Brick.

ii. Stone. Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.

iii. Split-face block/concrete masonry unit (CMU) is restricted to 50 percent of the surface area of each side of a principal building.

iv. Stucco is restricted to 50 percent of the surface area of each side of a building.

v. Glass and glass block.

vi. Exposed concrete block, painted concrete block, metal, tilt/up and pre-cast concrete are prohibited materials for any exterior wall.

d. Restrictions on the use of metal building materials shall not apply to entry doors and/or roll-up doors.

e. Calculation of ratios of building materials.

The amount of permitted material shall be calculated using the gross square footage of wall area for each elevation (side) of the building. See example below.

For example, a building has a side elevation with a gross wall surface area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 600 square feet of stucco on the front façade [e.g. (1,200 X 50% = 600)]. The balance shall be brick or other allowed material.

3. *Roof materials.* Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1; Res. of 5-26-22(1) , § 2)

No new construction for the property. The existing building will be adapted and reused.

17.420.060. Signs.

The following signs shall be permitted for office, institutional, commercial, industrial and non-residential use, in addition to other signs permitted for these uses in Chapter 17.270 of the Zoning Regulations.

1. *Monument signs.*

a. One ground mounted, monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this section shall apply separately to each street frontage. However, no sign on a corner lot shall be closer than 50 feet from the lot corner, defined by the lot lines extended.

i. **The sign structure shall be constructed of the same materials that are used in the facade of the principal building.**

ii. Dimensional standards for monument signs are set forth in the table below:

Maximum Monument Sign Dimensions for Non-Residential Uses

Gross floor area of buildings	Maximum sign area	Maximum sign height
0—10,000 sq. ft.	32 sq. ft. (each side)	8 ft. above street grade
10,001—50,000 sq. ft.	48 sq. ft. (each side)	8 ft. above street grade
50,001—100,000 sq. ft.	64 sq. ft. (each side)	10 ft. above street grade
Over 100,000 sq. ft.	96 sq. ft. (each side)	12 ft. above street grade

No Sign over 8' will be placed on the property.

2. ***Pole signs. Pole signs are prohibited.***

No Pole Signs will be placed on the property.

3. ***Wall signs and marquee signs.*** **One wall sign or marquee sign shall be permitted for each building or for each tenant in a multi-tenant building.** ***The maximum sign area shall be 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater. Wall signs*** **and marquee signs are only permitted on the side of a building that includes the primary public entrance. A tenant that has less than 16 lineal feet of storefront shall be a permitted a wall sign or marquee sign with a maximum area of 16 square feet.**

4. *Master plan for signs in multi-tenant developments.* For all multi-tenant buildings or developments, a coordinated program of wall signs shall be developed and approved by the county at the time of site plan approval. The signage master plan shall specific the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses. (Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.070. Appeals and modifications.

A. *Procedures for appeals.*

1. It is the intent of the board of commissioners that all development shall conform to the standards and procedures set forth in this chapter. In the event that the intent of this chapter can be achieved with minor deviations that do not substantially impair the purpose or intent of this chapter, the Hall County Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

2. 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.

3. Appeals from requirements set forth in this chapter can be heard by the planning commission as provided in Chapter 17.360 of the Hall County Zoning Regulations.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.080. Definitions.

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Cross-access drive: A drive created for the purpose of providing vehicular or pedestrian access between properties.

Cross-access easement: A private covenant or easement between owners of abutting properties that allows driveways for public access by vehicles and pedestrians connecting two or more properties having different owners.

Diameter at breast height (DBH): A standard measure of the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split. Externally mounted neon signs.

Drive-through window: An opening in the outside wall of a commercial building or structure intended to be used to provide for sales and/or service to patrons who remain in their vehicles.

Facade: The exterior side of a building that faces, and is most nearly parallel to, a public street. The facade includes the entire area of a building, extending from the roof or parapet to the ground, and from one corner of the building to another. Buildings generally have one facade for each street frontage.

Joint access driveway: A driveway that provides direct vehicular access to two or more abutting properties from a public street.

Modulation: The rhythmic variation in the massing and architectural treatments of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least two feet in depth, measured from the forward plane of the facade.

Sign area: That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign, automatic changeable copy: A sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units. Copy shall mean words and numbers.

Sign, internally illuminated: Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.

Sign, pole: A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.

Storefront: That elevation of a commercial building having a single tenant (or that portion of the elevation of a multi-tenant building that is occupied by a single establishment) and that contains the principal public entry to the establishment.

Transitional buffer: An area of natural vegetation or manmade construction, which is intended to provide a visual and dimensional separation between dissimilar land uses.

Vehicle sales lot: An open premises arranged, designed, or used for outdoor storage and display for sale or lease of automobiles, vans, trucks, motorcycles, lawnmowers, sports utility vehicles, recreational vehicles, all terrain vehicles, trailers, boats, manufactured homes, mobile homes, outdoor storage structures, tractors, fork lifts, construction equipment, or other similar vehicles or structures, but not including plant nurseries, building materials or lawn and garden supplies.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

PROPERTY INFORMATION

ADDRESS:
2353 ATHENS HWY, GAINESVILLE, GA 30507

PARCEL NUMBER:
15022C000016

NEIGHBORHOOD:
COMM-HOSPITALITY-MOTELS (COMM05)

CLIENT

DELTA AUTOMOTIVE

MORTEZA MODABBER

DESIGNER

"MODERNACY LLC"

EMAIL: MODERNACY@GMAIL.COM

PHONE: +1 (470) 535-1549

SCOPE OF WORK

- EXISTING ALTERATION AND REMODELING
- DESIGNING A DEALERSHIP
- SITE AND LANDSCAPE REDESIGNING

CODES ABIDED BY

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- RULES AND REGULATIONS OF SAFETY FIRE COMMISIONER FOR TATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120.3.3 JANUARY 15, 2014 (GEORGIA SAFETY FIRE LAW)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120.3.20A / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

BUILDING INFORMATION

OCCUPANCY CLASSIFICATION:
BUSINESS GROUP B

TYPE OF CONSTRUCTION:
VB - LIGHTWEIGHT TIMBER

SEISMIC DESIGN CATEGORY:
HAZARD EXPOSURE GROUP 1
CATEGORY C

SITE CLASS:
D

LAND USE CODE:
COMMERCIAL
COMM-ATHENS HWY 02

AREAS

EXISTING AREAS

BASEMENT FLOOR HEATED	———	SF
BASEMENT FLOOR UNHEATED	———	SF
BASEMENT FLOOR TOTAL	———	SF
1ST FLOOR HEATED	756	SF
1ST FLOOR UNHEATED	400	SF
1ST FLOOR TOTAL	1,156	SF
TOTAL HEATED	756	SF
TOTAL UNHEATED	400	SF
TOTAL	1,156	SF

PROPOSED AREAS

BASEMENT FLOOR HEATED	———	SF
BASEMENT FLOOR UNHEATED	———	SF
BASEMENT FLOOR TOTAL	———	SF
1ST FLOOR HEATED	+ 135	SF
1ST FLOOR UNHEATED	- 135	SF
1ST FLOOR TOTAL	0	SF
2ND FLOOR HEATED	———	SF
2ND FLOOR UNHEATED	———	SF
2ND FLOOR TOTAL	———	SF
3RD FLOOR HEATED	———	SF
3RD FLOOR UNHEATED	———	SF
3RD FLOOR TOTAL	———	SF
TOTAL HEATED	+ 135	SF
TOTAL UNHEATED	- 135	SF
TOTAL	0	SF

TOTAL AREAS

BASEMENT FLOOR HEATED	———	SF
BASEMENT FLOOR UNHEATED	———	SF
BASEMENT FLOOR TOTAL	———	SF
1ST FLOOR HEATED	891	SF
1ST FLOOR UNHEATED	265	SF
1ST FLOOR TOTAL	1,156	SF
2ND FLOOR HEATED	———	SF
2ND FLOOR UNHEATED	———	SF
2ND FLOOR TOTAL	———	SF
3RD FLOOR HEATED	———	SF
3RD FLOOR UNHEATED	———	SF
3RD FLOOR TOTAL	———	SF
TOTAL HEATED	891	SF
TOTAL UNHEATED	265	SF
TOTAL	**1,156**	**SF**

GENERAL INFORMATION

1. THE DESIGNER HAS UTILIZED AND RELIED UPON THE AVAILABLE CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING/SITE IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. CONTRACTOR MAY NOT RELY SOLELY UPON THE COMPLETENESS OF THESE DRAWINGS. IN ADDITION TO THIS SET OF DOCUMENTS, CONTRACTOR HAS BEEN PROVIDED WITH AND IS RESPONSIBLE TO BECOME FAMILIAR WITH ALL OF THE EXISTING BUILDING/SITE, ARCHITECTURAL, AND ENGINEERING DRAWINGS, AND THE EXISTING PHYSICAL CONDITIONS ON OR RELATING TO THE SITE. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR BIDDING AND CONSTRUCTION PURPOSES. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ACCEPTABLE TO PERFORM ALL WORK.

2. NOTIFY DESIGNER IMMEDIATELY UPON DISCOVERY OF CONFLICTS BETWEEN THE CONTRACT DOCUMENTS, THE EXISTING BUILDING/SITE DRAWINGS, AND/OR ACTUAL SITE CONDITIONS. IF A DISCREPANCY OCCURS BETWEEN CONTRACT DOCUMENTS, PROVIDE GREATER QUANTITY AND/OR HIGHER QUALITY REQUIRED.

3. DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF LENGTHS, FIT, OR QUANTITIES OF MATERIALS, ETC.

4. 3D PERSPECTIVE VIEWS WHERE PROVIDED ARE FOR REFERENCE ONLY TO ASSIST THE CONTRACTOR IN UNDERSTANDING THE DESIGN CONCEPT FOR ARCHITECTURAL COMPONENTS AND ARE NOT INTENDED TO SUPERSEED INFORMATION CONTAINED IN OTHER CONTRACT DOCUMENTS RELATING TO THIS WORK. ISSUES REQUIRING CLARIFICATION AND/OR INTERPRETATION OF THESE PERSPECTIVE VIEWS SHALL BE DIRECTED TO THE DESIGNER IN WRITING.

5. DETAILS, SECTIONS, AND NOTES DESIGNATED AS "TYPICAL" OR "TYP" SHOW INTENT. THEY INDICATE THAT THE SAME COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED.

6. DETAILS, SECTIONS AND NOTES DESIGNATED AS "SIMILAR" OR "SIM" SHOW INTENT. THEY INDICATE THAT A COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED TO PROVIDE A COMPARABLE INSTALLATION, AND SHALL INCLUDE ANY MODIFICATIONS NEEDED DUE TO ITS LOCATION. DESIGNER SHALL BE THE JUDGE OF COMPLIANCE WITH DESIGN INTENT AT SIMILAR CONDITIONS.

7. "ALIGN" INDICATES DESIGN INTENT FOR FINISH FACES OF MATERIALS TO HAVE STRAIGHT, TRUE, LEVEL, AND/OR PLUMB RELATION TO ADJACENT SURFACES WITHIN INDUSTRY STANDARD TOLERANCES.

8. INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD OR CONCRETE.

9. ALL FASTENERS AND ATTACHMENTS IN PUBLIC AREAS SHALL BE FULLY CONCEALED FROM VIEW UNLESS NOTED OTHERWISE.

ZONING INFORMATION

THE FOLLOWING IS AN ANALYSIS OF APPLICABLE SECTIONS OF THE **"HALL COUNTY, GA"**, CODE OF ORDINANCES.

ZONING CLASSIFICATION : H-B

NET LOT AREA (N.L.A.) :	1.19 ACRES = 51,836 SF
BUILDING COVERAGE :	1,369 SF = 2.64%
FLOOR AREA RATIO (F.A.R.) :	891 SF = 1.71%
BUILDING HEIGHT :	14' / 1 STORIES
IMPERVIOUS SURFACE RATIO :	**8,241 SF = 15.89%**

PROPOSED BUILDING COVERAGE : 889 SF
PROPOSED ASPHALT DRIVEWAY : 7,352 SF

SUBMITTED TO

DEPARTMENT OF PLANNING & DEVELOPMENT
HALL COUNTY, GA

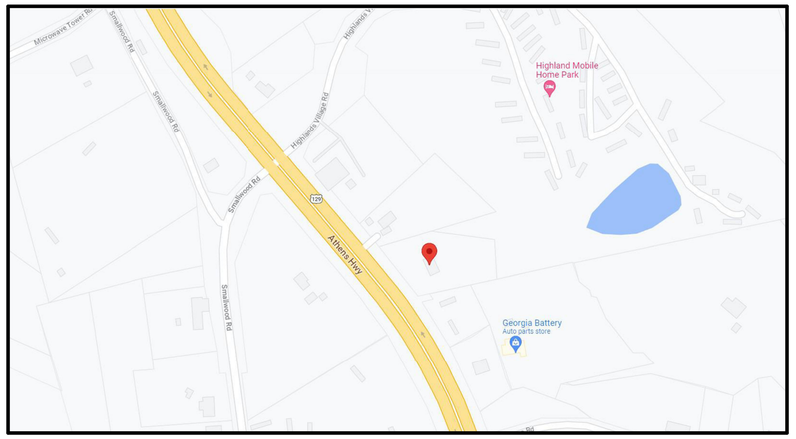
LOCATED IN:
HALL COUNTY GOVERNMENT CENTER

ADDRESS:
2875 BROWNS BRIDGE RD,
GAINESVILLE, GA 30504

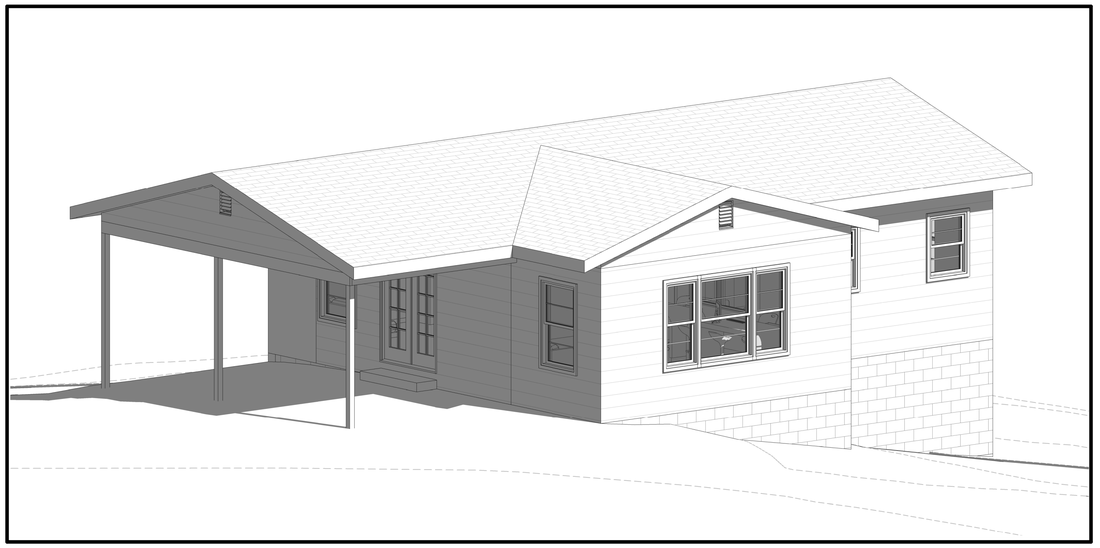
SHEET INDEX

NO.	SHEET TITLE
0C-00	COVER SHEET
A0-00	SURVEY
A0-01	PROPOSED SITE PLAN
A0-02	EROSION AND SEDIMENT CONTROL PLAN
A0-03	ARCHITECTURAL SITE PLAN
A1-01	FLOOR PLANS

SITE MAP



SITE RENDER



MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS

NOTES

STAMP & SIGNATURE

COVER SHEET
SHEET TITLE

SCALE

NORTH

0C-00
SHEET NO.

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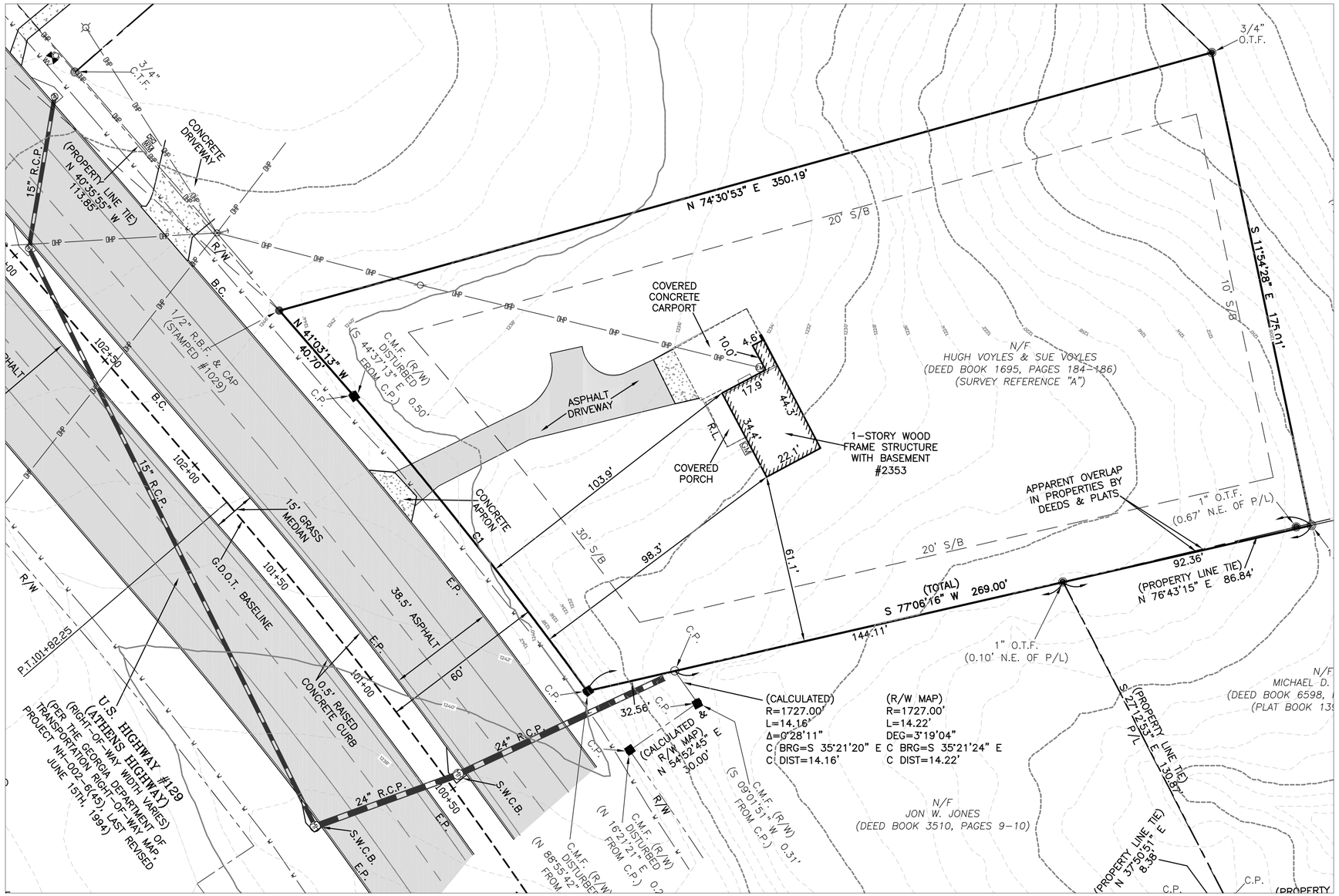

SURVEY
SCALE : 1" = 20'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS | NOTES | STAMP & SIGNATURE

SURVEY
SHEET TITLE

0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE | NORTH

A0-00
SHEET NO.

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SITE PLAN INFORMATION

ZONING CLASSIFICATION : H-B

REQUIRED BUILDING SETBACKS:

FRONT YARD: **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.** FROM PROPERTY LINE, WHICHEVER IS GREATER

SIDE YARD - INTERIOR: **20 Ft.**

SIDE YARD - EXTERIOR: **20 Ft.**

REAR YARD: **10 Ft.**

LOT AREA:

NET LOT AREA (N.L.A.): 1.19 ACRES = **51,836 Sq. Ft.**

BUILDING COVERAGE:

MAXIMUM BUILDING COVERAGE : N/A

PROPOSED BUILDING COVERAGE : 1,369 SF = **2.64%**

FLOOR AREA RATIO (F.A.R.):

MAXIMUM F.A.R. : N/A

PROPOSED F.A.R. : 891 SF = **1.71%**

IMPERVIOUS SURFACE RATIO (I.S.R.):

MAXIMUM I.S.R. : N/A

PROPOSED I.S.R. : 8,241 SF = **15.89%**

PROPOSED BUILDING COVERAGE : 889 SF
PROPOSED ASPHALT DRIVEWAY : 7,352 SF
PROPOSED GEOCELLS PAVING : 9,362 SF (NOT INCLUDED IMPERVIOUS SURFACE)

OSR (OPEN SPACE REQUIREMENTS) **:**

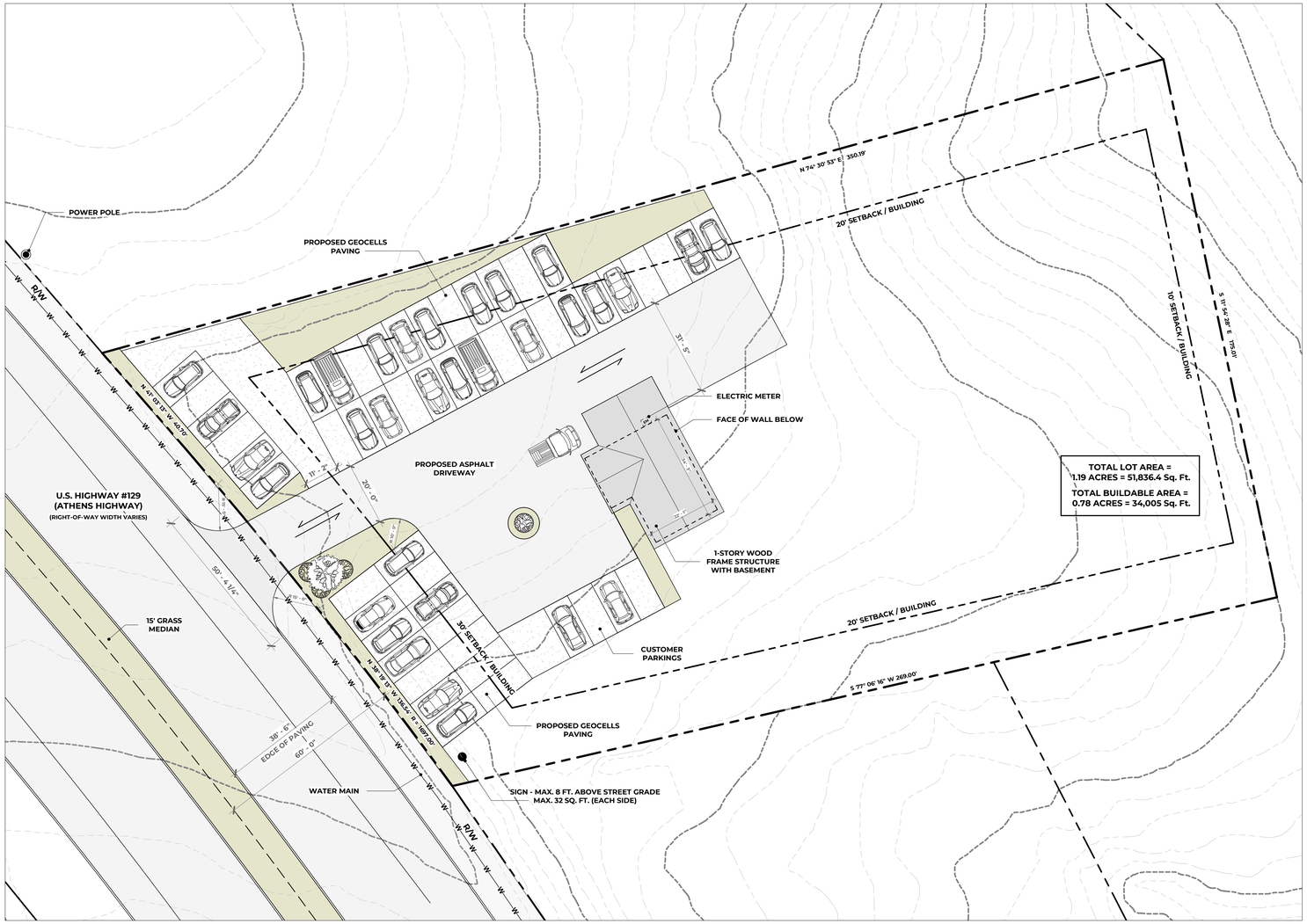
MINIMUM OSR: %20 OF LOT AREA = 10,367 Sq. Ft.
PROPOSED OPEN SPACE = 34,233 Sq. Ft. = **%66**

PARKING SPACE:

MINIMUM PARKING SPACE = N/A
PROPOSED PRKING SPACE = **52**

SITE PLAN LEGEND

PROPERTY LINE		MAIL BOX
BUILDING SETBACK LINE	WM	WATER METER
LIMIT OF DISTURBANCE	EM	ELECTRIC METER
SILT FENCE	MH	MANHOLE
FACE OF WALL BELOW		POWER POLE
C.L.F. C.L.F. C.L.F.		LIGHT POLE
W.F. W.F. W.F.		FIRE HYDRANT
TREE PROTECTION FENCE	DS	DOWNSPOUT + 4" PVC PIPE
W W W		INFILTRATION TRENCH
S.S. S.S. S.S.		ASPHALT
P P P		CONCRETE
PUBLIC UTILITY EASEMENT		GRAVEL
CRITICAL ROOT ZONE		GRASS
STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ



PROPOSED - SITE PLAN
SCALE : 1" = 20'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023
REVISIONS

NOTES

STAMP & SIGNATURE

PROPOSED SITE PLAN
SHEET TITLE

0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE

NORTH

A0-01
SHEET NO.

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EROSION AND SEDIMENT CONTROL BMPs

Ds1 **DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)** ; A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF **(6) MONTHS OR LESS** WHEN SEEDING IS NOT PRACTICAL.

Ds2 **DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)** ; ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.

Ds3 **DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)** ; ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

SS **SLOPE STABILIZATION ;** ALL SLOPES GREATER THAN **3H:1V** SHALL BE SUPPLEMENTED WITH MATTING.

Co **CONSTRUCTION EXIT ;** A STONE-STABILIZED PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.

NOTES:
A) NO PROPOSED GRADING EXCEEDING **TWO (2)°** .
B) CONTOURS SHOWN ARE EXISTING. **MAX. 2H:1V** SLOPES.
C) THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT.

RUNOFF REDUCTION CALCULATION

RR_v (RUNOFF REDUCTION VOLUME) **= (P x A x R_v) / 12 (CUBIC FT)**

WHERE:

P (PRECIPITATION DEPTH) = **1.0"**

A (LOT AREA) = 1.19 ACRES = **51,836 SF**

R_v (VOLUMETRIC RUNOFF COEFFICIENT) = $a + b\,i + c\,i^2 + d\,i^3$

i (IMPERVIOUS SURFACE RATIO) = 8,241 SF / 51,836 SF ≈ **16%**

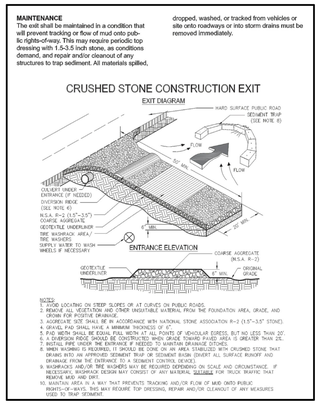
R_v = 0.05 + 0.009 (16) = **0.194**

RR_v = (1 × 51,836 × 0.194) / 12 = **838.01 CUBIC FT**

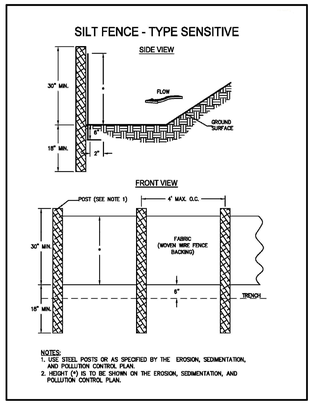
838.01 / **0.4** (ASSUMING THE 40% VOID RATIO) ≈ **2,095 CUBIC FT**

PROVIDED VOLUME = 3'(W) x 4'(D) x 197'(L) = **2,364 CUBIC FT**

THE REQ'D VOLUME HAS BEEN SATISFIED.



DETAIL #1 - CONSTRUCTION EXIT (Co)



DETAIL #2 - SILT FENCE (Sd1-S)

GENERAL NOTES

A. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY (COMPANY) ON (DATE). THE FIELD RUN TOPOGRAPHY DATE SHOULD NOT BE EARLIER THAN THE SITE'S FINAL PLAT DATE.

B. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.

C. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

D. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

E. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

F. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

G. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

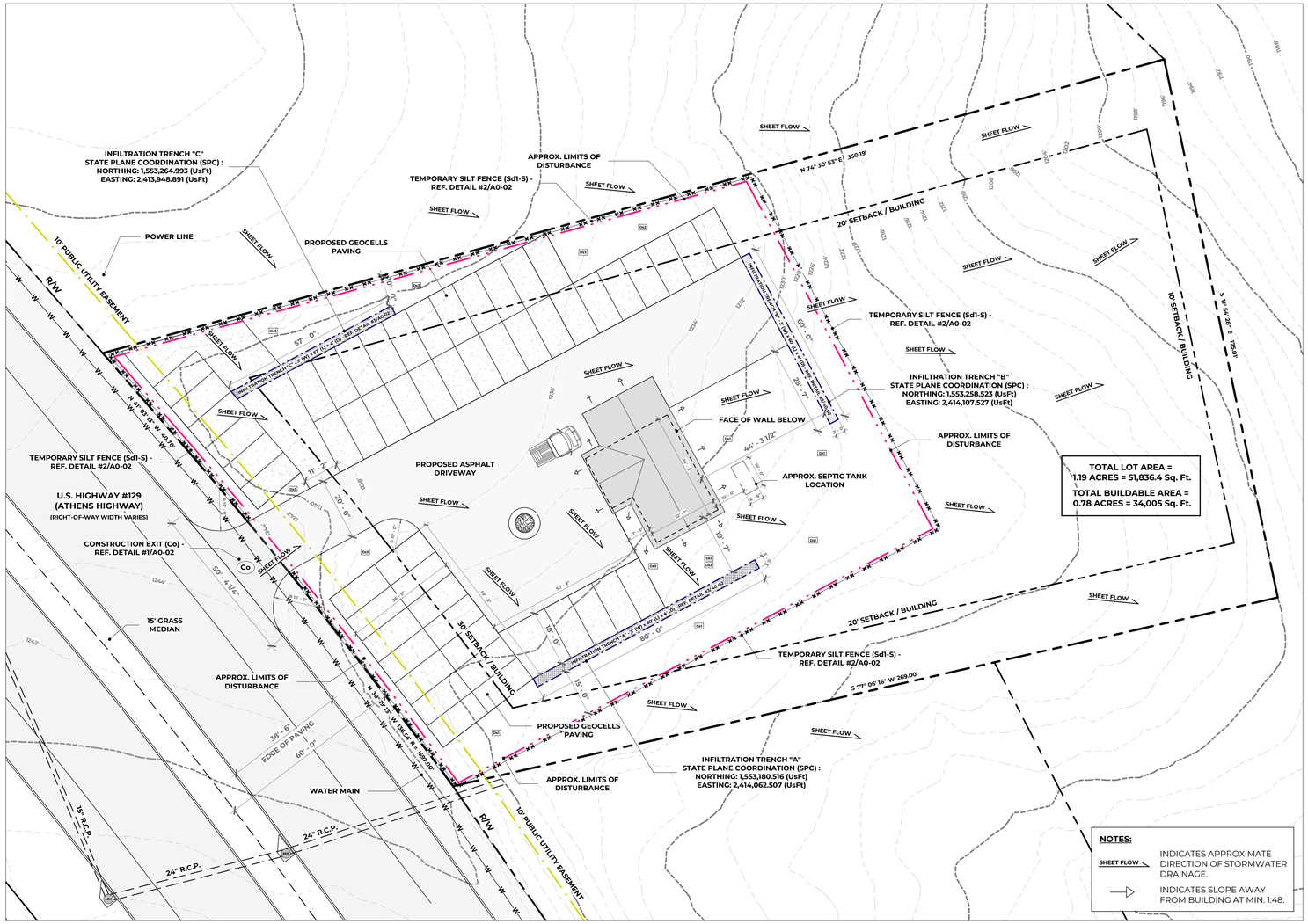
H. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF / HERSELF) OR (HIS / HER) AUTHORIZED AGENT UNDER (HIS / HER) SUPERVISION.

I. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

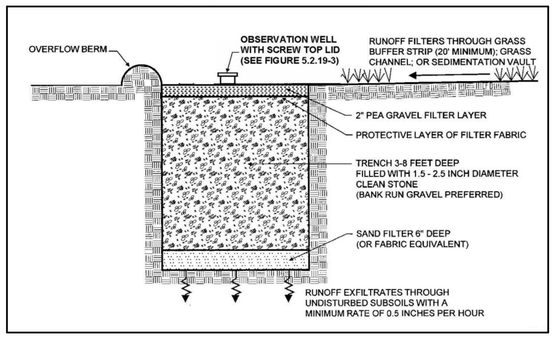
SITE PLAN NOTES

A. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER. THE 'STOP WORK' ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.

B. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.



EROSION AND SEDIMENT CONTROL PLAN
SCALE : 1" = 20'-0"



DETAIL #3 - INFILTRATION TRENCH

SITE PLAN LEGEND

PROPERTY LINE		MAIL BOX	MB
BUILDING SETBACK LINE		WATER METER	WM
LIMIT OF DISTURBANCE		ELECTRIC METER	EM
SILT FENCE		MANHOLE	MH
FACE OF WALL BELOW		POWER POLE	
CHAIN LINK FENCE	C.L.F.	LIGHT POLE	
WOODEN FENCE	W.F.	FIRE HYDRANT	
TREE PROTECTION FENCE		DOWNSPOUT + 4" PVC PIPE	DS
WATER MAIN	W	INFILTRATION TRENCH	
SANITARY SEWER	S.S.	ASPHALT	
POWER LINE	P	CONCRETE	
PUBLIC UTILITY EASEMENT		GRAVEL	
CRITICAL ROOT ZONE		GRASS	
STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ	

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT
2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS
DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT
NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023
REVISIONS
NOTES
STAMP & SIGNATURE

EROSION AND SEDIMENT CONTROL PLAN
SHEET TITLE
0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE
NORTH

A0-02
SHEET NO.

COPYRIGHT NOTICE: ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROERTY OF MODERNACY LLC AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF MODERNACY LLC. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF MODERNACY LLC.

ARCHITECTURAL SITE PLAN
SCALE : 1" = 20'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS

NOTES

STAMP & SIGNATURE

ARCHITECTURAL SITE PLAN
SHEET TITLE

0 20'-0" 40'-0" 80'-0"
1" = 20'-0"
SCALE

NORTH

A0-03
SHEET NO.

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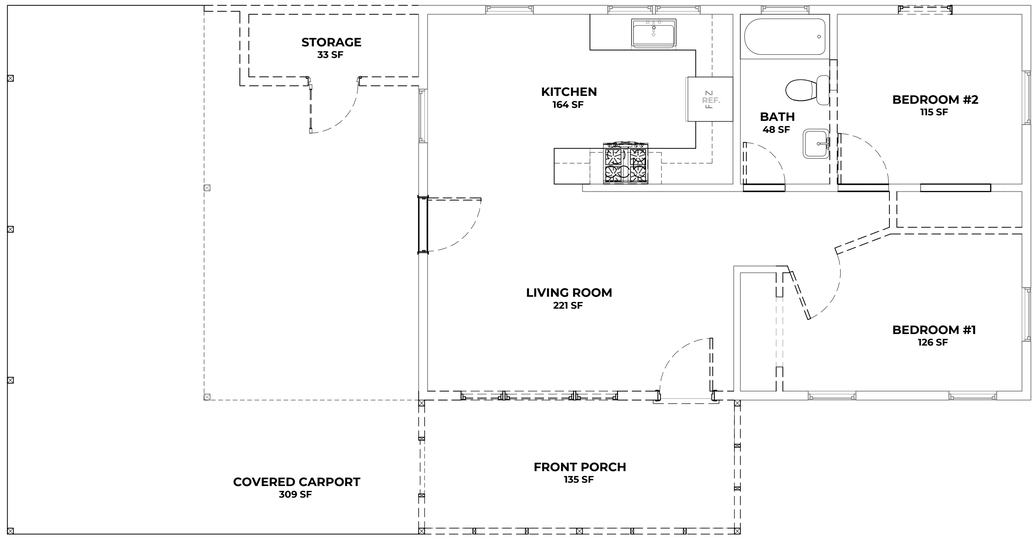
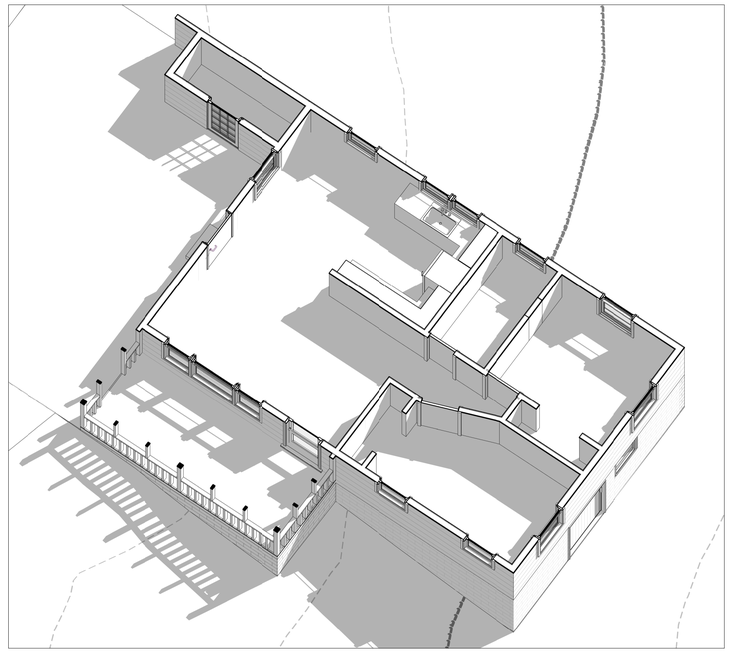
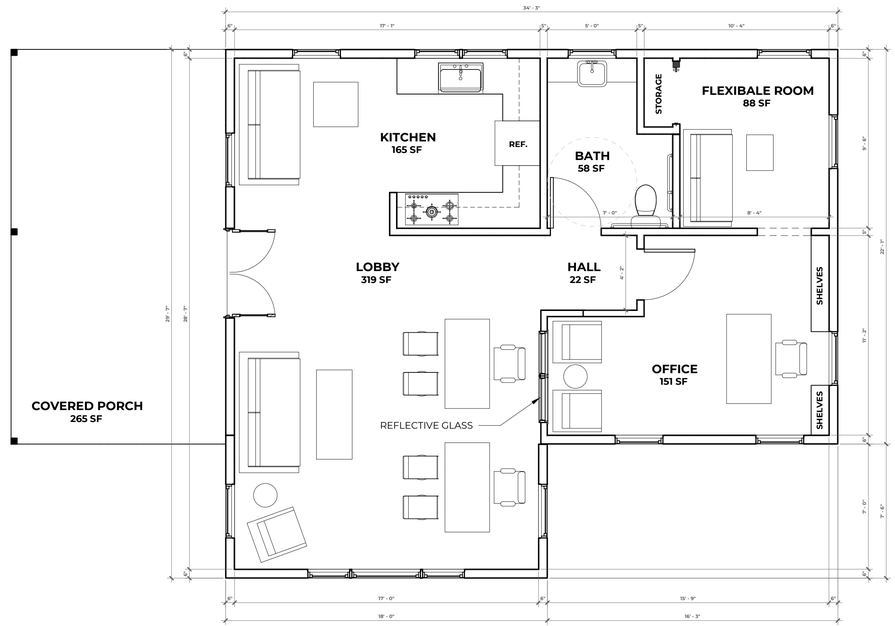


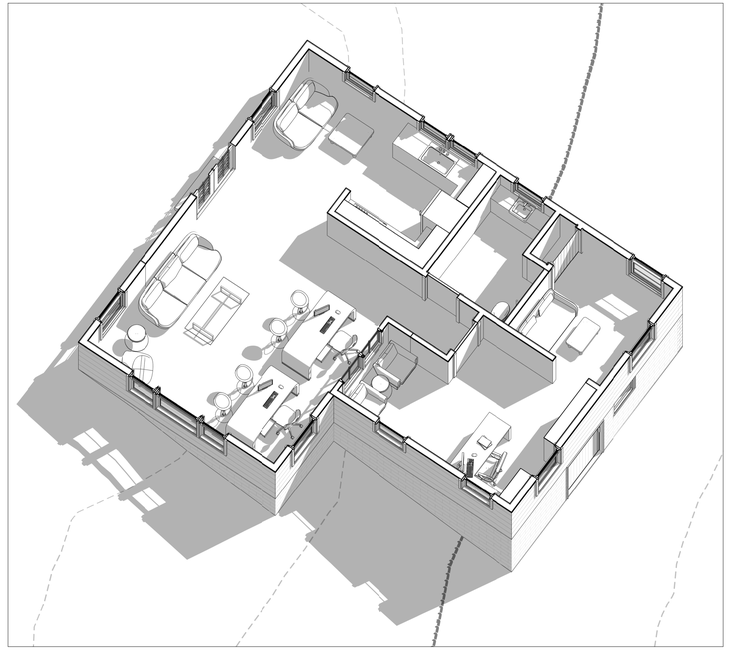
EXISTING + DEMO. - FLOOR PLAN
SCALE : 1/4" = 1'-0"



1 **EXISTING - AXONOMETRIC VIEW**



PROPOSED - FLOOR PLAN
SCALE : 1/4" = 1'-0"



2 **PROPOSED - AXONOMETRIC VIEW**

MODERNACY LLC
ARCHITECTURE+DESIGN

DELTA DEALERSHIP
PROJECT

2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS

DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS

NOTES

STAMP & SIGNATURE

FLOOR PLANS
SHEET TITLE

0 4'-0" 8'-0" 16'-0"
1/4" = 1'-0"
SCALE

NORTH

A1-01
SHEET NO.

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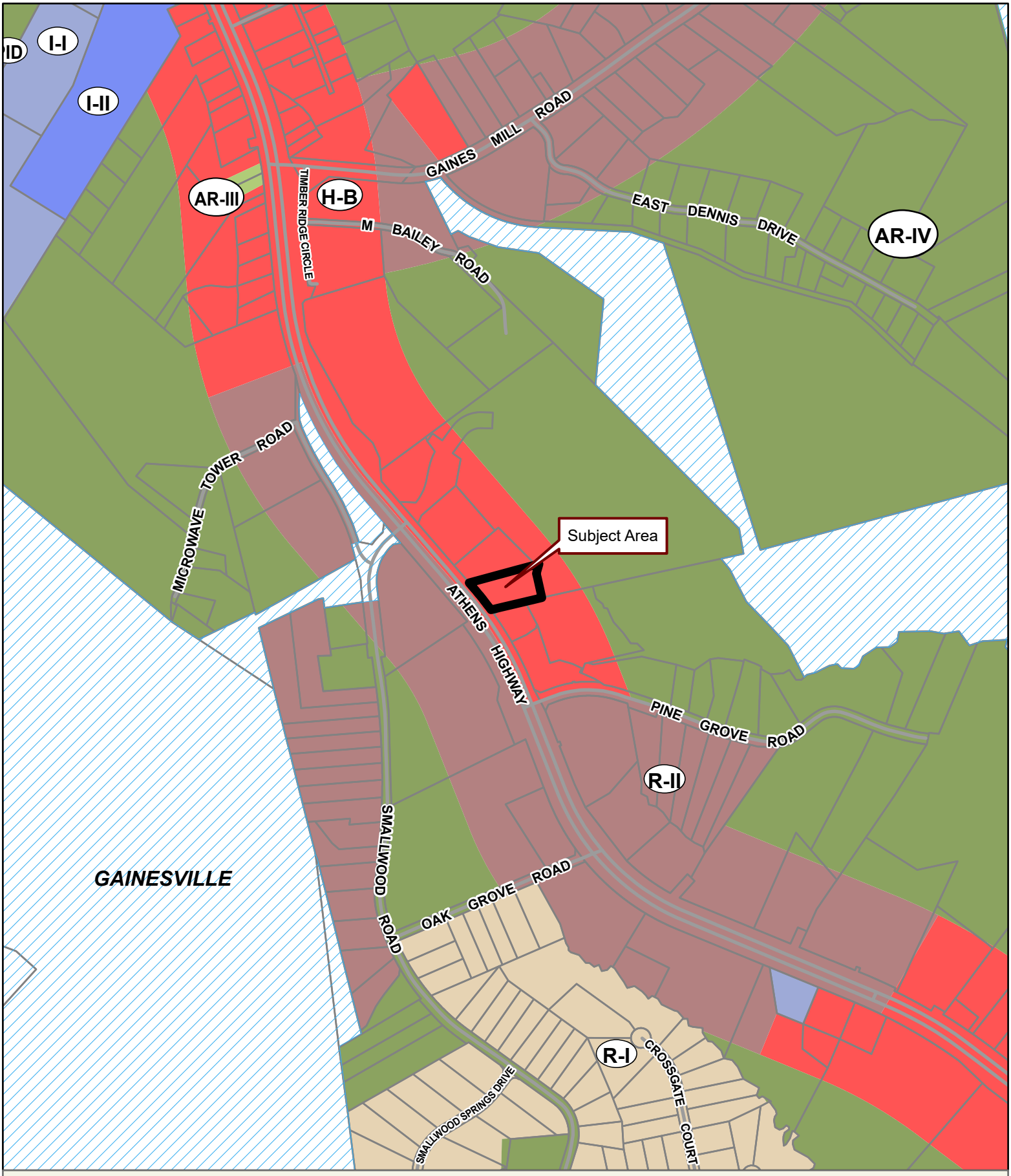


Applicant: MORTEZA MODABER

Tax Parcel #: 15022C000016

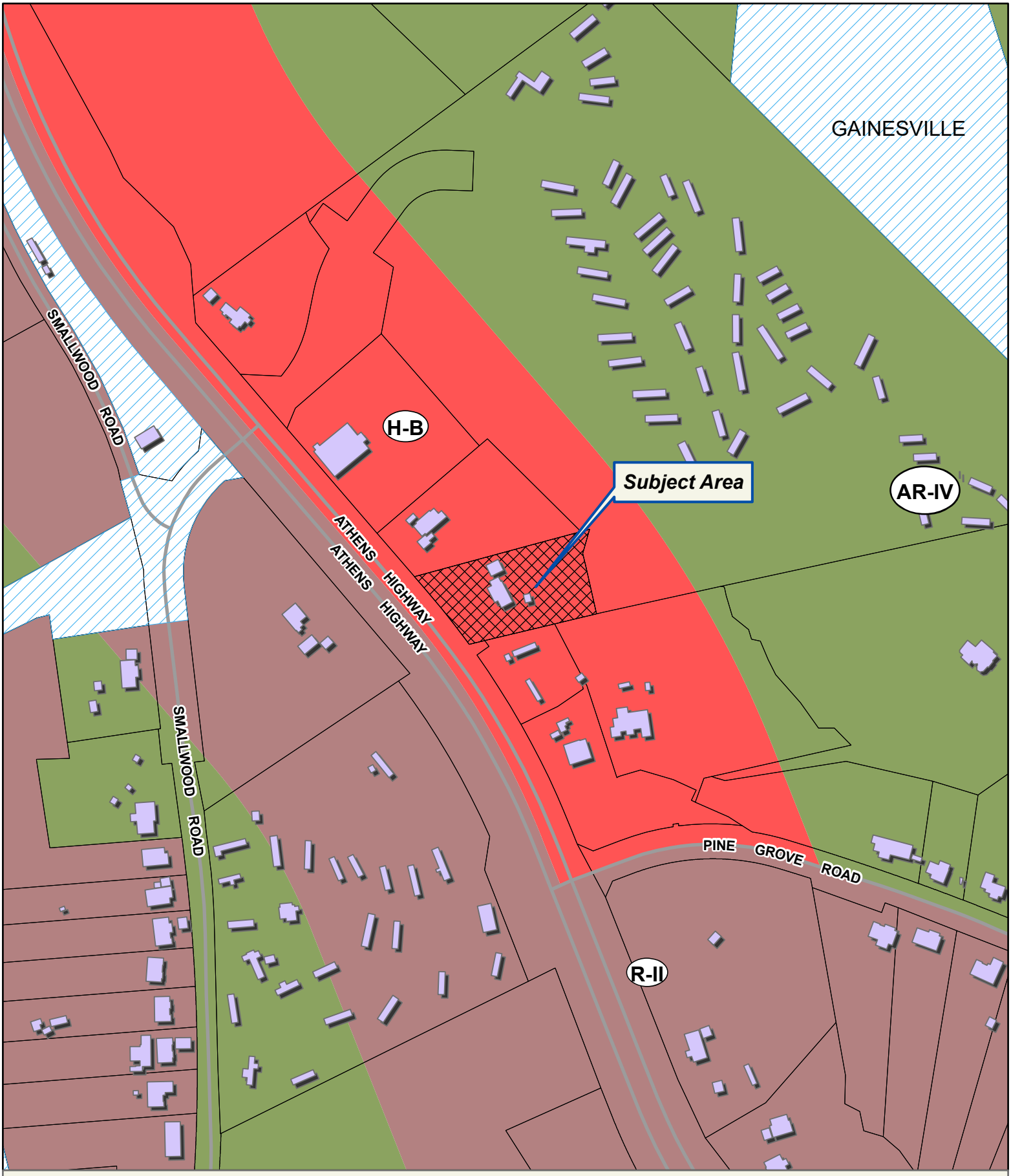
Location: 2353 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 4 **PC Mtg. Date: 09/05/23**

0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: MORTEZA MODABER
Tax Parcel #: 15022C000016
Location: 2353 ATHENS HIGHWAY, GAINESVILLE, GA 30507
Commission District 4 **PC Mtg. Date: 09/05/23**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: MORTEZA MODABER
Tax Parcel #: 15022C000016
Location: 2353 ATHENS HIGHWAY, GAINESVILLE, GA 30507
Commission District 4 **PC Mtg. Date: 09/05/23**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N

View «A»
Exisitng

View «A»

Proposed

View «B»
Existing

View «B»

Proposed

CERTIFIED
TRUE COPY

Record and Return to:
Lueder, Larkin & Hunter, LLC
417 Green Street, NW, Suite 1A
Gainesville, GA 30501
File No.: GA-GN-22-0098-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL
APN/Parcel ID: **15022C000016**

THIS INDENTURE, made this **24th day of February, 2023**, between

Hattie Louise Bales

as party or parties of the first part, hereinafter called Grantor, and

Chase Car Center, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (B) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, August 3, 2023 11:17 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Tentative Agenda and Maps for the **Tuesday, September 5, 2023** Hall County Planning Commission Meeting.

1. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
   (B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

   The Hall County Fire Marshal's Office has no comments regarding item A and B 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: Morteza Modaber

REQUEST: Use Subject To County Commission Approval For A Vehicle Sales Lot In GC/OD With A Variance From Landscape Standards.

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm

&

COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm

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

FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: MORTEZA MODABERI
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A VEHICLE SALES LOT IN GOD WITH A VARIANCE FROM LANDSCAPE STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: MORTEZA MODABER
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A VEHICLE SALES LOT IN GCUD WITH A VARIANCE FROM LANDSCAPE STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE

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

APPLICANT: Morteza Modaber

REQUEST: Use Subject To County Commission Approval With A Variance From Landscape Standards.

For A Vehicle Sales Lot In GMD

PUBLIC HEARINGS WILL BE HELD ON: STANDARDS

PLANNING COMMISSION Date: Sept 5 2023 Time: 5:15 pm

& COUNTY COMMISSION Date: Oct 12 2023 Time: 6:00 pm

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

FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: MORTEZA MODABER
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL WITH A VARIANCE FOR A VEHICLE SALES LOT IN GVD FROM LANDSCAPE STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15 pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00 pm
HALL COUNTY GOVERNMENT CENTER, 2875 BRIDGE BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 530/2023

SUBJECT: **4260 Winder Highway | Amend Conditions of a Planned Commercial Development (PCD) |** on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006 **| Proposed Use: commercial signage |** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD

Recommendation:

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.

Purpose of Request:

4260 Winder Highway | Amend Conditions of a Planned Commercial Development (PCD) | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006 **| Proposed Use: commercial signage** | Commission District 1 | **Masstar Signs / Craig Inabinett, 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
Maps
Renderings
GDOT Comments
Environmental Health Comments
Public Works Comments
Fire Comments
Notice Sign Photos

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel | **Proposed Use: commercial signage | Masstar Signs / Craig Inabinett, applicant.**

The request before you is the request of Masstar Signs / Craig Inabinett to Amend Conditions of PCD to allow commercial signage. This item is located within Commission District 1.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with one (1) condition **(5-0)**.

There were no **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.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Masstar Signs / Craig Inabinett

Request ..... Amend conditions of Planned Commercial Development (PCD, 17.180.080)

Proposed Use ..... commercial signage

Size ..... 27.96± acres

Zoning ..... Planned Commercial Development (PCD, 17.180.080) and Gateway Corridors Overlay District (GCOD, 17.420)

Location ..... **4260 Winder Highway** | Tax Parcel 15044B000006

Commission District ..... One

Planning Commission Date ..... September 5, 2023

Staff Recommendation ..... **Approval with conditions as the proposed use is consistent with the Comprehensive Plan future land use classification of Community Crossroad.**

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

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.

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 installation of additional commercial signage on a 27.96± acre parcel. The property is developed with an Ingles grocery store and fueling center. The applicant is requesting an amendment to the

PCD standards to amend a master sign plan for the purpose of installing multiple signs on the property, with locations including the fuel center canopy and the storefront.

The property falls within the Gateway Corridors Overlay District, (17.420.) which provides supplemental design standards for non-residential property development, including signage (17.420.60). Specifically, the GCOD guidelines state that only one wall sign is permitted for each tenant of a building (17.420.060.). The letter of intent proposes the addition of three (3) wall signs to be added to the property, as well as signage for the fuel center canopy, which is governed by the requirements of the sign code, 17.270.070. The proposed signage standards and the existing code requirements are detailed in the tabled below.

Sign Type	Code Requirement	Proposed Sign	Existing Signage
Fueling Station Canopy	• One sign per canopy façade (per public street frontage) (17.270.070) • Maximum sign area of 16 square feet (17.270.070)	• One Canopy sign: ○ 3-price fuel price sign ○ 3’ x 13’ / 39 square feet	• One canopy sign: ○ Gas Express ○ 3’ x 23’ / 69 square feet
Wall Sign	• One wall sign or marquee sign shall be permitted for each building or for each tenant in a multi-tenant building. (17.420.60) • Maximum sign area of 64 square feet per building, or one square foot per linear foot of storefront. (17.420.60) ○ Storefront is 339 linear feet in length • Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited. (17.420.050(F)(4)(a))	• Wall Sign (logo): ○ Circular logo sign ○ 5’ x 5’ / 19.63 square feet ○ Internally illuminated • Wall Sign (name): ○ Brand name ○ 12’5” x 21’6” / 30.10 square feet ○ Internally illuminated • Total Sign Area: ○ 49.10 square feet	• Wall Sign: ○ Ingles name ○ 9’4” x 27’6” / 256.58 square feet • Wall Sign: ○ American Owned ○ 3’6” x 12’0” / 42 square feet • Wall Sign: ○ Fresh Foods ○ 4’7” x 8’0” / 36.64 square feet • Wall Sign: ○ Pharmacy ○ 1’3” x 10’6” / 13.13 square feet • Wall Sign: ○ RX Drive-Thru ○ 3’4” x 9’2” / 30.54 square feet • Total Sign Area: ○ 386.89 square feet

The requested amendment to the Planned Commercial Development would permit the addition of two (2) wall signs to the Ingles storefront for a total of 7 wall signs, with a combined sign area of 436.62 square feet, exceeding the maximum permitted per the sign standards by 97.62 square feet. Additionally, the application describes the proposed installation of a 3-price fuel price sign which is 39 square feet in area, for a total of 55 square feet of signage on the fuel station canopy. All of the proposed signs are internally illuminated, which is prohibited within GCOD.

This property has previously been approved for rezoning on two occasions; the first rezoning occurred on June 23, 2005 to Suburban Shopping (S-S, 17.140) for a retail shopping center, then the property was rezoned again on December 8, 2005 to Planned Commercial Development (PCD, 17.180.080) for the current development.

The property is subject to the following conditions of the PCD rezoning approval:

1. The development of the site shall occur as generally depicted on the concept plan and described in the project materials, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Final plans shall comply with the Corridor Development Standards or subsequently adopted standards, whichever are most stringent.
3. Coordination and approval from the Georgia Department of Transportation will be required for access, driveway configuration, turning lanes and acceleration/deceleration lanes onto the planned Winder Highway widening project. Cross-access shall be provided to adjoining commercial properties.
4. All conditions of zoning shall be made a part of any plat created for the property.

Additionally, two sign variances were granted in 2008 to permit an increase in the maximum sign height and sign area, as detailed below:

Sign 1 (Gas Express):
Vary height from 12 ft. to 14 ft.
Vary sign area from 96 sq. ft. to 104 sq. ft.

Sign 2 (Ingles):
Vary height from 12 ft. to 14 ft.
(Proposed sign area of 94 sq. ft. does not require a variance)

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 applicant has submitted scaled renderings of the proposed signs. Additionally, the site layout is not proposed to change.**

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. **The existing site layout is not proposed to change, as such this standard is not applicable.**

3. The proposed methods and location of all buffers shall be described. **The existing site layout is not proposed to change, as such this standard is not applicable.**

4. The proposed exterior lighting shall be shown. **The existing site layout is not proposed to change, as such this standard is not applicable.**

5. All proposed signs, advertising or identification graphics shall be indicated, showing their number, size, height and location. **The purpose of the current request is to approve a master sign package for the addition of three (3) signs to the property.**

6. The type and number of uses proposed for the commercial development shall be indicated. **The proposed signage has been articulated in the Letter of Intent and in the submitted renderings.**

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. **The application proposes signage which deviates from the signage requirements of the Gateway Corridors Overlay District (GCOD, 17.420).**

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 "Community Crossroad." The intent of this land use category is to maintain and create access to local goods and services at major intersections throughout the community. Future land uses include neighborhood commercial uses (smaller-scale retail and services serving nearby residents) and civic benefit uses including places of worship, parks, and community centers.

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 as defined by the Gateway Corridors Overlay District standards.**

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). The site is developed with an Ingles grocery store but the proposed signage, as presented, could not be installed unless this amendment is approved.**

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 "Community Crossroad" future land use designation. The Comprehensive Plan identifies "neighborhood commercial uses (smaller-scale retail and services serving nearby residents)" as appropriate future land uses in this area.**

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; **The site has been developed as a grocery store and fueling station since 2007.**

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 2005 to add three (3) signs 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; **The proposed signage exceeds the maximum sign standards for commercial property within the Gateway Corridors Overlay District (GCOD, 17.420). As the property is a Planned Commercial Development (PCD, 17.180.080) the applicant is proposing unique signage standards through the adoption of a master sign plan for the development.**

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 signage will be added to existing structures.**

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 and has submitted sign renderings as part of the application materials.**

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 August 3, 2023, Emily McGahee stated "No comment. Public sewer."

Hall County Fire Marshal

In an email dated August 3, 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 August 3, 2023, Bill Nash, Director, stated the following:

Engineering:
No comment.

Traffic:
No comment.

Utilities:
No comment.

Georgia Department of Transportation

In an email dated August 1, 2023, Veronica Chavers, D1TO Civil Engineer 3, indicated coordination would not be required.

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Preston Kendall, 15 W Vista Drive Candler, NC, presented the request. The applicant stated that they completely remodeled the store and added a Starbucks. The applicant presented their proposed signage and stated they are still under 5% for front store signage.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned if the signs were internally illuminated. The applicant stated that they are by LED.

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

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.

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

HALL COUNTY
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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address) Masstar Signs
CRAIG INABINET
11801 ANDERSON ROAD
GREENVILLE, S.C 29611
Phone 843-749-2885
Email Address CRAIGINABINET@GMAIL.COM

Property Owner (Name & Mailing Address)
X Ingles Market
P.O. Box 6676
Asheville, N.C. 28816
Phone 828-669-2941
Email Address dcominiti@ingles-markets.com

Proposed Use

Contact Person (Name & Mailing Address)
CRAIG INABINET
11801 ANDERSON ROAD
GREENVILLE, S.C 29611
Phone 843-749-2885
Email Address CRAIGINABINET@GMAIL.COM

Status of Applicant
- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action
Permissive Use:
☐ HCPC ☑ HCC
Fee:$ 1,500.00
Receipt #:
Check #:

Zoning:
Acreage

X Tax Parcel Number 15044B000006
Location Address 4760 WINDER HWY., FLOWERY BRANCH, GA. 30542

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

Sign Craig Inabinet Date: 6/14/23

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: _____

PLANNING AND DEVELOPMENT DEPARTMENT
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AUTHORIZATION OF PROPERTY OWNERS

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

X Name of owner(s) Preston Kendall / Ingles Markets, Inc

Address PO Box 6676
Asheville NC 28816

Phone Number (828) 669-2941

Name of applicant(s) Masstar Signs - Craig Inabinett

Address 11801 Anderson Road
Greenville, S.C. 29611

Phone Number 843-749-2885

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 Preston Kendall

Personally appeared before me

PRESTON KENDALL / CRAIG INABINETT

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

Tracy W Caminiti
Notary Public

TRACY W CAMINITI
Notary Public
Henderson
County
My Comm. Exp.
3-18-26
NORTH CAROLINA

6-15-23
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

HALL COUNTY
GEORGIA
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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: Craig Swalwell **Date:** 6/14/23

Applicant's/Owner's Name (Printed): Craig Swalwell

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

HALL COUNTY
GEORGIA
We have it all in Hall

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: _____ / Ingles Markets, Inc **Date:** 7-13-2023

Applicant's/Owner's Name (Printed): Preston Kendall / Ingles Markets, Inc

The ingles ADVANTAGE™

Robert P. Ingle, II
Chairman of the Board

Jim Lanning
President and Chief Executive Officer

July 12, 2023

RE: Hall County, Georgia
Permit Office

To whom it may concern:

Mr. Preston Kendall is the Construction Project Manager for Ingles Markets, Inc. He is authorized in his position to initiate permits and any official action(s) related to our construction processes.

Sincerely,

Pat Jackson
VP/CFO
Ingles Markets, Inc.
828-669-2941 ext 223

To Whom This May Concern:

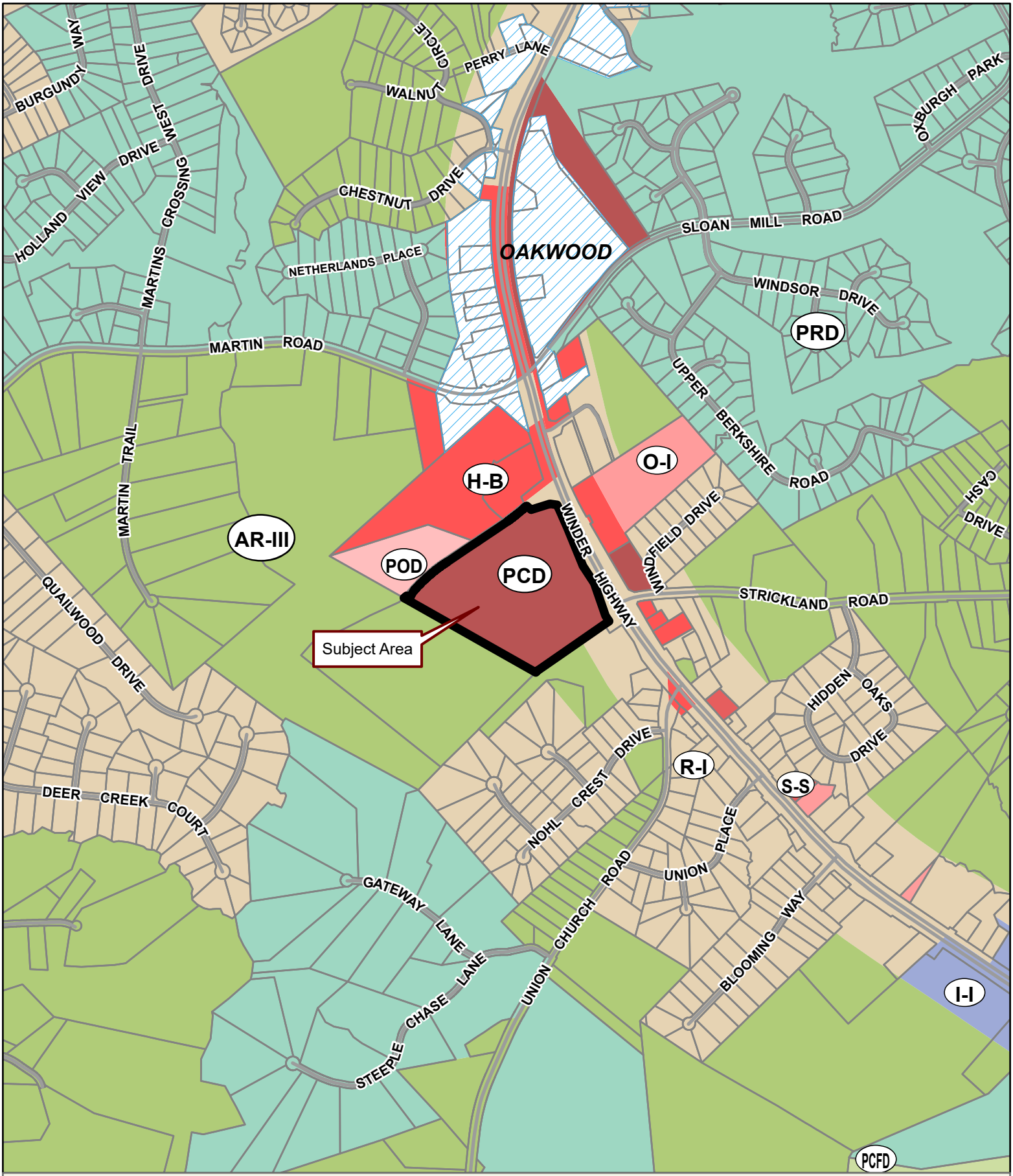
The memo is to provide information concerning Ingles Markets request to add 2 additional wall signs to the front of Ingles storefront wall and to add 1 3 price fuel price sign to the canopy of the I Gas Express fuel center.

Ingles is remodeling the interior of their store to better serve the community of this area by offer additional services and products for today's Customers. They are requesting to add a 5" round Starbucks logo and 21'6" Starbucks Coffee raceway sign to store front. With the addition of these 2 signs storefront signage will still be less than 4% of the storefront square footage. Please see attached drawing.

Ingles is requesting to add a 3-price fuel box to the right front side of present canopy to communication fuel blends and price for the various fuel blends they will be offering. Please see attached drawing.

Thank you for your time and help in approving Ingle's request.

Craig Inabinett



Applicant: MASSTAR SIGNS / CRAIG INABINETT

Tax Parcel #: 15044B000006

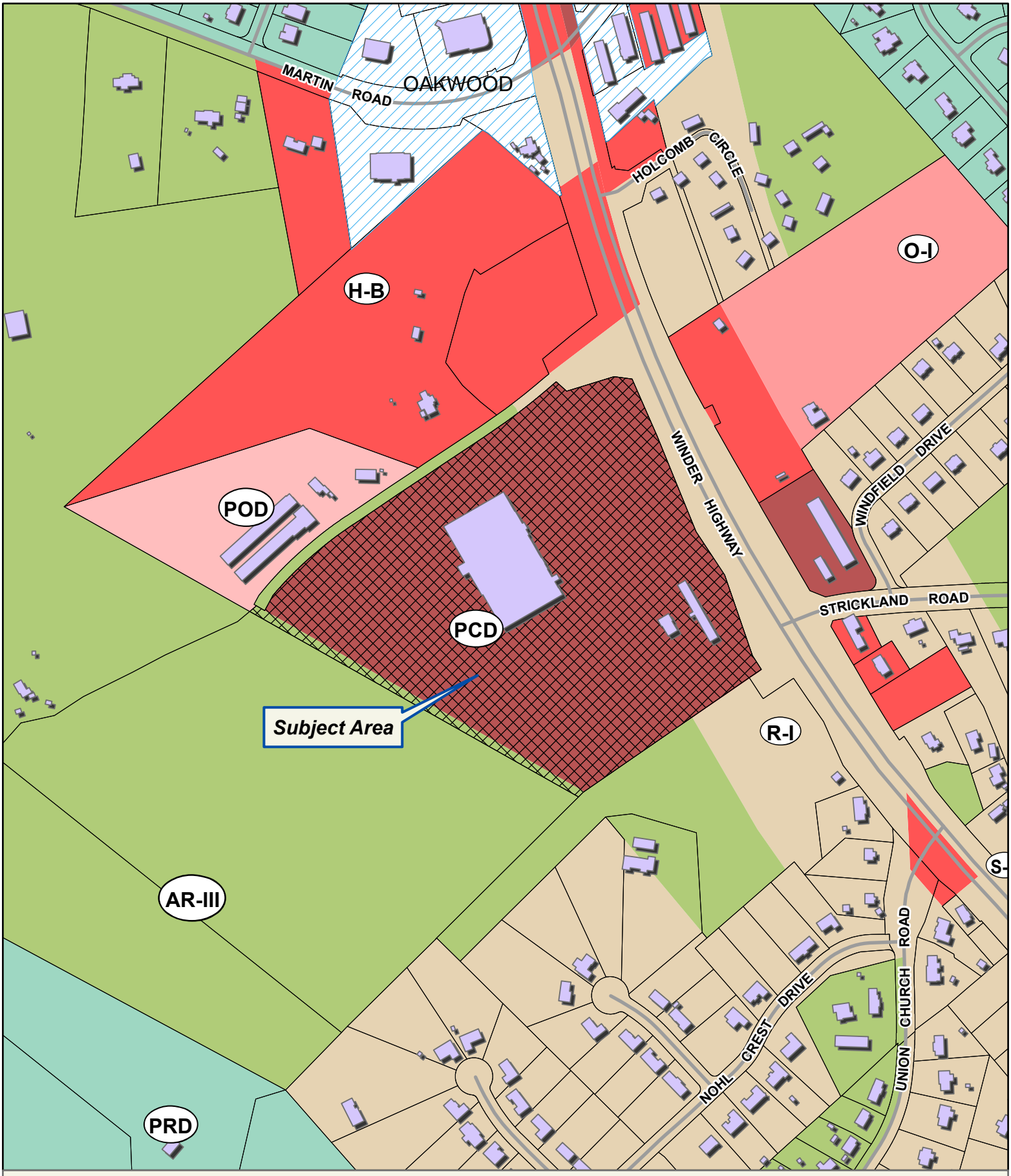
Location: 4260 WINDER HIGHWAY, FLOWERY BRANCH, GA 30542

Commission District 1 **PC Mtg. Date: 09/05/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: MASSTAR SIGNS / CRAIG INABINETT

Tax Parcel #: 15044B000006

Location: 4260 WINDER HIGHWAY, FLOWERY BRANCH, GA 30542

Commission District 1 **PC Mtg. Date: 09/05/23**

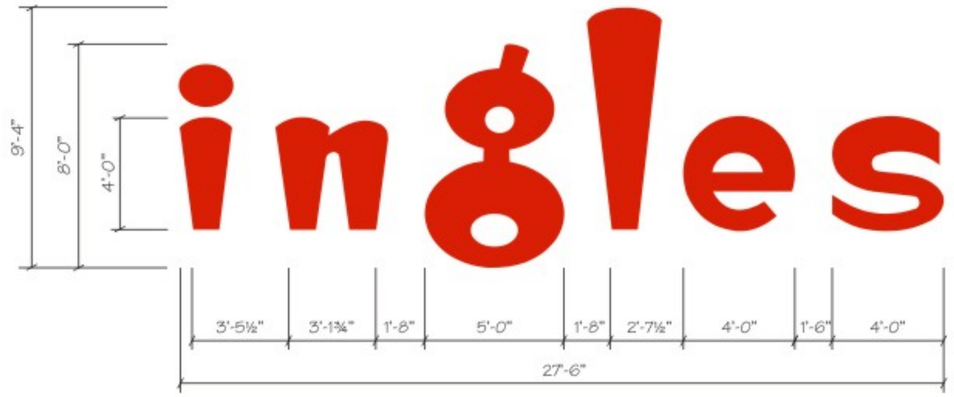
Applicant: MASSTAR SIGNS / CRAIG INABINETT
Tax Parcel #: 15044B000006
Location: 4260 WINDER HIGHWAY, FLOWERY BRANCH, GA 30542
Commission District 1 **PC Mtg. Date: 09/05/23**

0 125 250 500
Feet

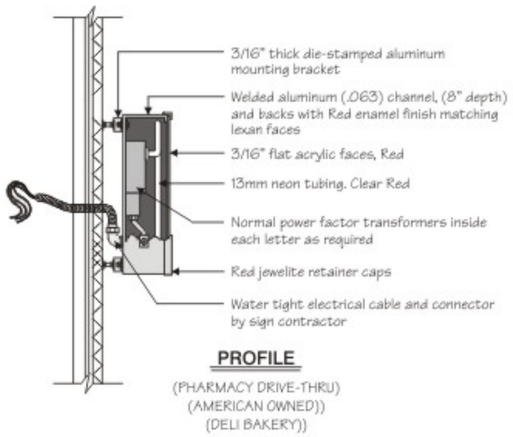
Zoning Boundary
City Limits
Subject Area

N

Scale: 1/16" = 1'-0" **SIGN ELEVATION**

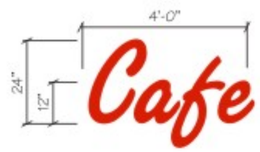


Scale: 1/4" = 1'-0" **SIGN ELEVATION**



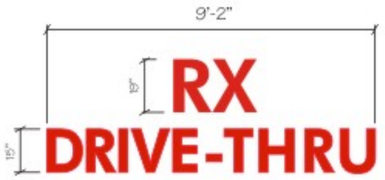
PROFILE

(PHARMACY DRIVE-THRU)
(AMERICAN OWNED))
(DELI BAKERY))



Scale: 3/8" = 1'-0" **SIGN ELEVATION**

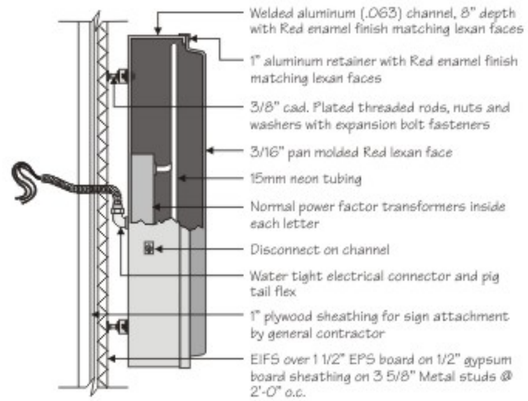
Scale: 1/4" = 1'-0" **SIGN ELEVATION**



Scale: 3/8" = 1'-0" **SIGN ELEVATION**

SIGN SQUARE FOOTAGE

PHARMACY	@ 1'-3" X 10'-6" =	13.13
RX DRIVE-THRU	@ 3'-4" X 9' - 2" =	30.54
CAFE	@ 2'-0" X 4'-0" =	8.00
AMERICAN OWNED	@ 3'-6" X 12'-0" =	42.00
INGLES	@ 9'-4" X 27'-6" =	256 .58
FRESH FOODS	@ 4'-7" X 8'-0" =	36.64
	TOTAL =	386.89



PROFILE

(Ingles Letters)

THIS SIGN TO BEAR **Underwriters Label**

120 VOLTS

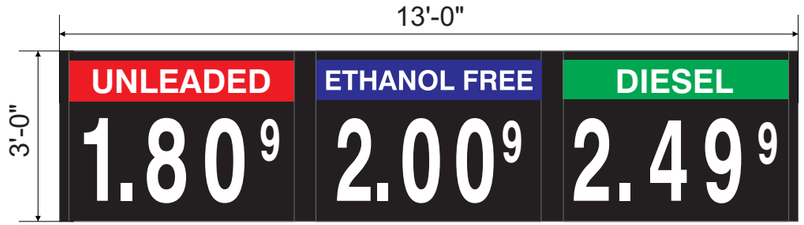
Rainbow Signs, Inc.
GREENWOOD, SC 864-223-8423

CUSTOMER NAME:	INGLES (Store #412) FLOWERY BRANCH, GA	ACC. EXEC.	C. Priest	JOB NO. 18-252	APPROVED BY CUSTOMER:
ADDRESS:	4260 Winder Hwy.	DESIGNER:	C. Sayer	DATE: 9/12/2018	DATE: ___/___/___
SIGN TYPE	Illuminated Letters	SCALE:	1/16" = 1'-0"		FILE: #412 Flowery Branch Front Elevation

COPY RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Sign Company, Inc. and may not be used without written permission from Rainbow Sign Company, Inc.

Electrical current to sign location and final connection not by Rainbow Sign Co., Inc.

SIGN A: Gas Canopy
Sq. Ft: 39

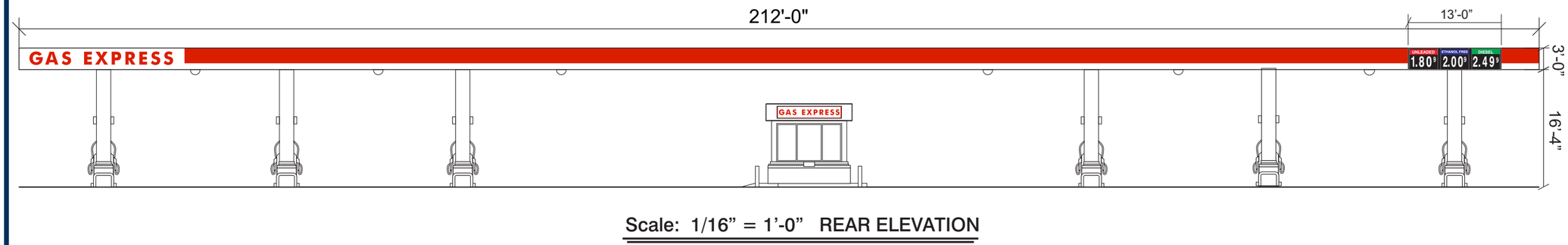


Scale: 3/8" = 1'-0" REAR ELEVATION

SPECIFICATIONS

Qty: 1 Gas Canopy Digit Cabinet

INSTALL ONLY



Scale: 1/16" = 1'-0" REAR ELEVATION

COLOR & MATERIAL LEGEND	
	CABINET -PMS BLACK
ILLUMINATION	
POWER	LED COLOR
120V	White Sloan

MASSTAR SIGNS
11801 Anderson Road, Greenville, SC 29611
Phone: (864)295-2287
Fax: (864)269 7711
www.masstarsigns.com

Job Number: 220919
Client: Ingles #412
Address: 4260 Winder Hwy
Flowery Branch, GA 30542
Salesperson: Craig Inabinett
Designer: Teri Hester
Date Originated: 08-23-22
Manufacture By:
Install By:
Conceptual: ●
Finalized: ○
Drawing Scale: As Noted
Vector Artwork:
Revision 1: 02-15-23 TH
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Customer Approved:

Date:
Landlord Approved:

Date:

Underwriters Laboratories, Inc. LISTED

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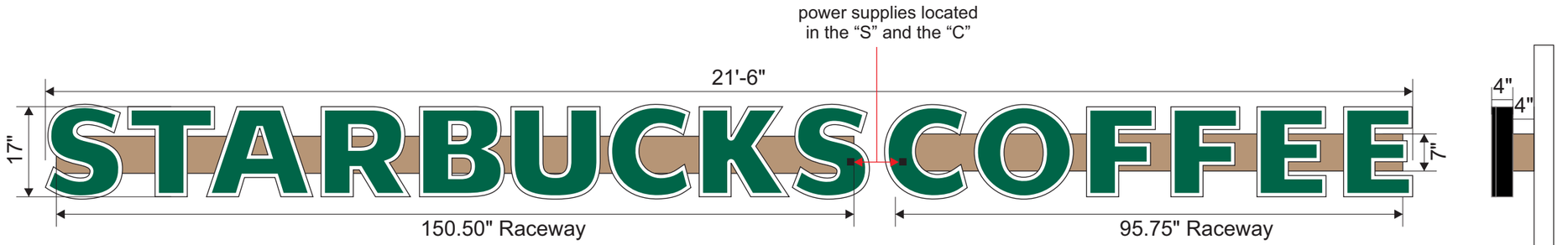
SIGN: Starbucks Coffee Building Channel Letters



front view side view

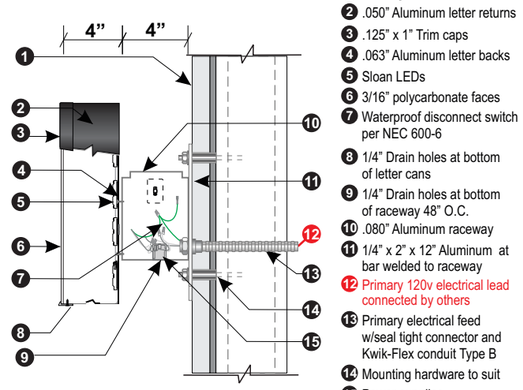
Scale:1/2 ” =1 ’ (11x17 Paper)

SPECIFICATIONS

Qty: 1 Face-Lit Channel Letters

4” deep returns painted black with flat white acrylic faces with first surface green vinyl graphics. Black jewelite trim-caps to match returns.

Internally-illuminated by white LEDs. Power supplies and wiring located in 4” aluminum raceway, color to match building fascia.
All wiring UL approved. Raceway installed flush to brick fascia via 3/8” bolts.

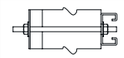
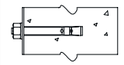


Channel Letters section view

Scale: NTS (11x17 Paper)

Scale: 1/16” = 1’-0” **SIGN ELEVATION**

MOUNTING TO MASONRY VENEER/PLYWOOD

FASTENER SCHEDULE		
	3/8" Dia. Threaded Rod w/ Unistrut	For Use With Wood, Concrete, Block, or EIFS Wall Systems.
	1/4" Tapcon	For Use With Masonry Wall

COLOR & MATERIAL LEGEND	
	ACRYLIC FACES WHITE
	VINYL PMS 3425C 3M 3630-76 HOLLY GREEN
	RETURNS, TRIMCAPS PMS BLACK MP BLACK
	RACEWAY SW 7724 CANOE MP 62109

ILLUMINATION		
	POWER	LED COLOR
	120V	White Sloan

MASSTAR SIGNS
11801 Anderson Road, Greenville, SC 29611
Phone: (864)295-2287
Fax: (864)269 7711
www.masstarsigns.com

Job Number: **220903**
Client: **Ingles #412**
Address: **4260 Winder Highway**
Flowery Branch, GA 30542
Salesperson: **Craig Inabinett**
Designer: **Teri Hester**
Date Originated: **07-18-22**
Manufacture By:
Install By:
Conceptual: ●
Finalized: ○
Drawing Scale: **As Noted**
Vector Artwork:
Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Customer Approved:
Date:
Landlord Approved:
Date:

Underwriters Laboratories, Inc. LISTED

SSSA Southern States Sign Association Share. Learn. Grow.

ISA International Sign Association

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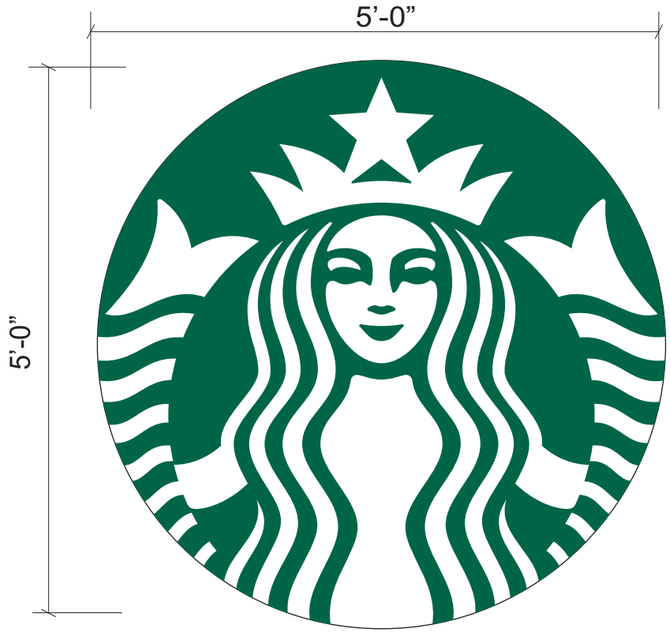
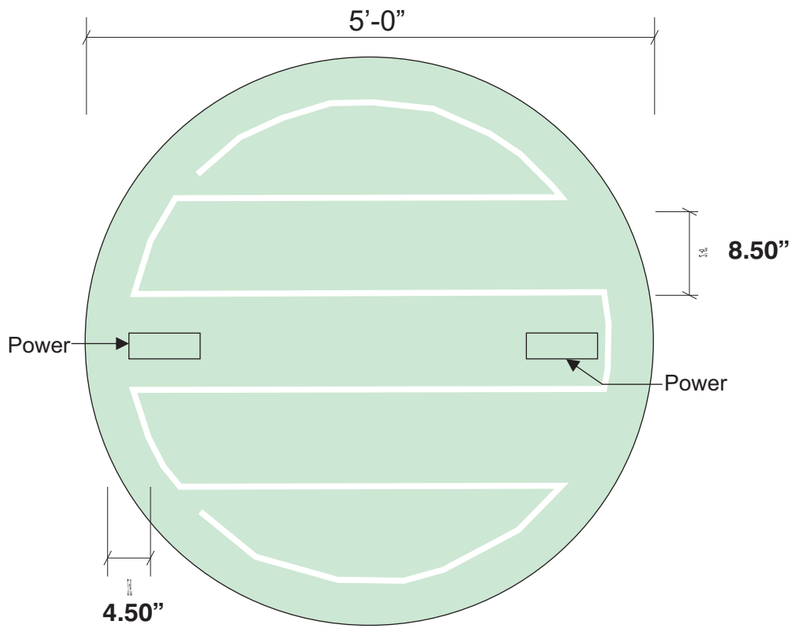
SIGN: 5’ Starbucks Dial

60 ILLUMINATED STARBUCKS SIREN
@ 2.50 x 2.50 x 2.50 = 19.63 Sq. Ft.

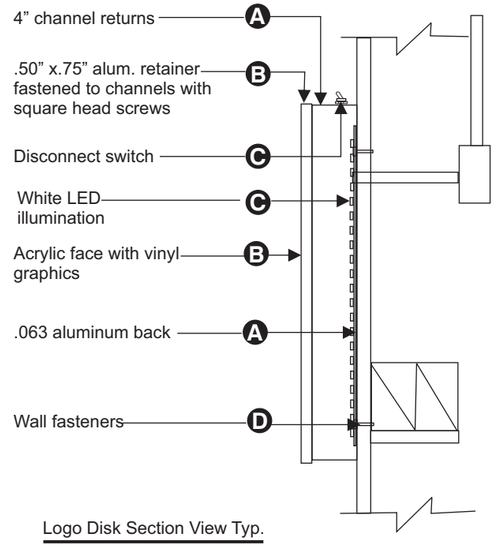


front view



LED Detail

Side Detail



Logo Disk Section View Typ.

Scale: 3/4” = 1’ (11x17 Paper)

SPECIFICATIONS

Qty: 1 Illuminated Single-faced Starbucks Channel Logo

Single-faced internally-illuminated wall mounted logo. 4” deep aluminum cabinet is black polyurethane. Face to be 3/16” white acrylic. 3/4” x 1” aluminum retainer with square head screws. Black.

Acrylic face with first surface 3M translucent vinyl #3630-76 Holly Green. Siren to show through white.

Internally-illuminated logo disk with GE white LEDs fastened to back of disk. Power with self contained power supplies covered with white vinyl. Fasten to wall / building front with required fasteners.

Scale: 1/16” = 1’-0” **SIGN ELEVATION**

THIS SIGN TO BEAR Underwriters Label

120 VOLTS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or othe applicable local codes. This includes proper grounding and bonding of the sign.

COLOR & MATERIAL LEGEND	
	ACRYLIC FACES WHITE
	VINYL PMS 3425C 3M 3630-76 HOLLY GREEN
	CABINET, CONDUIT PMS BLACK MP BLACK
ILLUMINATION	
POWER	LED COLOR
120V	White Sloan

MASSTAR SIGNS
11801 Anderson Road, Greenville, SC 29611
Phone: (864)295-2287
Fax: (864)269 7711
www.masstarsigns.com

Job Number: **220903**
Client: **Ingles #412**
Address: **4260 Winder Highway**
Flowery Branch, GA 30542
Salesperson: **Craig Inabinett**
Designer: **Teri Hester**
Date Originated: **07-18-22**
Manufacture By:
Install By:
Conceptual: ●
Finalized: ○
Drawing Scale: **As Noted**
Vector Artwork:
Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Customer Approved:
Date:
Landlord Approved:
Date:

Underwriters Laboratories, Inc. LISTED

SSSA Southern States Sign Association Share. Learn. Grow.

ISA International Sign Association

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Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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)

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (B) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, August 3, 2023 11:20 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Tentative Agenda and Maps for the **Tuesday, September 5, 2023** Hall County Planning Commission Meeting

1. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, 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: MASSTAR SIGNS / CRAIG INABINETT

REQUEST: AMEND CONDITIONS OF PCD FOR, COMMERCIAL · SIGNAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION		COUNTY COMMISSION
Date: Sept 5, 2023	and	Date: Oct 12, 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: MASSTAR SIGNS / CRAIG INABINETT

REQUEST: AMEND CONDITIONS OF PCD FOR COMMERCIAL SIGNAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15pm

&

COUNTY COMMISSION
Date: Oct. 12, 2023
Time: 6:00pm

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: MASSTAR SIGNS / CRAIG INABINETT

REQUEST: AMEND CONDITIONS OF PCD FOR COMMERCIAL SIGNAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 5, 2023
Time: 5:15 P.M.

and

COUNTY COMMISSION
Date: Oct. 12, 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

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

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 532/2023

SUBJECT: **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 **| Proposed Use: mixed use development |** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD
Recommendation:

Approval.

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be completed by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The Traffic Impact Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submitted materials referenced in Condition one (1) are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

Purpose of Request:

0 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development |** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR

Clerk
JR

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Proposed Design Standards
Site Plan
Maps
Renderings
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photos

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel **| Proposed Use: mixed use development | William Schmid, Rochester/DCCM, applicant.**

The request before you is the request of William Schmid, Rochester/DCCM to rezone from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) to allow mixed use development. This parcel will contain the detention facility for the development at 5800 Thompsons Mill Road, which is also on this agenda. This item is located within Commission District 1.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(4-0).**

There were four (4) **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 dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.

2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be completed by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The Traffic Impact Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submitted materials referenced in Condition #1 are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... William Schmid

Request ..... Rezone from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080)

Proposed Use ..... Mixed-use development

Size ..... 11.462 ± acres

Zoning ..... Current Agricultural Residential IV (AR-IV, 17.120) | Proposed Planned Commercial Development (PCD, 17.180.080)

Location ..... 0 Friendship Road | Tax Parcels 15039 000004 and 000656

Commission District ..... One

Planning Commission Date ..... September 5, 2023

Staff Recommendation ..... **Approval, with conditions,** as the requested zoning designation is appropriate based on the intended use and prior approvals.

Planning Commission Recommendation.....Approval, with conditions
Vote: 4-0

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.

3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be completed by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The Traffic Impact Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submitted materials referenced in Condition #1 are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The subject request is to rezone 11.462± acres from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) for the purpose of incorporating the subject property into the mixed-use development at 5800 Thompsons Mill Road and 0 Friendship Road. A concurrent application has been submitted to amend the zoning conditions of the existing PCD at 5800 Thompsons Mill Road. The subject rezoning will be held to all conditions of the neighboring PCD development, if approved. The narrative states that a portion of the 11.462± acre parcel will be utilized as a regional detention facility for the development. Grading plans have been approved by Hall County for this detention facility (**HDV2021-00029**) but commencement of construction is conditional upon the rezoning of the parcel (**HDV2021-00029**).

An analysis and outline of the request to amend conditions of the existing PCD at 5800 Thompsons Mill Road and 0 Friendship Road is included in the corresponding staff report. Additionally, all conditions of approval which have been outlined in the staff report for the amended conditions are to be concurrently applied to this rezoning request.

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 "Residential" within a "Mixed-use corridor." The Mixed-use corridor allows for retail activities, office-based

employment, civic uses, single-family residential, and low-impact industrial or higher density residential only where the same is found on adjacent properties.

In March of 2008, the Hall County Board of Commissioners approved, with conditions, an application to rezone the neighboring property at 5800 Thompsons Mill Road and 0 Friendship Road to PCD. The result of those original conditions have been incorporated into the staff's recommended conditions for the subject application. There is an associated application to amend conditions of the PCD at 5800 Thompsons Mill Road and 0 Friendship Road. The intent is to develop the subject areas and the neighboring parcel zoned PCD as one mixed-use development utilizing the majority of the 11.462 acres as the master stormwater management facility.

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 zoning proposal is suitable given the context of the surrounding area. The proposal is consistent with the character of the adjacent developed parcels.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property based on the uses described in the application.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is zoned Agricultural Residential IV (AR-IV) and is currently undeveloped, although land disturbance permits have been issued for grading and stormwater management.**

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 is not expected to 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 proposed use is consistent with the Comprehensive Plan designation of a "Residential" land use within a "Mixed-use corridor". High density residential uses are only envisioned where the same is found on adjacent properties.**

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 currently undeveloped..**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD, 17.180.080). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 development does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing and commercial services.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the County that are currently zoned to support the type of mixed-use development being proposed without requiring zoning action.**

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; **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.**

A Planned Commercial Development (PRD, 17.180.080) allows for more flexibility in the design and development of the property. This provides for a mixture of residential and non-residential 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 zoning designation 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 will utilize public sewer and water; as such, this is not applicable.**

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. **A traffic impact study was submitted in 2008 when the original rezoning occurred. An updated traffic impact study has been requested, but not yet received. The applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 3, 2023, Emily McGahee stated "Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan."

Hall County Fire Marshal

In an email dated August 4, 2023 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

Fire & EMS concerns: population increase, response times, man power, call volume, development spans Hall and Gwinnett County, mutual aid agreement, multiple multi story buildings, the development will

have 2 separate water system providers, GWR has indicated in a letter that they have water capacity for the Hall Side of the development and that Gwinnett Water will be responsible for the water on the Gwinnett side of the development, the proposed public road follows the Hall County line than transitions into Gwinnett County, some of the access into the developments located in Hall County have access only from the Gwinnett County side of the development, 911 concerns, addressing concerns. Another question arises should the development be two independent developments?

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated August 3, 2023, Bill Nash, Director, stated the following:

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

Traffic:
Remove road on Deaton Way relocate to Thompsons Mill.
Need updated traffic study.

Utilities:
Sanitary sewer approval required
GDOT permit required

Georgia Department of Transportation
In an email dated August 1, 2023, Parker Niebauer, D1TO Traffic Operations Supervisor, indicated coordination would be required.

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Bill Schmidt, 425 Oak Street, Gainesville, presented the request. The applicant stated that a lot of the public comments submitted in advance of the meeting were directed mainly to other applications. The applicant stated that there is no increase in development impacts from these requests.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Hunt questioned the public streets that border Hall and Gwinnett County behind the development. The applicant stated that access would be between parking lots.

Motion: ***A motion to approve, with conditions was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0***

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be completed by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The Traffic Impact Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submitted materials referenced in Condition #1 are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

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

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ZONING APPLICATION

Applicant (Name & Mailing Address)

William Schmid

Rochester | DCCM

425 Oak St. NW Gainesville, GA 30501

Phone 678-450-5121

Email Address weschmid@rochester-assoc.com

Property Owner (Name & Mailing Address)

VDC Development Group, LLC & Jab Development, LLC

George P. Flanigan

1500 Hwy 124 Auburn, GA 30011

Phone 770-945-0810

Email Address gp8015@yahoo.com

Proposed Use (PCD) Planned Commercial Development

Contact Person (Name & Mailing Address)

Aaron Frampton

G.P.'s Enterprises, Inc.

1500 Hwy 124 Auburn, GA 30011

Phone 678-353-4417

Email Address aframpton@gpsent.com

Status of Applicant

☒ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: PCD & AR-IV

Rezone to: PCD

Fee:$ 1500.00

Receipt #:

Check #:

Tax Parcel Number See Attached Exhibit "A"

Acreage 38.147 acres

Location Address See Attached Exhibit "A"

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

Sign _____ Date: 7/6/2023

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: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) VDC Development Group, LLC - George P. Flanigan

Address 1500 Hwy 124, Auburn, GA 30011

Phone Number 678-353-4417

Name of applicant(s) Rochester DCCM - William Schmid

Address 425 Oak St.NW, Gainesville, GA 30503

Phone Number 678-450-5125

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) George P Flanigan

Personally appeared before me

George P. Flanigan

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

April A. Sass
Notary Public

APRIL A SASS
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 02, 2025

7/7/23
Date

PLANNING AND DEVELOPMENT DEPARTMENT
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) JAB Development, LLC - George Flanigan

Address 1500 Hwy 124, Auburn, GA 30011

Phone Number 678-353-4417

Name of applicant(s) Rochester DCCM - William Schmid

Address 425 Oak Street. NW, Gainesville, GA 30503

Phone Number 678-450-5125

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.

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April A. Sass
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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: George P. Flanigan **Date:** 7.5.2023

Applicant's/Owner's Name (Printed): George P. Flanigan - Jab Development, LLC
George P. Flanigan - VDC Development Group, LLC

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** July 5, 2023

Applicant's/Owner's Name (Printed): William E. Schmid, AICP of Rochester | DCCM - Applicant

Revised December 2019

LETTER OF INTENT

THOMPSON MILLS VILLAGE

AMENDMENT TO 2008 PCD

38.147 ACRES – HALL COUNTY, GEORGIA

JULY 6, 2023

<u>OWNERS</u>

VDC DEVELOPMENT GROUP, LLC

JAB DEVELOPMENT, LLC

<u>DEVELOPER</u>

VDC DEVELOPMENT GROUP, LLC

Executive Summary

This Letter of Intent continues and amends the current PCD zoning approval of March 27, 2008, for the Thompson Mills Village development project by VDC Development Group, LLC, by adding 11.462 acres of property to the Project without increasing the currently approved densities for development, namely 529,212 square feet of nonresidential retail and office uses, 200 hotel rooms, and 168 residential units (collectively Vested Interests). At the same time, approval of this request will clarify prohibited and approved uses and resolve design-related conflicts between the prior approval and the Gateway Corridor Overlay District (GCOD). This will provide both certainty and flexibility, whether the property is developed by a single or multiple Developers, in one phase under common ownership or subdivided and developed in multiple phases.

This narrative answers questions posed by 17.380.060 (C) of the Hall County Code. The Applicant reserves the right to amend the application during the review process.

Approval will allow development of stormwater detention, interior roads, site infrastructure development and building construction to proceed, which will strengthen and broaden the tax base with a high quality and dynamic lifestyle development. This will fulfill the original vision for a high quality, new urbanist development approved at this location in 2008 by adjusting it in light of post-recession/post-COVID/new retail paradigm factors.

Project Location

The Thompson Mills Village Project (TMV), is located along the eastern side of Georgia State Route 347 (Friendship Road) in southern Hall County and along the north right of way of Thompson Mill Road in Gwinnett County. It is adjacent to the west of the current city limits of Braselton, Georgia, and is across the highway from the NGMC Braselton hospital and the Del Webb Village at Deaton Creek active adult community. It is also influenced by the Chateau Elan Winery& Resort, Chateau Elan Estates, several other residential neighborhoods and retail development near the intersection of SR 347 with SR 211 to the east. It adjoins property in Gwinnett in the OI and Mixed Use Overlay districts.

This portion of Hall County between Interstate 85 and Interstate I-985 has seen significant growth over the past 30 years. It is influenced by both the Gainesville MSA and Atlanta, Sandy Springs, Roswell MSA and is still rapidly developing.

The location is well-served by public roads and all utilities needed to serve the Project.

Background

Slightly over 15 years ago on March 27, 2008, the Hall County Board of Commissioners approved zoning entitlements for a Planned Commercial Development district associated with 28.79 acres of land for 529,212 square feet of nonresidential retail and office uses, a 200-room hotel and 168 residential units and related surface or deck parking. Prior to zoning approval, the potential impacts from these proposed improvements, and the balance of the Thompson Mills Village project in Gwinnett, were reviewed by the GMRC as DRI #1693, which was an amendment to prior DRI #714. Both DRI reviews were found to be in the State's and therefore Region's interest.

Since that time:

(1) The country suffered a major recession resulting in the sale of portions of the property;

(2) A six-lane highway (SR 347 Friendship Road) and new hospital were completed, as were significant public water and sewer infrastructure projects;

(3) Significant residential and commercial growth occurred in the immediate vicinity and general area;

(4) Many of the ways people live, shop, work, relax and otherwise invest their time, treasure and talents changed due to experience with a global pandemic;

(5) The property owners worked together to make investment-backed decisions, including surveys, engineering and recent site work for mass grading of the property in readiness for infrastructure development and building construction;

(6) The property has been cleared, graded, and padded

(7) Sewer and lift station plans have been approved.

(8) Adjacent property with frontage along Friendship Road in Hall County (11.46 acres) has been purchased; and the master detention pond is proposed in this new location.

(9) Grading plans have been approved by Hall County for a regional detention facility on a portion of the 11.46-acre tract but rezoning of the parcel is a condition to begin construction.

Now, the owners, VDC Development Group, LLC and JAB Development, LLC in accordance with the requirement in #9 above, want to bring the additional property into the project without increasing the initial development entitlements and to do so in a way that is harmonious with Hall County development regulations for Planned Commercial Developments within a Gateway Corridor Overlay District.

The accompanying Thompsons Mills Village Planned Commercial Development Design Standards (TMV PCD District Design Standards) do just that. The Standards are presented in a format that is already familiar to Hall County zoning staff. The Standards will apply for all development on the portion of the Project within Hall County. Similar standards relate to development of the remainder of the Project in Gwinnett County.

The Standards are based on other successful new urbanism type developments in Georgia adapted to this site's location, features, surroundings, and Project objectives. Representative projects include but are not limited to: Vickery Village (Forsyth County), Halcyon (Cumming), Suwanee Town Center (Suwanee), Trilith (Fayetteville), Jonquil (Smyrna), Sugar Hill Town Center (Sugar Hill), Town Brookhaven (Brookhaven), Emory Point (DeKalb County), and Avalon (Alpharetta), among others.

Equivalent Density Comparison

The following table shows the dilution of Equivalent Densities per acre by keeping the 2008 Density caps intact but increasing the Project acreage:

Vested Interest	2008 (approved)	2023 (amendment)
Acreage	28.79	38.147
592,212 office/retail	20,570 SF/ac	15,524.5 SF/ac
200 hotel rooms	6.947 rooms/ac	5.243 rooms/ac
168 residential units	5.835 units/ac	4.404 units/ac

For comparison, if the current request were instead to be pro-rata per acre based on the 2008 approvals, the uses would increase by over 30%. The request is to add the land without increasing the impacts.

Approved Uses

The owners and developer have crafted a synergistic blend of intended uses which complement the existing area while also creating a dynamic mix of sustainable long-term uses which look forward. Of equal importance a broad range of uses are intentionally being prohibited within the Project. Please see the accompanying TMV PCD District Design Standards for 33 prohibited uses. Uses for which approval is sought include the following:

Non-residential Uses

Advertising agencies

All medical, healthcare and dental uses, including ambulatory surgery centers, clinics, facilities, laboratories, offices, radiology/imaging services, etc., other than a hospital

Amenities (Sec. 17.20.080)

Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of Chapter 17.210 are met. Examples include but are not limited to Bakeries, cafes and coffeeshops; Chocolatiers, confectioners, sweet shops, soda fountains and ice cream parlors; Delicatessen/meat/seafood market, etc.

Artisinal manufacturing and fabrication as inside uses, provided all materials produced shall be available for purchase on the premises (e.g., novelty items, pottery, etc.)

Artist studios for arts, crafts, dance, drama, music and photography

Assisted living facility, with or without memory care

Banks, credit unions, brokerage, financial services, mortgage lending and investments, other than title pawns and payday lending

Brew pubs (HC Code 5.30.176), Georgia-based farm winery tasting rooms (HC Code 5.30.177), wine tastings (HC Code 5.30.175) and distilled spirits sales (HC Code 5.60), including off-premises catered events (HC Code 5.60.065), and all forms of licenses referenced at HC Code 5.30.40 A - D.

Bus stations, shuttle, and transit stops

Business services

Churches and other places of worship

Commercial indoor recreation (escape room, pickle ball, climbing wall, trampolines, bowling, game rooms, etc.)

Commercial outdoor recreation

Durable medical equipment sales & rental

Education/training facilities or classrooms - corporate, medical, public or private

Fitness centers, wellness programs & health clubs

Health studio, physical therapist, reducing salon

Hotels - an interior access lodging facility with amenities which typically include, but are not required to provide full-service restaurant, room-service, concierge services, meeting rooms, etc.

Institutional, except penal, including those of a religious or philanthropic nature, such as museums, art galleries, or libraries

Neighborhood grocery - may occupy portions of two floors

Offices, financial, general, legal, medical, professional, etc., without regard to the ratio or percentage of floor area relative to lot area

Optometrist/ophthalmological office, clinic or optical/vision center

Personal services - travel agency, hair salon, spas, dog walking, etc.

Pet care shop (no animal sales)

Pharmacy with sale of convenience goods

Private duty nursing services

Public Art

Public Gathering Spaces, outdoors or indoors

Radio and television studios

Restaurants, cafes, sit down, fast serve, and drive-in, rooftop or other outdoor dining and drive-through facilities, including designated food truck areas for community events

Outdoor sales of malt beverages, wine and distilled spirits by restaurants, or for celebrations, festivals and other outdoor events may occur anywhere within the property, from a licensed establishment on the premises (within the 38.147 acres) or from a county licensed alcoholic beverage caterer(s) holding a county-issued event offsite catering permit.

Theater/Cinema/Auditorium

Residential Uses

Home occupations, provided conditions 1, 3, 4, 6, 7, 9, 10, 11, 12 and 13 of chapter 17.210 are met

Home offices

Residences, multifamily – A residential building, project of two or more buildings, or portion of a commercial building such as upper floor(s) over retail and/or office uses, whether fee simple, condominium or leased space, with units either stacked or placed side-by-side or as upper floor(s) of structures with other commercial uses, with such units used primarily for long-term rather than transient or short-term rental occupancy by three or more families in dwelling units living independently of each other. Units may be age-restricted in accordance with HUD rules and regulations or may be general market.

Examples include stacked flats, lofts, big-house condominiums, Class A apartments, etc. Up to 100% of the approved residential units (168) may be within one structure.

Residences, single family attached – whether fee simple, condominium or leased – examples include but are not limited to townhomes with enclosed garages and live/work residential over retail. Units may be age-restricted in accordance with HUD rules and regulations or may be general market.

Transient occupancy of residential units (ex. hospital patient family stays, traveling nurses, relocations, etc.) provided all requirements of chapter 17.216 are met.

Vacation homes (Sec. 17.20.1305)

Other Uses

Bicycle share stations

Clock tower

Construction trailer, provided the conditions of chapter 17.210 are met

County, municipal and other public uses

Electric vehicle charging stations

Master detention pond and stormwater management systems

Parking – Enclosed, covered or uncovered, free, time-limited, secured, reserved, designated, or public access, valet and/or paid parking, whether parallel or angle parking along streets, surface parking lots, structured two-level high-low parking (two entrances with no interior ramp), hydraulic stacking systems, or multi-level decks with interior ramps. Parking may be shared between businesses, uses or parcels and does not need to be on the same lot. May include designated spaces for carpool, park and ride, dedicated rideshare and shared ownership vehicles.

Parks for leisure and scenic appeal

Public and/or private alleys

Public or private roads

Public Art

Public Gathering Spaces, outdoors or indoors

Sidewalk/Street Amenities – Benches, garbage cans, WIFI, sound system, lighting, kiosks, wayfinding, decorative crosswalks

Subdivisions

Temporary partial closure of portions of internal streets for celebrations and festivals, provided advance notice, signage and alternate means of circulation is provided and communicated to county emergency services.

Unlisted uses accessory to an Allowed/Permitted use

Utilities

GDOT Coordination

Existing entrances at Village Way and Town Center Way were approved by GDOT in conjunction with the realignment of SR 347 Friendship Road. Discussion with GDOT of a Right-In/Right-Out only access from/to Friendship Road at the north end of the property for Traverse Road is ongoing. Permitting will occur in conjunction with roadway construction plan development. The south end of Traverse Road terminates at existing Deaton Creek Way and will be coordinated with Hall County's Engineering Division, which is the jurisdiction of authority.

Traffic Impact Study

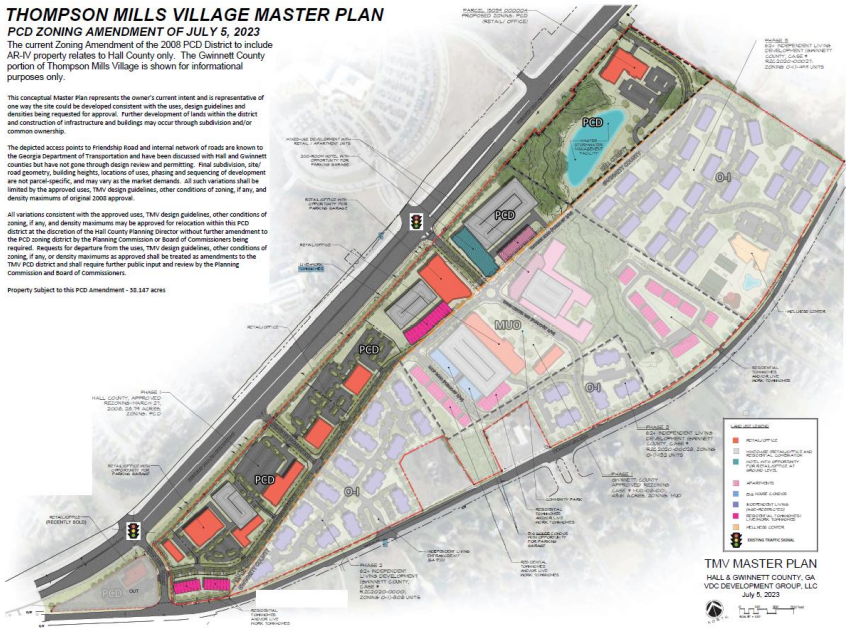
Although the TMV project includes more than 100 residential dwelling units in Hall County, this amendment to increase the project's land area by 11.462 acres does not increase the number of residential units or other development impacts. The 168 units approved March 27, 2008, and carried forward unchanged by this amendment, were included in traffic analysis previously reviewed by Hall County.

Water & Sewer Coordination

The Hall County portion of the Project is within the Gainesville Service Delivery area for water and within the Braselton Service Delivery area for sewer. Infrastructure from both jurisdictions needed to serve the Project is available at the site. A commitment to serve letter for water has been requested from the City of Gainesville and the Town of Braselton has provided a calculation for sewer taps.

Effect of Approval

Upon approval of this amendment by the Hall County Board of Commissioners the Master Plan, Design Standards and Letter of Intent of July 5, 2023, and conditions of zoning approval, if any, shall substitute for and replace prior approvals of the Master Plan, Narrative, Supplemental Conditions, Shook-Kelley building renderings and Conditions of Zoning of March 27, 2008. At all times the Owner's Vested Interests in the density caps shall remain in effect.



Design Standards

Design Standards for Thompson Mills Village, which accompany this Letter of Intent and are incorporated here by reference, are based on the Gateway Corridor Overlay District (GCOD) requirements of Hall County found in Chapter 17.420 of the Hall County Code. Because quality architecture and other design standards are important to creating a sense of place and bringing the developer's vision for Thompson Mills Village to success, the TMV PCD District Design Standards (the Standards) intentionally differ from the GCOD in three key ways:

1. The GCOD requirements apply to roughly half of the property in Hall, but the entirety of the property in Hall County will be subject to the Standards. No subdivision of land has taken place or will take place to avoid quality design.

2. The GCOD requirements apply only to non-residential buildings and sites, but all buildings and sites within Thompson Mills Village will be subject to the Standards.

3. The GCOD has a list of only three prohibited uses (adult establishments, junk yards and billboard signs). The Standards identify 30 other prohibited uses in addition to the three prohibited uses by the GCOD. The developer views these 33 uses as not in keeping with the character of the location or Project. Many of these would be desired by others.

The developer recognizes that different parts of the county are not the same and one size does not fit all. The Standards are adapted to the location (NGMC Braselton, Chateau Elan, the Village at Deaton Creek, etc.) For purposes of the application the Standards are noted with highlighted text to note changes from the GCOD. This is to aid staff, officials and the public in comparing the Standards with the GCOD. Yellow highlighted text is used for proposed additional text whereas red highlighted text notes appropriate deletions. The combination of edits is also provided in merged format as a clean document that parallels the GCOD format and sequence but is specific to the Thompson Mills Village project. Approval of the resulting Standards as a single condition of zoning approval overlay will be in lieu of the otherwise required overlay of the standard language of the GCOD.

Architectural Review Board & Guidebook

A key function within the Standards is the creation of the Thompson Mills Village Architectural Review Board (ARB). The Board will prepare and maintain a graphics-based Design Guidebook with clearly stated and depicted examples, pictures, color palettes, etc. that are consistent with the Standards. Further, the ARB will develop the Master Sign Plan for approval by the Planning Director and will review all development plans before submission to County staff. An example overview follows.

Purpose of the Guidebook – This guidebook serves to provide a comprehensive and cohesive approach to executing the TMV PCD District Design Standards on the ground. It exists to complement and supplement existing buildings, roadways, uses and services in the vicinity of NGMC Braselton, Chateau Elan, and the Village at Deaton Creek in south Hall. This pedestrian-friendly commercial and residential infill project in both Hall and Gwinnett counties is within the rapidly urbanizing northeast Atlanta metropolitan region between I-85 and I-985. Quality and diverse architecture, hardscape and landscaping create visual interest and are key components of the sense of place by which the Thompson Mills Village development will be known.

Implementation of the Guidebook:

(1) Zoning amendment approval by the Hall County Planning Commission and BOC through public input for uses, site plan and design guidelines in narrative form (this Amendment action);
(2) On-going staff review and approval of architectural standards consistent with the uses, site plan and narrative design guidelines; and
(3) On-going compliance with TMV Architectural Review Board requirements for the development:
    a. Buildings
        i. Orientations and Mass
        ii. Street Presence
        iii. Elevations
        iv. Articulations
        v. Fenestrations
    b. Hardscape
        i. Sidewalks
        ii. Site Furnishings
        iii. Screening and Enclosures
        iv. Monumentation
        v. Signage & Wayfinding
    c. Lighting
        i. Streets
        ii. Parking Lots
        iii. Buildings & Signs
    d. Landscaping
        i. Trees
        ii. Shrubs, Plants and Groundcovers

(*Images are representative and may not depict the final tenants or configuration of specific buildings*)

Signage Master Plan

A coordinated program of monument, banner, wall, marque, pylon, directory, address and other signs allowed by Hall County, as modified by the Standards, shall be developed by the Architectural Review Board for approval by the county Planning Director before building permit issuance. The signage master plan shall specify the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses.

Proferred Conditions of Zoning l

1. The development caps approved March 27, 2008 (529,212 SF office/retail, 200 Hotel rooms, and 168 residential units) are not increased or decreased by this Amendment to the TMV PCD and may be used anywhere within the 38.147 acres as best suits the Project.

2. The site shall be developed in accordance with the conceptual Master Plan, Letter of Intent and Design Standards of July 5, 2023, submitted as part of this application. Minor changes can be approved by the Planning Director provided there is no increase in the total square footage of office/retail, number of hotel rooms or number of residential units, and there are no reductions in buffers.

3. The Thompson Mills Village PCD District Design Standards, as approved, shall serve as a uses and design overlay for the entire property in lieu of the GCOD requirements. Variances to the GCOD standards described in Application materials are granted by this approval.

4. Authority to administer design-related matters of the Thompson Mills Village PCD District are delegated to the Hall County Zoning Director, with right of appeal by the developer to the Hall County Planning Commission.

5. The development shall follow all Hall County development review processes and stormwater requirements as established by the Official Code of Hall County and any other applicable agency; however, site plans and building plans shall be reviewed by the TMV Architectural Review Board before submittal to Hall County or other review agencies.

6. These Conditions of Zoning Approval shall be placed on any plat or site plan prepared for the property,

7. Prior to issuance of a building permit for individual parcels a landscape and sign plan shall be submitted to the Planning Director for approval.

Constitutional Issues and Preservation of Rights

Typical for similar applications of this type, as part of the zoning district amendment application review process Georgia law requires the Applicant to point out that refusal by Hall County to approve this zoning amendment (rezoning), or approval for a different district, other combination of uses or conditions of zoning without acceptance by the Owners, would be an arbitrary and unreasonable act and would be arbitrary and capricious, as well as vague, and result in a taking of the Applicant's and Property Owners' constitutional rights.

Potential areas of concern in properly handling this application and resulting actions include, but are not limited to, one or more violations of the:

US Constitution (Constitution of the United States)

Fifth Amendment and Fourteenth Amendment

Commerce Clause, Article I, Section 8, Clause 3

Just Compensation Clause of the Fifth Amendment

Georgia Constitution (Constitution of the State of Georgia of 1983)

Article I, Section I, Paragraph I

Article I, Section I, Paragraph II

Article I, Section III, Paragraph I

Article IX, Section II, Paragraph IV

Georgia Statutes (Official Code of Georgia Annotated, as amended), and

Zoning Procedures Law, O.C.G.A Section 36-66-1 et seq.

Tract Exhibit

The Project is comprised of several parcels of record (Tracts) which total 38.147 acres. These Tracts are shown in the accompanying Exhibit. Corresponding Hall County Tax parcel IDs are shown.

Exhibit Tract	Hall County Tax Parcel ID	Owner	Acres ALTA	Part of 2008 approval	Part of this application
B	15039 000002 (east)	VDC	4.970	Y	Y
F	15039 000640	JAB	5.002	Y	Y
C	15039 000642	VDC	0.534	Y	Y
G	15039 000641	JAB	5.001	Y	Y
D	15039 000643	VDC	11.178	Y	Y
K	15039 000656	VDC	0.091	N	Y
J	15039 000004	VDC	11.371	N	Y
		TOTALS	38.147		

Notes:

VDC – VDC Development Group, LLC - Acquired various dates with Tract K acquired June 9, 2023
JAB – JAB Development, LLC – Acquired various dates
Tract A was purchased by Peach State Bank April 7, 2023 and is not part of this request

Total Project is: 38.147 Acres – 26.685 +11.462 (B, C, D, F, G, J & K) – No Tract A (PSB)

Legal Descriptions

The following legal descriptions are provided:

26.685 acres – Property east of Deaton Creek Way zoned PCD-2008 (Tracts B,C,D,F & G)

11.462 acres – Property zoned AR-IV comprised of Tracts J (11.371 acres) & K (0.091 acre) to be added to the TMV PCD District

38.147 acres – Combined property east of DCW to be zoned PCD-2023

26.685-Acres Tract – Combined Tracts B, C, D, F & G zoned PCD (2008)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING THE 392nd G.M.D. (CLINCHEM DISTRICT), HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY) WITH THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY (VARIABLE PUBLIC RIGHT OF WAY), LYING SOUTH 75°59'12" EAST, A DISTANCE OF 79.49 FEET FROM A SCRIBED "X" FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF DEATON CREEK PARKWAY AND THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 14°29'16" EAST, A DISTANCE OF 129.65 FEET TO A POINT; THENCE 156.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CHORD BEARING AN D DISTANCE OF NORTH 04°10'07" WEST, A DISTANCE OF 153.55 FEET TO A POINT; THENCE NORTH 22°49'30" WEST, A DISTANCE OF 66.25 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY); THENCE ALONG THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD THE FOLLOWING COURSES AND DISTANCES: 20.10 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2208.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°08'05" EAST, A DISTANCE OF 20.10 FEET TO A POINT; THENCE 247.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2207.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62°27'54" EAST, A DISTANCE OF 247.47 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 126.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'26" EAST, A DISTANCE OF 519.10 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'08" EAST, A DISTANCE OF 60.00 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 622.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°12'40" EAST, A DISTANCE OF 1298.79 FEET TO A CONCRETE MONUMENT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY) AND ALONG THE PROPERTY OF NOW OR FORMERLY JULIUS W. DAVIS JR. SOUTH 40°24'02" EAST, A DISTANCE OF 439.60 FEET TO THE HALL COUNTY AND GWINNETT COUNTY LINE; THENCE ALONG COUNTY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 64°49'17" WEST, A DISTANCE OF 1298.87 FEET TO A CAPPED REBAR; THENCE SOUTH 52°52'06" WEST, A DISTANCE OF 79.49 FEET TO A POINT; THENCE SOUTH 52°52'24" WEST, A DISTANCE OF 627.08 FEET TO A 5/8" REBAR; THENCE SOUTH 52°49'02" WEST, A DISTANCE OF 60.38 FEET TO A 5/8" REBAR; THENCE SOUTH 52°50'11" WEST, A DISTANCE OF 522.20 FEET TO A 5/8" REBAR; THENCE SOUTH 52°54'32 WEST, A DISTANCE OF 327.50 FEET TO THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY); THENCE ALONG THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD THE FOLLOWING COURSES AND DISTANCES: 55.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2031.00 FEET AND A CHORD BEARING A DISTANCE OF NORTH 89°26'12" WEST, A DISTANCE OF 55.71 FEET TO A POINT; THENCE NORTH 79°18'48" WEST, A DISTANCE OF 57.91 FEET TO A POINT; THENCE 126.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVINGA RADIUS OF 1906.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82°45'37" WEST, A DISTANCE OF 126.34 FEET TO A POINT; THENCE NORTH 80°19'55" WEST, A DISTANCE OF 8.79 FEET TO A POINT; THENCE NORTH 77°51'06" WEST, A DISTANCE OF 38.95 FEET TO A POINT; THENCE NORTH 54°06'39" WEST, A DISTANCE OF 31.81 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 26.685 ACRES.

11.462-Acres Tract – Combined Tracts J & K - zoned AR-IV

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SAID TRACT CONTAINS 38.147 ACRES.

TMV Master Sign Plan

The accompanying Entrance Sign Concept by Baker Land Design is representative of the scale, presence, and character of monumentation for Thompson Mills Village as currently envisioned for the project's main entry from Friendship Road at Town Center Way. This is the existing signal on Friendship Road shared with the main entrance to the hospital.

This signature arrival point welcomes employees, residents, guests and visitors to this prestigious destination development. Together the sign face, associated hardscape and landscaping embody the timeless elegance of quality design and execution by craftsmen which will be associated with TMV.

Various features, elements, and materials from the main entryway monumentation will be repeated or appropriately reduced in size for use at the other entrances from Friendship Road and Deaton Creek Way in Hall and Thompson Mill Road in Gwinnett. Features, elements and materials may also be used internal to the development along the roads or within sites in either free-standing form or in combination with other signage detailed in the design standards.

This will provide a cohesive texture and reminder of the experience of this unique place, regardless of where one approaches or departs the development. Approval and modification of the master sign plan will be the responsibility of the TMV Architectural Review Board.

THOMPSON MILLS VILLAGE PCD DISTRICT DESIGN STANDARDS

Section 1. Purpose. (Based on 17.420.010. Purpose).

The purpose of the Thompson Mills Village Planned Commercial Development District Design Standards (TMV PCD District Design Standards) is:

A. To promote the general health, safety and welfare of the community.

B. To improve the efficient operation of traffic in this portion of the county.

C. To promote safe and efficient movement within the development for persons using all modes of travel - motorized vehicles, bicycles and walking.

D. To create a sense of place that is aesthetically appealing and environmentally responsible.

E. To encourage innovative development projects that set standards for landscaping, community design and aesthetics.

F. To establish consistent and harmonious design standards for public improvements and private property development within the TMV PCD District so as to unify the distinctive visual quality of this portion of a Gateway Corridor.

G. To continue without interruption the zoning entitlements approved March 27, 2008, associated with 28.79 acres of land (chiefly 529,212 square feet of nonresidential retail and office uses, a 200-room hotel and 168 residential units and related surface or deck parking).

H. To allow master detention as required, and expand those uses to encompass an adjacent tract of 11.46 acres without increasing the total square feet, number of rooms or number of residential units on the 38.147 acres of land subject to these new Standards.

I. To provide both certainty and flexibility, whether the property is developed by a single or multiple Developers, in one phase under common ownership or subdivided and developed in multiple phases.

J. To facilitate efficient and timely construction of site improvements and buildings to add these improvements to the tax digest of Hall County.

Section 2. Design Standards (Based on 17.420.020. Design guidelines).

The TMV PCD District Design Standards are hereby adopted and made part of this zoning amendment approval and shall apply to property in the TMV PCD District in Hall County. Within the TMV PCD District, building design and construction that is not in substantial conformity with the TMV PCD District Design Standards is prohibited. In cases of a conflict between other standards of the County and these Standards, the text of these Standards shall govern.

In addition to these Standards and associated conditions of zoning approval, if any, nothing shall prevent the Developer from using deed restrictions, subdivision covenants, property owners' association agreements or other methods to enforce these or related provisions throughout the development, provided they are not inconsistent with those detailed herein. Reference to the conditions of zoning and these Design Standards shall be placed on any plat or site plan prepared for the property.

Section 3. Boundaries (Based on 17.420.030. Boundaries).

A. These Standards apply to land parcels of record comprising 38.147 acres of the TMV PCD district adjacent to Deaton Creek Way lying between the south right of way line of SR 347 "Friendship Road" and the

Hall/Gwinnett County line as shown in the accompanying zoning application plat (Exhibit "A"). This specifically includes property fronting along or deriving access from: SR 347; Deaton Creek Way between SR 347 and Thompson Mill Road; and three new roads to be constructed (Traverse Road, Village Way, and Town Center Way, all 60' rights-of-way.

Section 4. Effect of Standards (Based on 17.420.040. Effect of GCOD provisions).

A. *Application.* The TMV PCD District Design Standards are supplemental to the underlying zoning district classifications established in the Hall County Zoning Regulations. These Standards shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other Hall County ordinances.

B. *Relationship to standards of the underlying zoning district and subdivision regulations.* In any case where the standards and requirements of the GCOD conflict with those of the underlying zoning district or subdivision regulations, these Standards shall govern:

Individual lots, whether for ground lease or sale, may be determined and subdivided as the market dictates, or combined for re-subdivision, over time.

Each lot shall have legal access from an internal road or roads to be constructed in new 60' rights-of-way to be dedicated to the public (Traverse Road, Village Way, and Town Center Way as shown on the master plan). On its west end Traverse Way will connect with existing Deaton Creek Way and on its eastern end Traverse Way is planned to connect with GA SR 347 Friendship Road. Village Way and Town Center Way will also connect Traverse Way with GA SR 347 Friendship Road.

The minimum lot widths shall serve as the basis for subdivision of the property. Residential lots shall be a minimum of 16 feet frontage and width. Commercial lots shall be a minimum of 20 feet frontage and width and may be subdivided and sold in widths at or greater than the minimum. Minimum residential lot size shall be 1,400 square feet and minimum commercial lot size shall be 2,000 square feet.

Commercial lots may, but shall not be required to, have frontage on more than one road.

Lot shapes may be irregular to accommodate building shapes, parking lots or infrastructure.

Damaged or obsolete buildings may be substantially or completely demolished by the Developer or End User(s) without a permitted building replacement design in place. Demolished building areas shall be grassed while replacement designs are prepared and permitted.

C. *Exceptions.* These Standards shall not apply to the following:

1. Completion of work subject to preliminary plats or site development plans approved prior to the effective date of these Standards.

D. The following requirements apply to reconstruction, replacement or addition to a legally permitted and existing structure when such change consists of more than 75 percent of the floor area of the existing structure:

1. The portion of the project that is reconstructed, replaced or added shall meet the Architectural Standards of 17.420.050.H, as modified herein.

2. If the reconstruction, replacement or addition includes the addition of 50 parking spaces or more, the newly constructed parking spaces shall meet the parking lot design requirements of Section 17.420.050.E, as modified herein..

3. If the reconstruction, replacement or addition decreases the distance between the subject building and abutting property that is zoned or used for single-family residential purposes, the property line where the distance abutting residential property has been decreased shall provide a transitional buffer as required in Section 17.420.050.C, as modified herein.

4. If the reconstruction, replacement or addition includes the reconstruction or addition of loading and service areas adjacent to property that is zoned or used for single-family residential purposes, such loading and service areas shall be screened as required by Section 14.420.050.D.3, as modified herein.

E. *Building plan application.*

1. All building plans submitted pursuant to an application for a building permit should clearly indicate compliance with all of the proposed landscaping, architectural design, building materials, access management, and signage requirements of these Standards.

2. The plans should clearly show the location and calculate the amount/percentages of all building materials per building face as indicated in Section 17.420.050.H.2, as modified herein.

3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

4. No building or structure shall straddle jurisdiction line boundaries. New roads to be constructed may cross or straddle jurisdiction line boundaries as needed for safe and efficient design needed to best serve the overall project.

F. *Role of conceptual master plan.*

The site shall be developed in general conformity with the Conceptual Master Plan (the "Plan") dated July 5, 2023, attached as Exhibit "B" and Letter of Intent dated July 5, 2023, submitted as part of the application and attached as Exhibit "C". The Plan graphic is one example of how the site and parcels may be configured. Market forces will determine the detailed particulars of the number and shape of new parcels, road geometry, and the location, size, orientation, height, materials, tenant mix and uses for each building. The mix of businesses and residents will likely vary over time. However, the development at build-out shall not exceed the 529,212 square feet of combined commercial office and retail space, 200-room Hotel and 168 residential units originally approved March 27, 2008.

The plan is considered conceptual in nature based on best understanding of the applicant as to the market existing at time of application, and as such may require modifications and final arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions. Such modifications may be made by the Developer or End User(s), within the overall limits of the property under the jurisdiction of Hall County, so long as such modifications do not change the land uses, increase the overall density of the project, reduce any established exterior buffers or setbacks, or exceed the single use limit.

Section 5. Property development standards (Based on 17.420.050. Non-residential property development standards).

A. *Prohibited uses.*

1. Adult establishments.

2. Agricultural or horticultural uses

3. Ambulance service or dispatch

4. Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations

5. Automobile, boat, motorhome, trailer or other vehicle new or used sales, repair or maintenance.

6. Billboard signs.

7. Car washes, commercial

8. Commercial kennels with outside pens or runways
9. Continuing care retirement community
10. Convenience stores with fuel sales
11. Day care center
12. Drive-in theaters
13. Family day care home
14. Funeral home
15. Hospice care facility
16. Hospital
17. Junk yards.
18. Gas Stations.
19. Liquor stores. -package sales of distilled spirits
20. Nursery school or kindergarten
21. Outdoor storage.
22. Pawnbrokers or pawn shops.
23. Pay day lenders.
24. Personal care home
25. Residences, single family detached – Class A site built or industrialized dwelling units
26. Self-storage warehouse
27. Service station
28. Slow rate land treatment systems
29. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites
30. Tatoo, body piercing and body modification establishments.
31. Truck terminals.
32. Vehicle title pawn/lending
33. Warehousing.

B. *Transitional buffers.*

1. *Applicability.*

   a. Transitional buffers required in this Section shall provide an effective visual screen between dissimilar uses or activities. No transitional buffers shall be required within the development, along the Hall/Gwinnett county line, or along the Hall/Braselton municipal limits line.

   b. Transitional buffers are required along and inside the property line at the perimeter of a planned development district that abuts single-family residential zoning or uses, in accordance with the requirements of this subsection, but no transitional buffers are required between dissimilar uses within the planned development district.

2. *Width of transitional buffer.*

a. Where a commercial use within the TMV PCD District zoning district abuts property zoned for single-family residential or agricultural use, the minimum width shall be 20 feet. This requirement shall not apply where adjacent to public rights-of-way zoned for residential or agricultural uses.

3. Materials for transitional buffer.

a. Transitional buffers that are 20 or more feet in width, if any, shall meet at least two of the three following criteria: be planted with a staggered double row of evergreen trees at least six feet in height, a single row of deciduous shade trees at least two inches caliper dbh, (minimum 30 feet height at maturity) and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center, or other arrangement approved by the director that provides a dense visual screen.

4. *Adjustments to buffer width.*

a. If a six-foot high solid wood fence or masonry wall is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by ten feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3., above, with finished side facing the abutting property.

b. Masonry walls or solid wood fences of minimum six feet height required to screen loading and service areas, outdoor storage, and accessory equipment required in Section 17.420.040 D.3. and 4. shall not be used to reduce the width of a transitional buffer required in Section 17.420.050.C.2.

5. *Maintenance of buffer.*

a. A transitional buffer required in this Section shall be maintained in a healthy condition so as to provide an effective visual screen from the ground to a height of eight feet at maturity. Should vegetation die or be removed such that the buffer no longer functions as required in this Section, that vegetation shall be replaced by the property owner.

b. A fence that is provided pursuant to paragraph 4., above, shall be maintained by the property owner so that it is structurally stable and provides a solid visual screen.

C. *Other landscape and screening standards.*

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 and large decorative pots or planters may be used. Alternate landscape planting approaches require approval from the TMV PCD District Architectural Review Board.

2. *Street frontage.*

a. Along each street frontage there shall be a ten-foot wide landscape strip in the right-of-way or adjacent property or combination thereof, 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, while maintaining sight distances at intersections and driveways.

The Developer shall be responsible for street frontage plantings along Friendship Road and the internal roads to be constructed. The Developer may either install trees and other vegetation in conjunction with development of the roads or prior to issuance of Certificates of Occupancy for

individual lots. All plantings by others shall be subject to approval from the TMV PCD District ARB.

b. The planning director shall have authority to approve alternative methods for landscaping and screening parking lots that include an equivalent value of landscape material or screening effect when viewed from the street.

3. *Loading and service areas.* In addition to general perimeter landscaping and required buffers, if a loading or service area is located within 50 feet of a side or rear lot line abutting property that is residentially zoned or used for residential purposes, or public or institutional use, then the loading or service areas shall be surrounded by either a six feet high masonry screening wall, or a six feet high solid wooden fence, placed on the inside of the landscaped buffer required in Section 17.420.050.C.

4. *Screening of storage and accessory equipment.*

a. *Waste receptacles.* Other than street/sidewalk amenities, waste receptacles, including dumpsters, garbage cans, or grease containers shall be located in the rear or side yard and placed at least 20 feet from any street, public sidewalk, or property line that abuts residential use. Such waste receptacles shall be screened from view from all property lines and public areas of the site by a minimum six feet high wall constructed of masonry or solid wood with an opaque gate.

b. *Rooftop mechanical equipment.* Rooftop mechanical equipment, including HVAC, solar arrays and utility equipment shall be screened from adjacent streets, sidewalks, residential, public and institutional uses within 150 feet of the building. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is constructed of one of the materials used on the primary facade of the principal structure.

c. *Ground or wall-mounted mechanical equipment.* Ground-mounted or wall-mounted equipment such as HVAC equipment, transformers, and gangs of multiple utility meters shall be screened from adjacent streets, sidewalks, residential, public and institutional uses, or be installed in a limited access service alley or service corridor of a building. Screening shall consist of a solid masonry wall or wooden fence or other opaque enclosure around the equipment that is constructed of one of the permanent and durable materials used on the primary facade of the building. The height of the fence or wall shall be sufficient to effectively screen the equipment from direct view.

d. *Outdoor storage.* Permanent Outdoor storage or sales displays shall be prohibited.

e. Temporary sale of seasonal goods may be permitted on properties other than property used primarily for residential purposes, if such temporary sales are authorized by the director for a period not to exceed 60 days, with up to a 30-day extension, to be approved no more than two times in a given calendar year. Such temporary sales shall be limited to sites that:

a. Provide adequate off-street parking on approved surfaces;

b. Provide safe and adequate vehicular access; and

c. Are not adjacent to residentially zoned property.

Outdoor display and sale of goods shall be prohibited in existing designated parking areas.

5. *Visual blending of slopes.* Cuts and fills shall be terraced to blend into the natural terrain. Cut or fill slopes more than ten feet in height shall be landscaped with evergreen shrubbery planted at the rate of ten shrubs per 100 lineal feet.

D. Setbacks

Building setback lines shall be:

Twenty feet (20') from the perimeter of the 38.147-acre master parent tract, except along the jurisdiction line boundaries common with Gwinnett County to the south and the City of Braselton to the east where the setback shall be a minimum of ten feet (10') with a minimum building separation of twenty feet (20').

Front, side and rear setbacks of ten feet (10') from back of curb along curbed streets and surface parking lots.

Internal Side setbacks on lots to be created of zero feet (0') provided Code-required fire rating is achieved and maintained.

Stairs, escalators, elevators or pedestrian bridges between buildings may encroach over sidewalks and common area provided that they do not impede safe pedestrian circulation.

E. Parking lot design.

1. *Parking requirements.* Off-street parking shall be required as in Chapter 17.250 of the Hall County Zoning Regulations, except as provided in this subsection:

   a. *Parking standards*. For purposes of the Plan the following parking standards were used:
      Retail/office – 3.5 spaces per 1,000 square feet
      Restaurant - 10 spaces per 1,000 square feet
      Medical Office – 4.5 spaces per 1,000 square feet
      Hotel – 0.5 spaces per room
      Multi-family/apartments – 1.5 spaces per unit
      Townhomes – 2 spaces per unit

   b. *Shared parking.* The director may approve a reduction of up to 100 percent in the number of parking spaces required for a specific use where inter-parcel access is provided and a shared parking analysis approved by the director demonstrates that adequate parking via on-street, surface lot and/or structured parking, will be provided with the approved reduction. Shared parking analysis(es) may, but shall not be required to be, a master parking study for the overall mixed-use development, or any portion thereof.

   c. Curb radii – Corner radii of eight feet (8') minimum with parallel parking and corner radii of twelve feet (12') minimum without parallel parking is required.

2. *Pedestrian circulation.* Parking areas shall be designed to facilitate safe and convenient use by pedestrians. Commercial and multi-family developments shall provide designated pedestrian pathways or sidewalks connecting parking aisles to the front entrance of the principal building. ADA compliant sidewalks shall be along both sides of streets to be constructed including crosswalks. Additional ADA compliant sidewalks shall connect parking areas to buildings and may be used to connect parcels.

3. *Paving materials for parking lots.* All parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)

4. *Parking lot landscaping.*

   a. Each surface parking area of over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five percent with planning director discretion of the total paved area of the parking lot, not including pervious paving surfaces.

   b. Landscaping in surface parking lots shall contain at least one shade tree (minimum of six feet tall and two inches caliper dbh at time of planting and 35 feet tall at maturity) for each 200 square feet of landscaping. Shade trees shall be planted in a bed of ground cover, sod and/or low shrubbery. Alternative design approaches are subject to Director approval.

5. *Perimeter landscaping.*

   a. Appropriate shade tree species for landscaping parking lots include the following:

i. Nuttall Oak.

ii. Shumard Oak.

iii. Willow Oak.

iv. Gingko (Variety: President, Autumn Gold, male gender).

v. Princeton Elm.

vi. Chinese Elm (varieties Allee, Athena, Drake, Bosque).

vii. Bald Cypress (variety: Shawnee Brave).

viii. Zelkova (variety Green Vase or Village Green).

ix. Northern Red Oak.

xi. Other species approved by the director.

F. *Outdoor lighting.*

1. *Streetlights.*

a. Streetlights shall be provided on all public streets.

b. The spacing of street lights shall be staggered, 300 feet on-center or closer, 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 street lighting, shall be the semi-cutoff type.

2. *Parking lot, sidewalk, and building illumination.*

a. Lighting shall be designed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. All lighting shall be semi-cutoff luminary fixtures mounted in such a manner that the cone of light is directed downward.

b. The same type of lighting fixture must be used for the same or similar types of lighting on any one site. Prior to issuance of a development permit for individual parcels, a lighting plan shall be submitted to the Planning Director for approval.

c. Parking light fixtures shall be the box head type and shall have a maximum height of 35 feet, unless on a parking deck in which case the maximum height shall not exceed 25 feet.

3. *Security lighting.* Semi-cutoff luminaries shall be used for all security lighting.

4. *Sign illumination.*

a. Automatic changeable copy signs, and externally mounted neon signs are prohibited. Monument signs, entry signs, and one sign per building may be internally illuminated signs.

b. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaries, or be semi-cutoff luminary fixtures.

G. *Interparcel access.*

1. Interparcel access, joint driveways, cross access drives and access easements shall be provided for adjacent non-residential development not having direct access along an arterial or collector street, except where the director determines that they are unfeasible because of topographic or other site-

specific constraints or where the Developer determines provision of such constrains the building size so as to make the site economically infeasible.

2. Joint driveways and cross access easements shall be provided for non- residential development that abuts other non-residential development. The building site shall incorporate the following:

   a. Continuous cross-access drive located in a cross-access easement, where necessary to connect adjacent parcels along the thoroughfare.

   b. Driveway aprons, stub-outs, signage, pavement markings and other design features to indicate that abutting properties may be connected to provide cross access via a service drive.

H. *Architectural standards for all buildings.* The following design guidelines and standards apply to all newly constructed buildings used for office, commercial, industrial, institutional, residential, and public purposes. An Architectural Review Board, to be known as the TMV PCD Architectural Review Board (TMV ARB), shall be formed which shall review and approve all exterior elements of each site and its building(s), including materials, signage, lighting, and landscaping, etc. before the submittal of site plans or building plans to Hall County. The Developer or TMV ARB shall adopt an architectural palette Design Guidebook with required minimums and acceptable alternatives to guide End Users as part of the internal architectural review. The ARB shall also be responsible for development and updating of a Master Sign Plan.

1. *General architectural requirements.*

   a. *Street orientation.* Principal building entrances shall be oriented to public streets with the exception of internal buildings not directly fronting on the street. Parking may occur between the building and street(s), to the rear, to the side, underneath or on one or more adjacent parcel(s).

   b. *Building height.* Building heights shall be measured as from highpoint of the grading at the building line to the midline of a hip/gable roof or top of mansard or parapet roof. Subject to the constraints for nonresidential maximum square footage and maximum height, there are no minimum or maximum Floor Area Ratios (FAR). The maximum height for each building type:

      Grocery shall be 42 feet.

      Townhome building shall be 50’.

      Live/Work building shall be 50 feet.

      Retail Stand Alone use building shall be 50 feet.

      Retail Mixed-Use building shall be 60 feet.

      Residential or Residential over Retail use building shall be 60 feet.

      Office building shall be 85 feet.

      Hotel building shall be 85 feet.

      Clock Tower, either as part of a building or stand-alone structure shall be 90 feet.

   c. Non-residential buildings shall have at least 1,000 square feet of heated floor space.

2. *Building materials.*

   a. The use of a common palette of building materials should be maintained for all four sides of principal buildings with building footprint of less than 5,000 square feet to create a consistent architectural identity. For buildings with footprints of more than 5,000 square feet, variation in building materials, modulation, texture, and depth should be employed to provide design variation.

b. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.

c. Building materials used for all four sides of new or reconstructed buildings are restricted to the following:

i. Brick.

ii. Stone. Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.

iii. Split-face block/concrete masonry unit (CMU) is restricted to 50 percent of the surface area of each side of a principal building.

iv. Cementitious siding (hardy plank), phenolic siding and stucco are each restricted to 50 percent of the surface area of each side of a building.

v. Glass and glass block.

vi. Exposed concrete block, painted concrete block, and metal are prohibited materials for any exterior wall. Pre-cast tilt wall construction without exterior finish may be used for portions of parking decks or high-low parking wrapped by other structures. Non-wrapped elevations of decks or high-low parking shall have surface treatment with approved materials.

d. Restrictions on the use of metal building materials shall not apply to windows, door frames, gutters and downspouts, fascia, soffits, sign materials, entry doors and/or roll-up doors.

e. Calculation of ratios of building materials.

The amount of permitted material shall be calculated using the gross square footage of wall area for each elevation (side) of the building. See example below.

For example, a building has a side elevation with a gross wall surface area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 600 square feet of stucco on the front façade [e.g. (1,200 X 50% = 600)]. The balance shall be brick or other allowed material.

3. *Roof materials.* Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams. Materials for flat roofs may include Thermoplastic Polyolefin (TPO) and Ethylene Propylene Diene Terpolymer (EPDM) and similar systems.

I. Outdoor public gathering spaces. The development may, but is not required to, contain designated place-making spaces, including areas intended for public gatherings with permanent or temporary features such as, but not limited to, outdoor fireplaces/firepits, patio areas, gazebos, bocce court, seasonal skating, playgrounds, dog park, fountains and other water features, green walls, putting green, climbing wall, amphitheater, outdoor exercise equipment and event plazas.

Section 6. Signs. (Based on 17.420.060. Signs).

The following signs shall be permitted for office, institutional, commercial, industrial and residential use, in addition to other signs permitted for these uses in Chapter 17.270 of the Zoning Regulations.

1. *Monument signs.*

a. One ground mounted, monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this Section shall apply separately to each street frontage. However, no sign on a corner lot shall be closer than one-fourth the building setback line from the lot corner, defined by the lot lines extended. The sign structure may be incorporated into a retaining or free-standing wall, either with or without decorative fencing, provided required sight distance is maintained. Walls are not part of sign area.

i. The sign structure shall be constructed in general harmony with materials that are used in the facade of the principal building on the lot. Signs may be curved, angled (possibly greater than 60 degrees), perpendicular to, or parallel to the road.

ii. Sign area of monument signs shall not exceed 96 square feet, limited to one per street building elevation, sign face width not to exceed the base, and maximum height of 16 feet.

2. *Pole and banner signs.* Pole signs are prohibited, except as accessory banner signs as part of street light pole systems. Building elevation banner signs not to exceed 90 square feet each shall be limited to one per building, framed and fixed as to locations (intended to be more or less permanent); however, banners may be changed periodically (e.g., seasonal or otherwise).

3. *Wall signs and marquee signs.* One wall sign or marquee sign shall be permitted on all four sides for each building or for each tenant in a multi-tenant building, per wall elevation. The maximum sign area shall be 150 square feet per elevation, for single tenant, or for multiple tenants 175 square feet or one square foot per linear foot of storefront, whichever is greater. Wall signs and marquee signs shall be primarily oriented on the side of a building that includes the primary public entrance. A tenant that has less than 16 lineal feet of storefront shall be a permitted a wall sign or marquee sign with a maximum area of 16 square feet.

4. *Master plan for signs in multi-tenant developments.* For this development, a coordinated program of signs shall be developed by the developer or ARB and approved by the county Planning Director before building permit issuance. The signage master plan shall specify the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses.

5. *Entry signs.* One entry sign is permitted on each side of the following intersections: the intersection of Traverse Road with Deaton Creek Way; at the intersections of Village Way with SR 347 and with Traverse Road; at the intersections of Town Center Way with SR 347 and Traverse Road; and at the intersection of Traverse Road with SR 347. Entry signs may be of stone or brick base with fabricated metal sign cabinet, if pylon type. Sign area not to exceed 96 square feet, width not to exceed the base, height not to exceed 12 feet above street grade, and minimum setback of five feet (5') from right-of-way, provided adequate sight distance is maintained.

6. *Directory signs, freestanding or building-mounted*. One (1) freestanding or building-mounted directory sign per building shall be allowed, provided its area does not exceed 44 square feet and height above street grade does not exceed eight feet (8').

Section 7. Appeals and modifications. (Based on 17.420.070. Appeals and modifications).

A. *Procedures for appeals.*

1. It is the intent of the board of commissioners that all development within the TMV PCD District shall conform to the standards and procedures set forth in these Standards. In the event that the intent of these Standards can be achieved with minor deviations that do not substantially impair the purpose or

intent of these Standards, the Hall County Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

2. If the Planning Director determines substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in these Standards to the Hall County Planning Commission, unless otherwise specified in these Standards. Before issuance of a finding in writing by the Planning Director of the need for Planning Commission review, the Developer shall have the right to amend their proposal consistent with guidance from the Planning Director.

3. Appeals from requirements set forth in these Standards can be heard by the Planning Commission as provided in Chapter 17.360 of the Hall County Zoning Regulations.

Section 8. Definitions (Based on 17.420.080. Definitions).

[The following words, terms and phrases, when used in these Standards, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:]

Cross-access drive: A drive created for the purpose of providing vehicular or pedestrian access between properties.

Cross-access easement: A private covenant or easement between owners of abutting properties that allows driveways for public access by vehicles and pedestrians connecting two or more properties having different owners.

Developer: A private property owner who develops the internal road(s) and site infrastructure to County standards as modified herein for subdivision and sale of individual parcels to others for building construction. The term Developer shall include successors in interest and end users of the property.

Diameter at breast height (DBH): A standard measure of the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split. Externally mounted neon signs.

Drive-through window: An opening in the outside wall of a commercial building or structure intended to be used to provide for sales and/or service to patrons who remain in their vehicles.

Facade: The exterior side of a building that faces, and is most nearly parallel to, a public street. The facade includes the entire area of a building, extending from the roof or parapet to the ground, and from one corner of the building to another. Buildings generally have one facade for each street frontage.

Joint access driveway: A driveway that provides direct vehicular access to two or more abutting properties from a public street.

Live/work unit: Live-Work Units (LWUs) are properties that allow combination of residential and non-residential uses in vertically or horizontally connected space so as to be both a place of residence and business establishment. LWUs require the owner of the business to also reside in the property or vice versa.

Modulation: The rhythmic variation in the massing and architectural treatments of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least two feet in depth, measured from the forward plane of the facade.

Multi-family: A residential building, or portion of a commercial building such as upper floor(s) over retail and/or office uses, designed and used exclusively for long-term rather than transient or short-term rental occupancy by three or more families in separate dwelling units living independently of each other.

Sign area: That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign, automatic changeable copy: A sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units. Copy shall mean words and numbers.

Sign, internally illuminated: Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.

Sign, pole: A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.

Storefront: That elevation of a commercial building having a single tenant (or that portion of the elevation of a multi-tenant building that is occupied by a single establishment) and that contains the principal public entry to the establishment.

Transitional buffer: An area of natural vegetation or manmade construction, which is intended to provide a visual and dimensional separation between dissimilar land uses.

Section 9. Related Material

The following related items are incorporated by reference:

Exhibit A – Zoning Amendment Exhibit (Tracts B, C, D, F, G, J & K) of July 5, 2023

Exhibit B – Thompson Mills Village (TMV) Master Plan of July 5, 2023

Exhibit C – Letter of Intent of July 5, 2023

THOMPSON MILLS VILLAGE MASTER PLAN

PCD ZONING AMENDMENT OF JULY 5, 2023

The current Zoning Amendment of the 2008 PCD District to include AR-IV property relates to Hall County only. The Gwinnett County portion of Thompson Mills Village is shown for informational purposes only.

This conceptual Master Plan represents the owner's current intent and is representative of one way the site could be developed consistent with the uses, design guidelines and densities being requested for approval. Further development of lands within the district and construction of infrastructure and buildings may occur through subdivision and/or common ownership.

The depicted access points to Friendship Road and internal network of roads are known to the Georgia Department of Transportation and have been discussed with Hall and Gwinnett counties but have not gone through design review and permitting. Final subdivision, site/road geometry, building heights, locations of uses, phasing and sequencing of development are not parcel-specific, and may vary as the market demands. All such variations shall be limited by the approved uses, TMV design guidelines, other conditions of zoning, if any, and density maximums of original 2008 approval.

All variations consistent with the approved uses, TMV design guidelines, other conditions of zoning, if any, and density maximums may be approved for relocation within this PCD district at the discretion of the Hall County Planning Director without further amendment to the PCD zoning district by the Planning Commission or Board of Commissioners being required. Requests for departure from the uses, TMV design guidelines, other conditions of zoning, if any, or density maximums as approved shall be treated as amendments to the TMV PCD district and shall require further public input and review by the Planning Commission and Board of Commissioners.

Property Subject to this PCD Amendment - 38.147 acres

PARCEL 15039 000004
PROPOSED ZONING: PCD
(RETAIL/ OFFICE)

PHASE 3
62+ INDEPENDENT LIVING DEVELOPMENT (GWINNETT COUNTY, CASE # RZC2020-00027: ZONING O-I)-499 UNITS

MIXED-USE DEVELOPMENT WITH RETAIL / APARTMENT UNITS

200-ROOM HOTEL WITH OPPORTUNITY FOR PARKING GARAGE

RETAIL/OFFICE WITH OPPORTUNITY FOR PARKING GARAGE

RETAIL/OFFICE

LIVE-WORK TOWNHOMES

RETAIL/OFFICE

RETAIL/OFFICE WITH OPPORTUNITY FOR PARKING GARAGE

RETAIL/OFFICE (RECENTLY SOLD)

PHASE 1
HALL COUNTY, APPROVED REZONING-MARCH 27, 2008, 28.79 ACRES; ZONING: PCD

PHASE 2
62+ INDEPENDENT LIVING DEVELOPMENT (GWINNETT COUNTY, CASE # RZC2020-00001, ZONING O-I)-308 UNITS

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

INDEPENDENT LIVING ENTRANCE/EXIT (GATED)

BIG HOUSE CONDOS WITH OPPORTUNITY FOR PARKING GARAGE

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

COMMUNITY PARK

PHASE 3
62+ INDEPENDENT LIVING DEVELOPMENT (GWINNETT COUNTY, CASE # RZC2020-00028, ZONING O-I)-132 UNITS

PHASE 1
GWINNETT COUNTY APPROVED REZONING CASE # MUO-08-001, , 43.61 ACRES, ZONING: MUO

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

WELLNESS CENTER

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

PCD
MASTER STORMWATER MANAGEMENT FACILITY
PCD
PCD
PCD
PCD
PCD OUT
MUO
O-I
O-I
O-I

FRIENDSHIP ROAD / GA STATE ROUTE 347
HALL COUNTY
GWINNETT COUNTY
TRAVERS ROAD (PUBLIC-60' R/W)
TOWN CENTER WAY (PUBLIC-60' R/W)
LOOP ROAD (PUBLIC-60' R/W)
VILLAGE WAY (PUBLIC-60' R/W)
THOMPSON MILL ROAD
DEXTON GREEN PARKWAY
R/W

LAND USE LEGEND

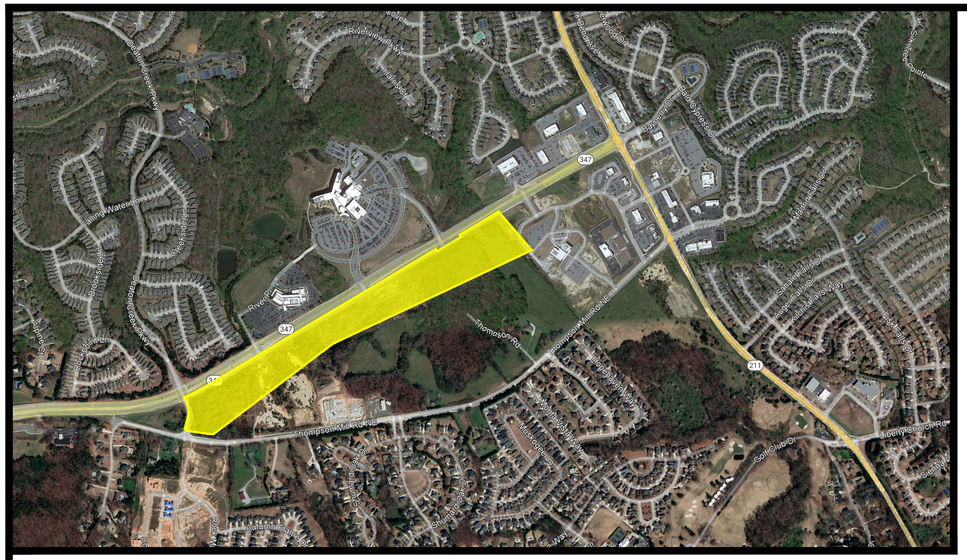
- RETAIL/OFFICE
- MIXED-USE (RETAIL/OFFICE AND RESIDENTIAL COMBINATION
- HOTEL WITH OPPORTUNITY FOR RETAIL/OFFICE AT GROUND LEVEL
- APARTMENTS
- BIG HOUSE CONDOS
- INDEPENDENT LIVING (AGE-RESTRICTED)
- RESIDENTIAL TOWNHOMES / LIVE/WORK TOWNHOMES
- WELLNESS CENTER
- EXISTING TRAFFIC SIGNAL

TMV MASTER PLAN

HALL & GWINNETT COUNTY, GA
VDC DEVELOPMENT GROUP, LLC
July 5, 2023

NORTH

0 100 200 300 feet
SCALE: 1" = 100'

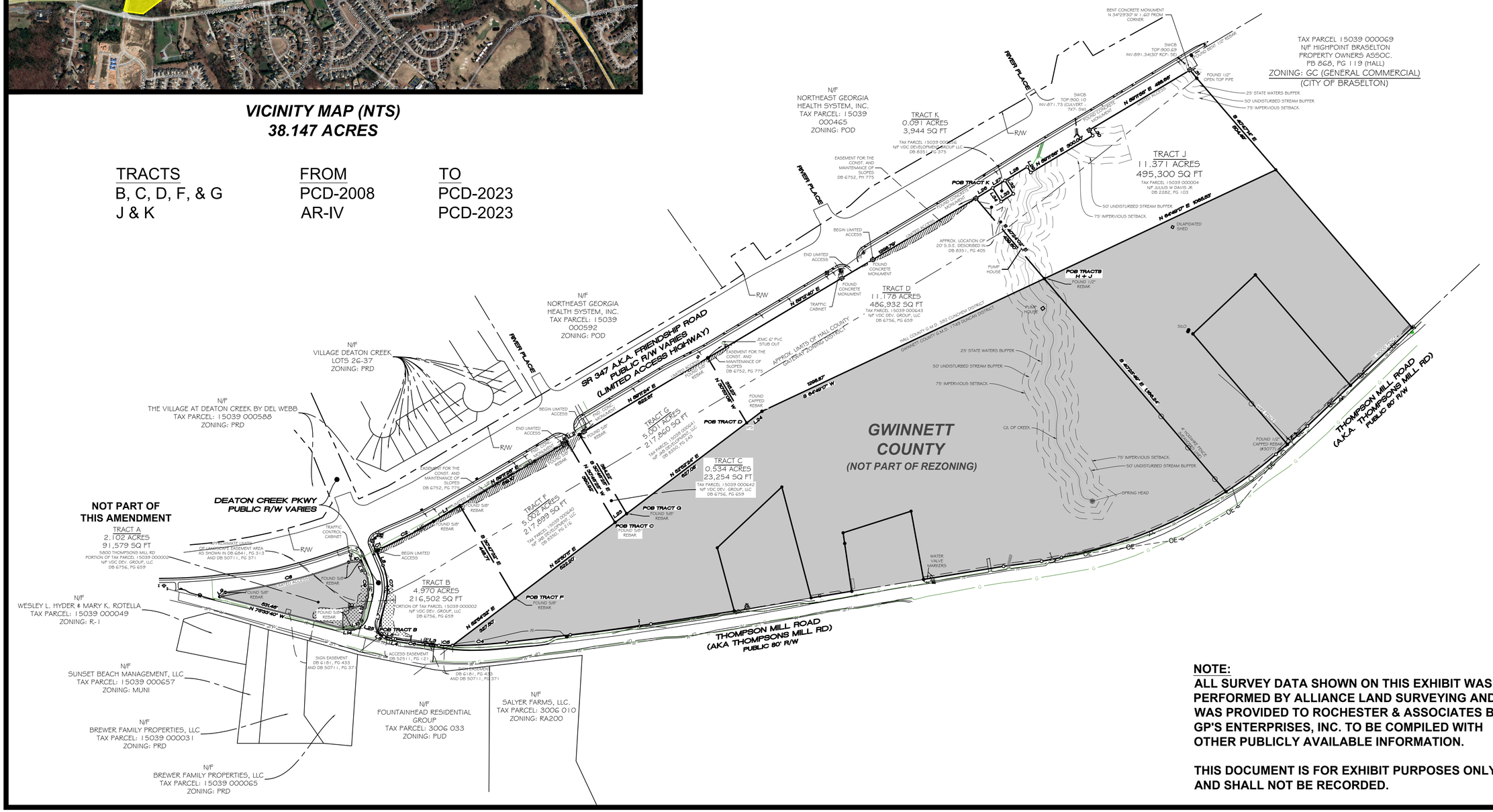


VICINITY MAP (NTS)
38.147 ACRES

TRACTS	FROM	TO
B, C, D, F, & G	PCD-2008	PCD-2023
J & K	AR-IV	PCD-2023

THOMPSON MILLS VILLAGE
PCD AMENDMENT FOR
TRACTS B, C, D, F, G, J, & K
HALL COUNTY ONLY

NORTH



NOTE:
ALL SURVEY DATA SHOWN ON THIS EXHIBIT WAS PERFORMED BY ALLIANCE LAND SURVEYING AND WAS PROVIDED TO ROCHESTER & ASSOCIATES BY GP'S ENTERPRISES, INC. TO BE COMPILED WITH OTHER PUBLICLY AVAILABLE INFORMATION.

THIS DOCUMENT IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE RECORDED.

Rochester | DCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

ZONING AMENDMENT EXHIBIT FOR:
FRIENDSHIP ROAD TRACT
HALL COUNTY
LOCATED IN LAND LOT 302 HALL COUNTY, GEORGIA

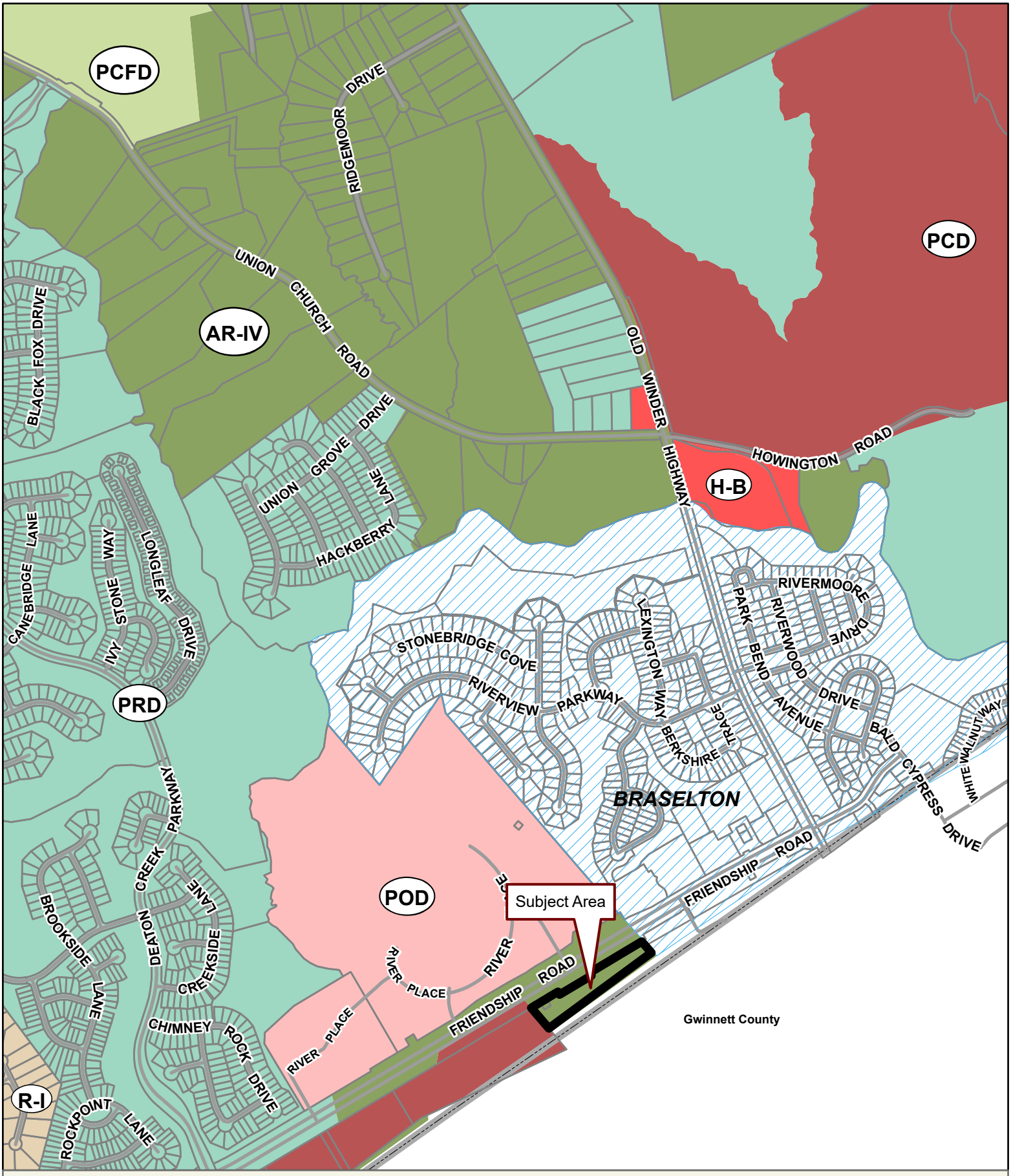
NO.	DATE	DESCRIPTION
		REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF ROCHESTER & DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR SHALL NOTIFY ENGINEER OF FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
100' 0' 200' 400'

SHEET 1
OF 1

DATE: 7/05/2023
SCALE: 1"=200'
JOB NO. ####
DWG NO. ####
DRAWN BY: ATM

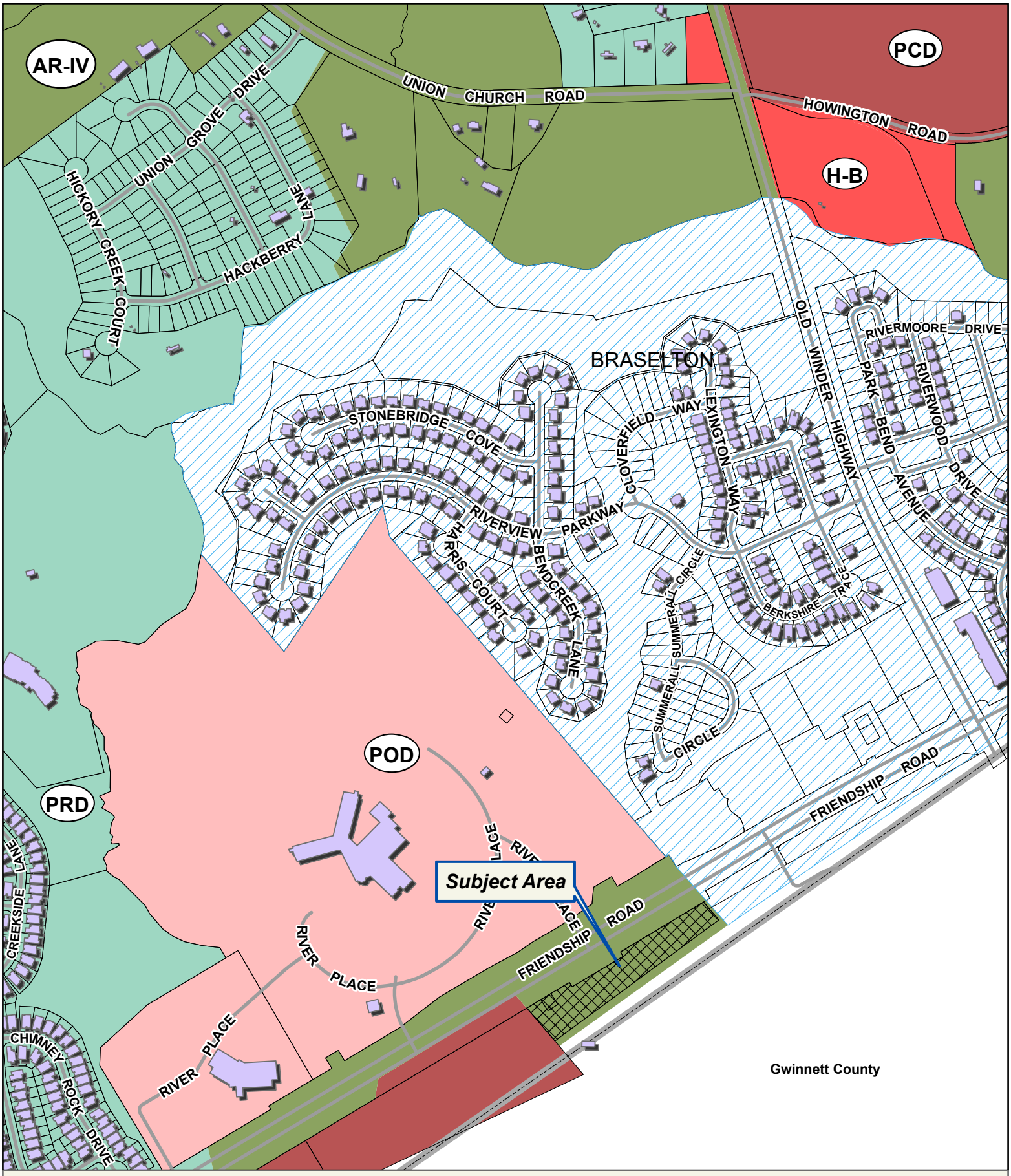


Applicant: WILLIAM SCHMID, ROCHESTER/DCCM
Tax Parcel #: 15039 000004 AND 000656
Location: 0 FRIENDSHIP ROAD, HOSCHTON, GA 30548
Commission District 1 **PC Mtg. Date: 09/05/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: WILLIAM SCHMID, ROCHESTER/DCCM

Tax Parcel #: 15039 000004 AND 000656

Location: 0 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/05/23**

0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: WILLIAM SCHMID, ROCHESTER/DCCM

Tax Parcel #: 15039 000004 AND 000656

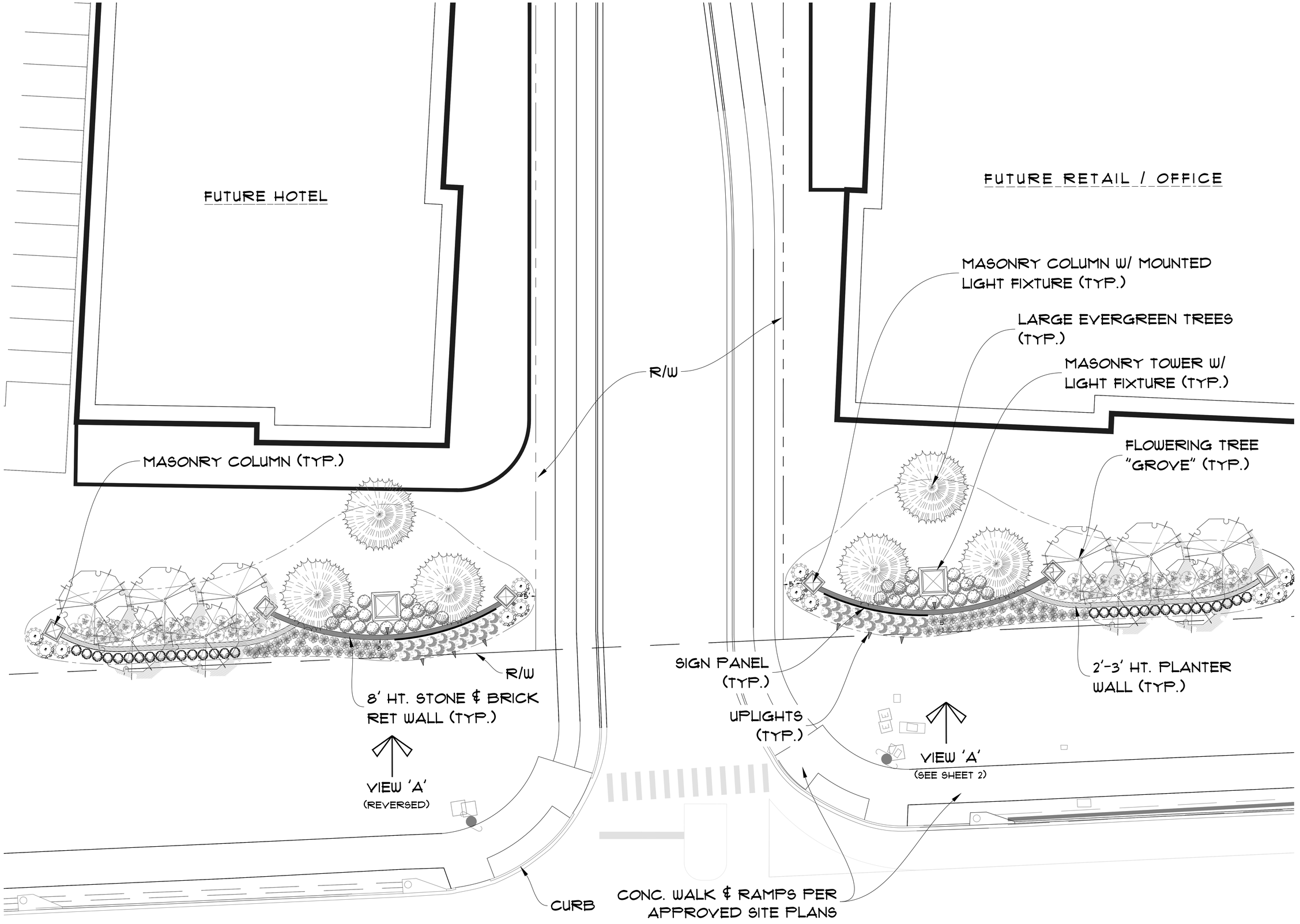
Location: 0 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/05/23**

0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area

N



FRIENDSHIP ROAD

R/W VARIES

SCALE: 1"=10'-0"

10 0 10 20 30

NORTH

BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

ENTRANCE SIGN CONCEPT

FOR

THOMPSON MILL VILLAGE

HALL COUNTY, GEORGIA

REVISIONS

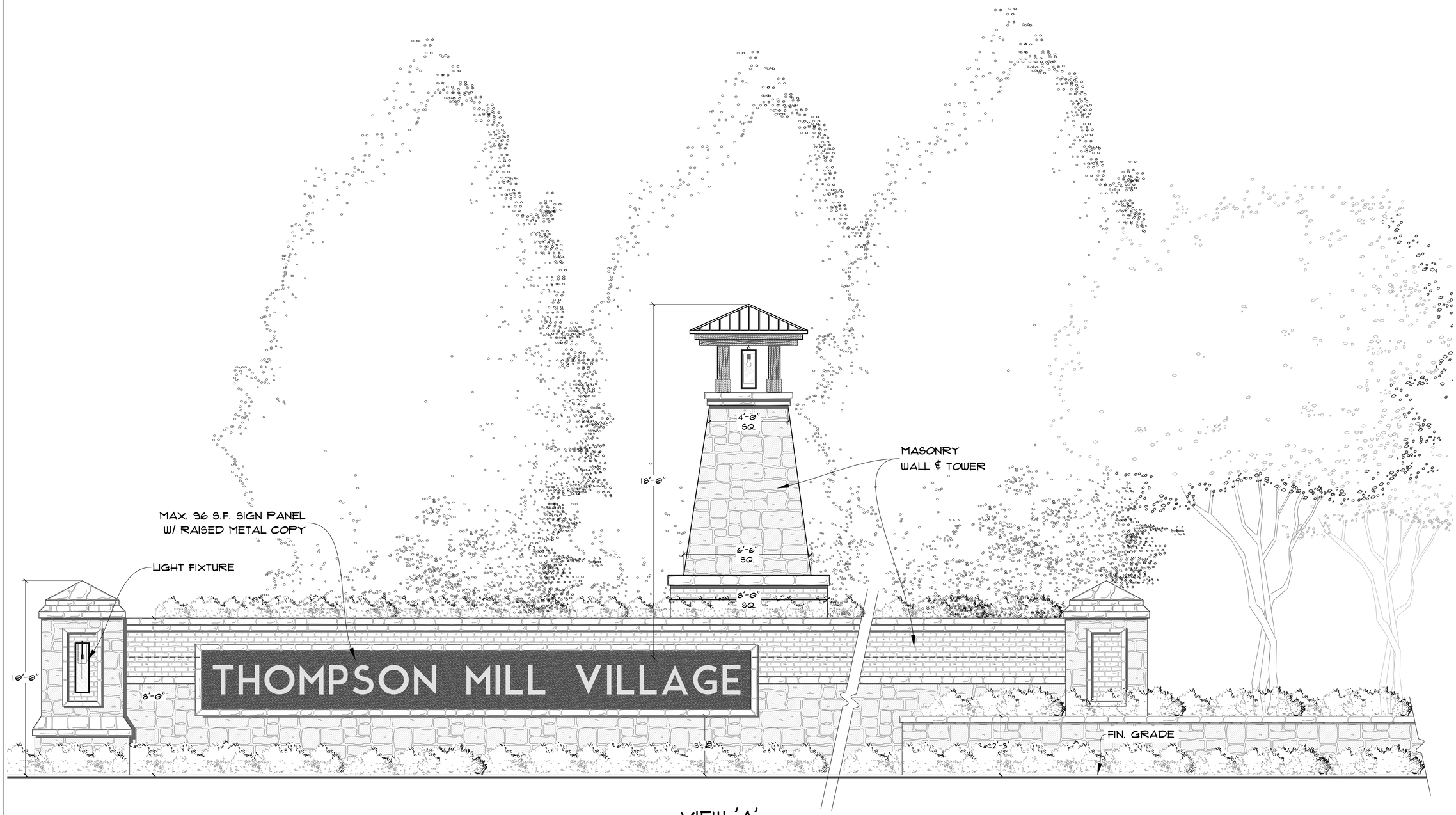
DRAWN BY:	BH
CHECKED BY:	TB
SCALE:	1"=10'-0"
DATE:	6/30/23
JOB NO.	
SHEET	1 OF 3

BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM



VIEW 'A'
SIGN WALL ELEVATION
1/2"=1'-0"

ENTRANCE SIGN CONCEPT

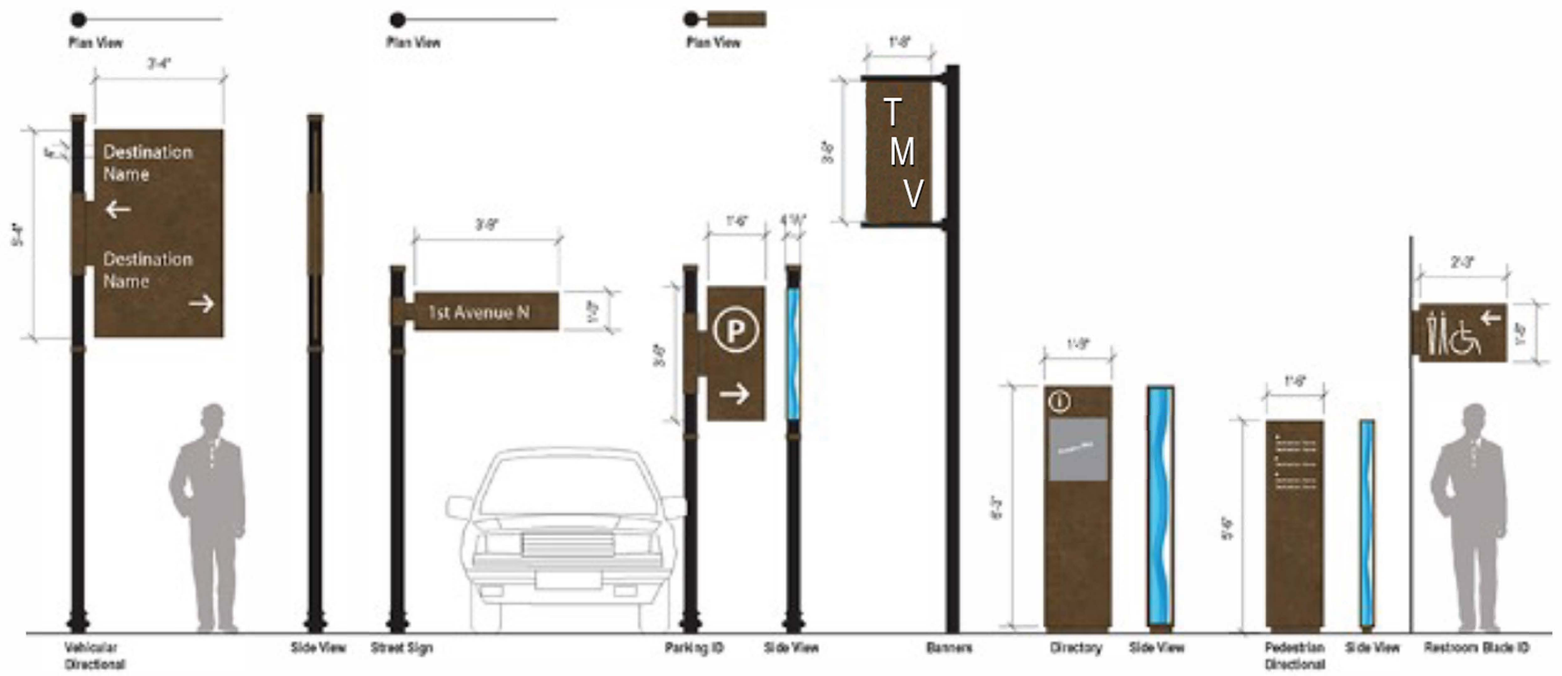
FOR

THOMPSON MILL VILLAGE

HALL COUNTY, GEORGIA

REVISIONS

DRAWN BY:	BH
CHECKED BY:	TB
SCALE:	1/2"=1'-0"
DATE:	6/30/23
JOB NO.	
SHEET	2 OF 3



BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

INTERIOR AND DIRECTIONAL SIGN CONCEPT

FOR

THOMPSON MILL VILLAGE

HALL COUNTY, GEORGIA

REVISIONS

DRAWN BY: BH
CHECKED BY: TB
SCALE: N.T.S.
DATE: 7/1/23
JOB NO.
SHEET 3 OF 3

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
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   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, August 3, 2023 2:58 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Christopher Armstrong (Fire Services); Timothy Woodward (Fire Services); Bryan Cash (Fire Services); Michael Vieira (Fire Services)
Subject: Fire Comments

Question: Will this proposed mixed use development be required to have a development of regional impact review ? Fire & EMS concerns: population increase, response times, man power, call volume, development spans Hall and Gwinnett County, mutual aid agreement, multiple multi story buildings, the development will have 2 separate water system providers, GWR has indicated in a letter that they have water capacity for the Hall Side of the development and that Gwinnett Water will be responsible for the water on the Gwinnett side of the development, the proposed public road follows the Hall County line than transitions into Gwinnett County, some of the access into the developments located in Hall County have access only from the Gwinnett County side of the development, 911 concerns, addressing concerns. Another question arises should the development be two independent developments ? I have copied the following Hall County Fire Chiefs to this message they may have additional input into the proposed development. Chief Armstrong, Chief Woodward, Chief Cash and Fire Marshal Vieira

1. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

2. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

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: Jennifer Rivera (Administration)
Sent: Monday, August 28, 2023 8:14 AM
To: Jim Mikoy
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, August 26, 2023 10:00 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

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.

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for

retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There are already a plethora of apartments in the immediate area (listed below) that bring down single family home values. They are not even at full capacity !!!!

The **Harrison at Braselton** (previously Noble Pines) - opened 2019; there are 248 units and as of 8/24, they are at **93% capacity**. This complex is behind the Aldi and across the street from the proposed rezoning request.

The **Finch-Braselton** also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently **7% occupied**.

The **Chateau at Highlands** (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at **25% capacity**.

Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Mr. AND Mrs. Jim Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:58 AM
To: Ksposa
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rezoning objections-applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Ksposa <ksposa@aol.com>
Sent: Tuesday, August 29, 2023 4:37 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning objections-applicant William Schmid , Rochester/DCCM

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To all addressees,

Please be advised that we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-family by applicant William Schmidt, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

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Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

There is currently not enough infastructure, schools, roads, medical offices, etc, to handle what is currently available and even less once existing developments are filled to capacity. We do not need to add additional multi-family units to an already over crowded area.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Sincerely,
Kathleen and Jack Sposa
5891 Haven Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:56 AM
To: Merridee Michelsen
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Rezoning objections

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Merridee Michelsen <michelsenmerridee@gmail.com>
Sent: Tuesday, August 29, 2023 11:25 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Fwd: Rezoning objections

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.

Merridee Michelsen, PhD

We are the music-makers.....the dreamer of dreams.....

Merridee Michelsen, PhD
Education Psychologist & Diagnostician
Telephone: 770-490-4236
michelsenmerridee@gmail.com

As with other very concerned citizens of Hall County, we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

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Kenneth and Merridee Michelsen
5884 Haven Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

Subject: FW: Rezoning and buffer exemption for 185 Apartments and Retail acreage proposed

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Sunday, August 20, 2023 7:59 PM
To: trbell@hallcounty.org; kccooper@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Rezoning and buffer exemption for 185 Apartments and Retail acreage proposed

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.

Planning Commissioners District 1, Planning Director, and Commission Chairman

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There is already a plethora of apartments in the immediate area that bring down single family home values.

Please, please, please do not approve this zoning change request !!!!!!! Protect the integrity of Reunion and the surrounding area.

Mr. and Mrs. James Mikoy
7176 Wrights Lane
Hoschton, GA 30548

ZONING NOTICE

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

APPLICANT: William Schmid, Rochester / DCCM

REQUEST: Rezone From AR-IV To PCD For A Mixed Use Development

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15pm

&

COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00pm

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: William Schmid, Rochester / DCCM

REQUEST: Rezone From AR-IV To PCD For A Mixed Use Development.

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FOR MORE INFORMATION CALL (770) 531-6809

AGENDA ITEM

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

REPORT TO:	**Work Session (10/09/23)**
REPORT TO:	**Voting Meeting (10/12/23)**
ITEM NO:	531/2023
SUBJECT:	**5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of a Planned Commercial Development (PCD) |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 **| Proposed Use: mixed use development |** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD
Recommendation:

Approval.

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be updated by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The updated Traffic Engineering Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials along which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submittal materials referenced in condition one (1) are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

Purpose of Request:

5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of a Planned Commercial Development (PCD) | on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development |** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR

Clerk
JR

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Proposed Design Standards
Site Plan
Maps
Renderings
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photos

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD** | on a 26.685± acre parcel **| Proposed Use: mixed use development| William Schmid, Rochester/DCCM, applicant.**

The request before you is the request of William Schmid, Rochester/DCCM to Amend Conditions of PCD to allow a mixed use development. This item is located within Commission District 1.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(4-0).**

There were **four (4) 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 dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are

submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.

3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
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9. All conditions of zoning shall be made a part of any plats created for the development.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... William Schmid

Request ..... Amend conditions of a Planned Commercial Development (PCD, 17.180.080)

Proposed Use ..... Mixed-use development

Size ..... 28.685 ± acres

Zoning ..... Current Planned Commercial Development (PCD, 17.180.080) | Proposed Planned Commercial Development (PCD, 17.180.080)

Location ..... 5800 Thompsons Mill Road & 0 Friendship Road | Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643

Commission District ..... One

Planning Commission Date ..... September 5, 2023

Staff Recommendation ..... **Approval, with conditions,** as the requested zoning designation is appropriate based on the intended use and prior approvals.

Planning Commission Recommendation.....Approval, with conditions
Vote: 4-0

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
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3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
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9. All conditions of zoning shall be made a part of any plats created for the development.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The subject request is to rezone 28.685± acres from Planned Commercial Development (PCD, 17.180.080) to Planned Commercial Development (PCD, 17.180.080) for the purpose of amending prior conditions of zoning. Such amendments shall be processed in the same manner as the original approval pursuant to Amendments (17.380).

The applicant is requesting to amend conditions of the original PCD for the following purposes: the addition of an 11.462 acre parcel (see corresponding rezoning request), the removal of a 7.07 acre parcel, the clarification of prohibited and approved uses within the development, and to request modifications to the Gateway Corridor Overlay District standards as applicable to this development.

On March 27th, 2008, the Board of Commissioners approved 28.79 acres of the subject parcel to be rezoned from PRD and AR-IV to PCD for the purpose of developing a mixed-use community that includes 168 residential units, 529,212 square feet of non-residential uses, and a 200 room hotel. The request to amend conditions does not include an increase to the total units, rooms, or square footage previously approved for this development. The request to amend conditions includes an increase in total acreage and a decrease in overall density shown in the chart provided below:

Vested Interest	**2008 (approved)**	**2023 (amendment)**
Acreage	28.79	38.147
529,212 office/retail	18,382 SF/ac	13,873 SF/ac
200 hotel rooms	6.95 rooms/ac	5.24 rooms/ ac
168 residential units	5.84 units.ac	4.40 units/ac

At the time of the 2008 rezoning, the subject property consisted of over 67 acres to be developed as a master planned mixed-use community. Approximately 28 acres are within Hall County and the remaining 39 acres are within Gwinnett County. The applicant is requesting to add 11.9 acres to the development and has identified a 2.1 acre tract as being exempt from the current zoning request. The balance of the project falls within Gwinnett County and is subject to that jurisdiction's zoning actions and conditions; the applicant has indicated that the development in each county will be similar in design and uses in order to create a seamless development.

The previously submitted 2008 site analysis for the Hall County portion showed a breakdown of the development as follows:

Residential	*Number of Units*	*Heated Area*
Townhomes	27	Not Specified
Live/Work Townhomes	14	3,600 sq. ft.
Big House Condos	0	3,000 sq. ft.
Apartments	67	1,000 sq. ft.
Total	108+ (residential units shown on site plan) *The Applicant requested the option of developing as many as 168 residential units.	

Retail/Office	
Village Retail	160,810
Park Retail	20,150
Town Center Retail	103,787
Office Over Retail	244,465
Total	529,212+ (square feet) **plus hotel *The Applicant requested the option of increasing square footage up to 850,000 sq. ft.

Hotel	
(1) Hotel	(maximum) 200 rooms
Total	**Square footage for the hotel is not included with the above referenced retail/office calculation.

The site plan submitted as part of the current zoning request does not include a square footage breakdown of the proposed development and states that "final subdivision, site/road geometry, building height, location of uses, phasing and sequencing of development are not parcel-specific, and may vary as the market demands."

Since the original March 27, 2008 Hall County Commission approval, the following has occurred:

(1) A six-lane highway (SR 347 Friendship Road) and new hospital were completed, as were significant public water and sewer infrastructure projects;
(2) The property has been cleared, graded, and padded (**HDV2021-00029**);
(3) Sewer and lift station plans have been approved;
(4) Adjacent property with frontage along Friendship Road in Hall County (11.46 acres) has been purchased by the applicant; and a master detention pond is proposed in this new location (see corresponding rezoning request for 0 Friendship Road from AR-IV to PCD for an additional tract to be included in this development);
(5) Grading plans have been approved by Hall County for a regional detention facility on a portion of the 11.46-acre tract but commencement of construction is conditional upon the rezoning of the parcel (**HDV2021-00029**)

The subject property is located within the Gateway Corridors Overlay District (GCOD). The applicant utilized the Gateway Corridors Overlay District development standards as a template to outline the desired standards for the proposed development. Included in the application submittal is a document titled "Thompson Mills Village PCD District Design Standards" which outlines deletions from the GCOD code in red and additions in yellow.

Staff has identified deviations from the Official Code of Hall County as outlined below:

	Hall County Code	**Proposed (2023)**	**Approved (2008)**
Residential Lot Frontage	50 feet	16 feet	50 feet
Commercial Lot Frontage	100 feet	20 feet	100 feet
Residential Lot Size (min)	8,000 sq. ft.	1,400 sq. ft.	8,000 sq. ft.
Commercial Lot Size (min)	15,000 sq. ft.	2,000 sq. ft.	15,000 sq. ft.
Transitional Buffer along Hall/Braselton municipal limits	25 feet	0 feet	25 feet
Street Frontage Landscape Strip	10 feet within the development's property	10 feet in the right-of-way, or adjacent property, or combination thereof	10 feet within the development's property
Front to Front Face Building Separation (min)	Varies	None proposed	60 feet
Building Setback along Hall/Braselton municipal limits	20 feet (Suburban Shopping standards – side setback)	10 feet	25 feet (applicable due to external buffer of 25 feet required between the subject property and all external adjoining properties)
Perimeter Landscaping (parking lots abutting public streets)	25 feet	0 feet	25 feet
Building materials	Tilt/up and pre-cast concrete are prohibited	Pre-cast tilt wall construction without	Tilt-up or pre-cast concrete, wood, wood

		exterior finish allowed on parking decks or high-low parking wrapped by other structures.	shake, fiber cement siding or architectural metal or glass may be used subject to review and approval. (front façade of residential, nonresidential, and mixed use buildings)
Monument Sign Setback	15 feet from right-of-way and side property line 50 feet from intersections for corner lots	1/4 the building setback line	50 feet
Monument Sign total	1 per lot	1 per street building elevation	Sign package to be submitted and approved by Planning Commission.
Banners square footage: residential/nonresidential	1 banner 6 sq. ft./32 sq. ft. (max) 4 feet/12 feet height (max)	1 banner per building 90 sq. ft. per banner	Sign package to be submitted and approved by Planning Commission.
Wall signs and marquee signs	1 per building, to be located on side with primary entrance (64 sq. ft. per building)	Permitted on all four sides (150 sq. ft. per elevation)	Sign package to be submitted and approved by Planning Commission
Directory signs, freestanding or building-mounted	N/A	1 sign per building 44 sq. ft. (max) 8 feet in height (max)	Sign package to be submitted and approved by Planning Commission

Statement of Flexibility for conceptual site plan:

The applicant has requested that the submitted site plan dated July 5, 2023 be conceptual in nature only to allow for market forces that may determine the detailed particulars of the number and shape of new parcels, road geometry, and the location, size, orientation, height, materials, tenant mix and uses for each building. Additionally, the applicant states that the mix of businesses and residents will likely vary over time but will not exceed 529,212 square feet of combined commercial office and retail space, 200-room hotel and 168 residential units as originally approved by the Hall County Commissioners on March 27, 2008.

- Staff recommends that the Planning Director reserve the right to determine if changes in the site plan are substantial enough in nature to constitute Hall County Commissioners' approval.

Alternative Landscape Approaches:

The applicant has requested that alternative landscape approaches to building perimeter walls and street frontage landscape strips gain approval from the TMV PCD District Architectural Review Board.

- Staff recommends that the Planning Director also review alternative landscape approaches prior to approval.

Shared Parking standards:

The applicant is requesting that a shared parking analysis not be required as part of a master parking study for the overall mixed-use development, or any portion thereof.

- Staff recommends that the Planning Director reserve the right to require this analysis per review. The requested parking ratios are in general conformance with the Official Code of Hall County.

- The development was originally approved with the following condition: "Parking shall be provided based on a Master Parking Plan to be submitted for approval by the Planning Director. This plan contemplates coordinating the various minimum and maximum policy standards of Hall and Gwinnett Counties in a manner which reflects efficiencies obtained through a mix of uses. Parking areas shall be designed to facilitate safe and convenient use by pedestrian. Commercial and multi-family developments shall provide designated pedestrian pathways and sidewalks connecting parking aisles to the front entrances of the buildings."

    - The applicant has included in the current proposed standards that all sidewalks and pedestrian crossings will meet ADA standards.

Interparcel Access

The applicant has requested to require interparcel access for non-residential parcels excluding locations that have direct access along arterial or collector streets.

- Staff recommends that all non-residential lots maintain interparcel access.

The applicant is also requesting that the developer have the right to determine if constraints of the property make interparcel access economically infeasible.

- Staff recommends that the Planning Director reserve this right.

Architectural Standards for all buildings:

The applicant has requested to have the TMV PCD District Architectural Review Board develop, adopt, and maintain a Design Guidebook. Additionally, the applicant has requested that the use of common palette building materials be required on all four sides of a building for a structure 5,000 square feet or less; for buildings over 5,000 square feet, variations in materials, modulation, texture, and depth should be utilized to provide design variation.

Original approved architectural conditions are outlined below (2008):

Front Façade – Residential Building
Architectural treatments for residential buildings shall be a minimum of 50% brick, stone, terracotta, manufactured stone or stucco. Tilt-up or pre-cast concrete, wood, wood shake, fiber-cement siding or architectural metal or glass may be used subject to review and approval.

Front Façade – Non-Residential and Mixed Use Building
Architectural treatments shall be of brick, stone, terracotta, manufactured stone or stucco. Tilt-up or pre-cast concrete, wood, wood shake, fiber cement siding or architectural metal or glass- may be used subject to review and approval.
Street Level Facade - Non-residential
Street level facades shall incorporate varying edifice details such as trellises, windows or recessed panels suggestive of windows, door or colonnade openings, or storefronts every 20-30 linear reel.
Color – Non-residential
Contrasting accent colors of any wall, awning or other feature (other than a neutral color) shall be limited to no more than 15% of the total area for any single facade.
Roofing Materials - Non-residential
Roofing materials shall be limited to the following: metal standing seam of red, green or sliver in color, tile, slate or stone, wood shake, or architectural shingles with a slate, tile or metal appearance
Roofing Standards - Non-residential <5000 sq. ft.
Non-residential buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4:12. Portions of the roof structure may be flat to accommodate vents, mechanical systems or similar appurtenances, if they are adequately screened and suet, are subject to review and approval of the Director.
Flat-Roofed Buildings - Non-Residential
Design of flat roofed buildings shall include minimum one-foot deep cornices, extending along the entire front of the building and the sides of the building for a depth of at least ten feet. Parapets on Rat-roofed buildings shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers. The rear of parapet articulations visible from adjacent external streets shall be finished to match the exterior architectural treatment.
Non-Residential Building Design - Contrasting Base
Building design shall include a minimum one-foot high contrasting base, extending along the entire front of buildings and the sides of buildings for a depth of at least ten feet.
Mechanical Equipment – Non-Residential
All mechanical, HVAC and like systems shall be screened from adjacent street level view on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.

- **Staff recommends that a design guidebook of similar detail be submitted for review and approval by the Planning Commission.**

Signs:

The applicant is requesting to modify the sign code to allow for the following:

Setback: 1/4 the building setback
Signage to be incorporated into a retaining or freestanding wall

Monument sign square footage: 96 square feet of total monument sign area per street building elevation
Monument sign height: 16 feet maximum
Number of wall/marquee signs: 1 sign on all four side for each building
Wall sign square footage: 150 square maximum sign area for single tenant and 175 square feet for multi-tenant
Pole and banner sign: prohibited except as part of street light pole system
Building elevation banners: 90 square feet maximum
Entry signs -1 permitted on each side the following intersection: the intersection of Traverse Road with Deaton Creek Way at the intersections of Village Way with SR 347 and with Traverse Road; at the intersections of Town Center Way with SR 347 and Traverse Road; and at the intersection of Traverse Road with SR 347.
Entry signs materials: stone or brick base with fabricated metal sign cabinet, if pylon type.
Entry sign area: 96 square feet maximum, width not to exceed the base.
Entry sign height: 12 feet above street grade maximum
Entry sign setback: five feet (5') from right-of-way (minimum), provided adequate sight distance is maintained.

- **Staff recommends a master sign package be submitted for street, wall, internal directional, temporary and other signs for review and approval by the Planning Commission.**

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 "Residential" within a "Mixed-use corridor." The Mixed-use corridor allows for retail activities, office-based employment, civic uses, single-family residential, and low-impact industrial or higher-density residential only where the same is found on adjacent properties.

In March of 2008, the Hall County Board of Commissioners approved, with conditions, an application to rezone the subject property to PCD. The result of those original conditions have been incorporated into staff's recommended conditions for the subject application. There is an associated application to rezone an additional 11.462± acres from Agricultural Residential-IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080). The intent is to develop the subject areas as one mixed-use development utilizing the majority of the 11.462 acres as the master stormwater management facility.

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 zoning proposal is suitable given the context of the surrounding area. The adjacent developed parcels with a consistent character.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property based on the uses described in the application. The applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development, in order to allow staff and other agencies to ensure that adverse effects are minimized.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is zoned Planned Commercial Development (PCD) and is currently undeveloped, although land disturbance permits have been issued for grading and stormwater management.**

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 is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. However, the applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development, which will allow staff and other agencies to ensure that adverse effects are minimized.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **Yes, the proposed use is consistent with the Comprehensive Plan designation of a "Residential" land use within a "Mixed-use corridor". High density residential uses are only envisioned where the same is found on adjacent properties. In addition, the prior approval already allowed for a residential component within this development.**

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 currently undeveloped.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD, 17.180.080). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 development does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing and commercial services.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the County that are currently zoned to support the type of mixed-use development being proposed without requiring zoning action.**

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; **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.**

A Planned Commercial Development (PRD, 17.180.080) allows for more flexibility in the design and development of the property. This provides for a mixture of residential and non-residential 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 zoning designation 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 will utilize public sewer and water; as such, this is not applicable.**

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. **A traffic impact study was submitted in 2008 when the original rezoning occurred. An updated traffic impact study has been requested, but not yet received. The applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 3, 2023, Emily McGahee stated "Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan."

Hall County Fire Marshal

In an email dated August 4, 2023 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

Fire & EMS concerns: population increase, response times, man power, call volume, development spans Hall and Gwinnett County, mutual aid agreement, multiple multi story buildings, the development will have 2 separate water system providers, GWR has indicated in a letter that they have water capacity for the Hall Side of the development and that Gwinnett Water will be responsible for the water on the Gwinnett side of the development, the proposed public road follows the Hall County line than transitions into Gwinnett County, some of the access into the developments located in Hall County have access only from the Gwinnett County side of the development, 911 concerns, addressing concerns. Another question arises should the development be two independent developments?

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated August 3, 2023, Bill Nash, Director, stated the following:

Engineering:

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

Traffic:

GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill.
Need updated traffic study.

Utilities:
Sanitary sewer design approval required

Georgia Department of Transportation
In an email dated August 1, 2023, Parker Niebauer, D1TO Traffic Operations Supervisor, indicated coordination would be required.

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Bill Schmidt, 425 Oak Street, Gainesville, presented the request. The applicant stated that a lot of the public comments submitted in advance of the meeting were directed mainly to other applications. The applicant stated that there is no increase in development impacts from these requests.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Hunt questioned the public streets that border Hall and Gwinnett County behind the development. The applicant stated that access would be between parking lots.

Motion: A motion to approve, with conditions was made by Mr. Sosebee and seconded by Mr. Varner. Vote: 4-0

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.

3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be updated by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The updated Traffic Engineering Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials along which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submittal materials referenced in condition #1 are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

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

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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

William Schmid

Rochester | DCCM

425 Oak St., NW Gainesville, GA 30501

Phone 678-450-5121

Email Address weschmid@rochester-assoc.com

Property Owner (Name & Mailing Address)

VDC Development Group, LLC & JAB Development, LLC

George P. Flanigan

1500 Hwy 124 Auburn, GA 30011

Phone 770-945-0810

Email Address gp8015@yahoo.com

Proposed Use PCD - Planned Commercial Development

Contact Person (Name & Mailing Address)

Aaron Frampton

G.P.'s Enterprises, Inc.

1500 Hwy 124 Auburn, GA 30011

Phone 678-353-4417

Email Address aframpton@gpsent.com

Tax Parcel Number See related case

Location Address See related case

Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other

Zoning: PCD (2008)

Acreage 26.685 Ac

Requested Action

Permissive Use:

☐ HCPC ☐ HCC

Fee:$ NA-Related Case

Receipt #:

Check #:

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

Sign [signature] Date: 7/6/2023

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: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) VDC Development Group, LLC - George P. Flanigan

Address 1500 Hwy 124, Auburn, GA 30011

Phone Number 678-353-4417

Name of applicant(s) Rochester DCCM - William Schmid

Address 425 Oak St.NW, Gainesville, GA 30503

Phone Number 678-450-5125

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) George P Flanigan

Personally appeared before me

George P. Flanigan

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

April A. Sass
Notary Public

APRIL A SASS
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 02, 2025

7/7/23
Date

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) JAB Development, LLC - George Flanigan

Address 1500 Hwy 124, Auburn, GA 30011

Phone Number 678-353-4417

Name of applicant(s) Rochester DCCM - William Schmid

Address 425 Oak Street. NW, Gainesville, GA 30503

Phone Number 678-450-5125

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.

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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: George P. Flanigan **Date:** 7.5.2023

Applicant's/Owner's Name (Printed): George P. Flanigan - Jab Development, LLC
George P. Flanigan - VDC Development Group, LLC

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** July 5, 2023

Applicant's/Owner's Name (Printed): William E. Schmid, AICP of Rochester | DCCM - Applicant

Revised December 2019

LETTER OF INTENT

THOMPSON MILLS VILLAGE

AMENDMENT TO 2008 PCD

38.147 ACRES – HALL COUNTY, GEORGIA

JULY 6, 2023

<u>OWNERS</u>

VDC DEVELOPMENT GROUP, LLC

JAB DEVELOPMENT, LLC

<u>DEVELOPER</u>

VDC DEVELOPMENT GROUP, LLC

Executive Summary

This Letter of Intent continues and amends the current PCD zoning approval of March 27, 2008, for the Thompson Mills Village development project by VDC Development Group, LLC, by adding 11.462 acres of property to the Project without increasing the currently approved densities for development, namely 529,212 square feet of nonresidential retail and office uses, 200 hotel rooms, and 168 residential units (collectively Vested Interests). At the same time, approval of this request will clarify prohibited and approved uses and resolve design-related conflicts between the prior approval and the Gateway Corridor Overlay District (GCOD). This will provide both certainty and flexibility, whether the property is developed by a single or multiple Developers, in one phase under common ownership or subdivided and developed in multiple phases.

This narrative answers questions posed by 17.380.060 (C) of the Hall County Code. The Applicant reserves the right to amend the application during the review process.

Approval will allow development of stormwater detention, interior roads, site infrastructure development and building construction to proceed, which will strengthen and broaden the tax base with a high quality and dynamic lifestyle development. This will fulfill the original vision for a high quality, new urbanist development approved at this location in 2008 by adjusting it in light of post-recession/post-COVID/new retail paradigm factors.

Project Location

The Thompson Mills Village Project (TMV), is located along the eastern side of Georgia State Route 347 (Friendship Road) in southern Hall County and along the north right of way of Thompson Mill Road in Gwinnett County. It is adjacent to the west of the current city limits of Braselton, Georgia, and is across the highway from the NGMC Braselton hospital and the Del Webb Village at Deaton Creek active adult community. It is also influenced by the Chateau Elan Winery& Resort, Chateau Elan Estates, several other residential neighborhoods and retail development near the intersection of SR 347 with SR 211 to the east. It adjoins property in Gwinnett in the OI and Mixed Use Overlay districts.

This portion of Hall County between Interstate 85 and Interstate I-985 has seen significant growth over the past 30 years. It is influenced by both the Gainesville MSA and Atlanta, Sandy Springs, Roswell MSA and is still rapidly developing.

The location is well-served by public roads and all utilities needed to serve the Project.

Background

Slightly over 15 years ago on March 27, 2008, the Hall County Board of Commissioners approved zoning entitlements for a Planned Commercial Development district associated with 28.79 acres of land for 529,212 square feet of nonresidential retail and office uses, a 200-room hotel and 168 residential units and related surface or deck parking. Prior to zoning approval, the potential impacts from these proposed improvements, and the balance of the Thompson Mills Village project in Gwinnett, were reviewed by the GMRC as DRI #1693, which was an amendment to prior DRI #714. Both DRI reviews were found to be in the State's and therefore Region's interest.

Since that time:

(1) The country suffered a major recession resulting in the sale of portions of the property;

(2) A six-lane highway (SR 347 Friendship Road) and new hospital were completed, as were significant public water and sewer infrastructure projects;

(3) Significant residential and commercial growth occurred in the immediate vicinity and general area;

(4) Many of the ways people live, shop, work, relax and otherwise invest their time, treasure and talents changed due to experience with a global pandemic;

(5) The property owners worked together to make investment-backed decisions, including surveys, engineering and recent site work for mass grading of the property in readiness for infrastructure development and building construction;

(6) The property has been cleared, graded, and padded

(7) Sewer and lift station plans have been approved.

(8) Adjacent property with frontage along Friendship Road in Hall County (11.46 acres) has been purchased; and the master detention pond is proposed in this new location.

(9) Grading plans have been approved by Hall County for a regional detention facility on a portion of the 11.46-acre tract but rezoning of the parcel is a condition to begin construction.

Now, the owners, VDC Development Group, LLC and JAB Development, LLC in accordance with the requirement in #9 above, want to bring the additional property into the project without increasing the initial development entitlements and to do so in a way that is harmonious with Hall County development regulations for Planned Commercial Developments within a Gateway Corridor Overlay District.

The accompanying Thompsons Mills Village Planned Commercial Development Design Standards (TMV PCD District Design Standards) do just that. The Standards are presented in a format that is already familiar to Hall County zoning staff. The Standards will apply for all development on the portion of the Project within Hall County. Similar standards relate to development of the remainder of the Project in Gwinnett County.

The Standards are based on other successful new urbanism type developments in Georgia adapted to this site's location, features, surroundings, and Project objectives. Representative projects include but are not limited to: Vickery Village (Forsyth County), Halcyon (Cumming), Suwanee Town Center (Suwanee), Trilith (Fayetteville), Jonquil (Smyrna), Sugar Hill Town Center (Sugar Hill), Town Brookhaven (Brookhaven), Emory Point (DeKalb County), and Avalon (Alpharetta), among others.

Equivalent Density Comparison

The following table shows the dilution of Equivalent Densities per acre by keeping the 2008 Density caps intact but increasing the Project acreage:

Vested Interest	2008 (approved)	2023 (amendment)
Acreage	28.79	38.147
592,212 office/retail	20,570 SF/ac	15,524.5 SF/ac
200 hotel rooms	6.947 rooms/ac	5.243 rooms/ac
168 residential units	5.835 units/ac	4.404 units/ac

For comparison, if the current request were instead to be pro-rata per acre based on the 2008 approvals, the uses would increase by over 30%. The request is to add the land without increasing the impacts.

Approved Uses

The owners and developer have crafted a synergistic blend of intended uses which complement the existing area while also creating a dynamic mix of sustainable long-term uses which look forward. Of equal importance a broad range of uses are intentionally being prohibited within the Project. Please see the accompanying TMV PCD District Design Standards for 33 prohibited uses. Uses for which approval is sought include the following:

Non-residential Uses

Advertising agencies

All medical, healthcare and dental uses, including ambulatory surgery centers, clinics, facilities, laboratories, offices, radiology/imaging services, etc., other than a hospital

Amenities (Sec. 17.20.080)

Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of Chapter 17.210 are met. Examples include but are not limited to Bakeries, cafes and coffeeshops; Chocolatiers, confectioners, sweet shops, soda fountains and ice cream parlors; Delicatessen/meat/seafood market, etc.

Artisinal manufacturing and fabrication as inside uses, provided all materials produced shall be available for purchase on the premises (e.g., novelty items, pottery, etc.)

Artist studios for arts, crafts, dance, drama, music and photography

Assisted living facility, with or without memory care

Banks, credit unions, brokerage, financial services, mortgage lending and investments, other than title pawns and payday lending

Brew pubs (HC Code 5.30.176), Georgia-based farm winery tasting rooms (HC Code 5.30.177), wine tastings (HC Code 5.30.175) and distilled spirits sales (HC Code 5.60), including off-premises catered events (HC Code 5.60.065), and all forms of licenses referenced at HC Code 5.30.40 A - D.

Bus stations, shuttle, and transit stops

Business services

Churches and other places of worship

Commercial indoor recreation (escape room, pickle ball, climbing wall, trampolines, bowling, game rooms, etc.)

Commercial outdoor recreation

Durable medical equipment sales & rental

Education/training facilities or classrooms - corporate, medical, public or private

Fitness centers, wellness programs & health clubs

Health studio, physical therapist, reducing salon

Hotels - an interior access lodging facility with amenities which typically include, but are not required to provide full-service restaurant, room-service, concierge services, meeting rooms, etc.

Institutional, except penal, including those of a religious or philanthropic nature, such as museums, art galleries, or libraries

Neighborhood grocery - may occupy portions of two floors

Offices, financial, general, legal, medical, professional, etc., without regard to the ratio or percentage of floor area relative to lot area

Optometrist/ophthalmological office, clinic or optical/vision center

Personal services - travel agency, hair salon, spas, dog walking, etc.

Pet care shop (no animal sales)

Pharmacy with sale of convenience goods

Private duty nursing services

Public Art

Public Gathering Spaces, outdoors or indoors

Radio and television studios

Restaurants, cafes, sit down, fast serve, and drive-in, rooftop or other outdoor dining and drive-through facilities, including designated food truck areas for community events

Outdoor sales of malt beverages, wine and distilled spirits by restaurants, or for celebrations, festivals and other outdoor events may occur anywhere within the property, from a licensed establishment on the premises (within the 38.147 acres) or from a county licensed alcoholic beverage caterer(s) holding a county-issued event offsite catering permit.

Theater/Cinema/Auditorium

Residential Uses

Home occupations, provided conditions 1, 3, 4, 6, 7, 9, 10, 11, 12 and 13 of chapter 17.210 are met

Home offices

Residences, multifamily – A residential building, project of two or more buildings, or portion of a commercial building such as upper floor(s) over retail and/or office uses, whether fee simple, condominium or leased space, with units either stacked or placed side-by-side or as upper floor(s) of structures with other commercial uses, with such units used primarily for long-term rather than transient or short-term rental occupancy by three or more families in dwelling units living independently of each other. Units may be age-restricted in accordance with HUD rules and regulations or may be general market.

Examples include stacked flats, lofts, big-house condominiums, Class A apartments, etc. Up to 100% of the approved residential units (168) may be within one structure.

Residences, single family attached – whether fee simple, condominium or leased – examples include but are not limited to townhomes with enclosed garages and live/work residential over retail. Units may be age-restricted in accordance with HUD rules and regulations or may be general market.

Transient occupancy of residential units (ex. hospital patient family stays, traveling nurses, relocations, etc.) provided all requirements of chapter 17.216 are met.

Vacation homes (Sec. 17.20.1305)

Other Uses

Bicycle share stations

Clock tower

Construction trailer, provided the conditions of chapter 17.210 are met

County, municipal and other public uses

Electric vehicle charging stations

Master detention pond and stormwater management systems

Parking – Enclosed, covered or uncovered, free, time-limited, secured, reserved, designated, or public access, valet and/or paid parking, whether parallel or angle parking along streets, surface parking lots, structured two-level high-low parking (two entrances with no interior ramp), hydraulic stacking systems, or multi-level decks with interior ramps. Parking may be shared between businesses, uses or parcels and does not need to be on the same lot. May include designated spaces for carpool, park and ride, dedicated rideshare and shared ownership vehicles.

Parks for leisure and scenic appeal

Public and/or private alleys

Public or private roads

Public Art

Public Gathering Spaces, outdoors or indoors

Sidewalk/Street Amenities – Benches, garbage cans, WIFI, sound system, lighting, kiosks, wayfinding, decorative crosswalks

Subdivisions

Temporary partial closure of portions of internal streets for celebrations and festivals, provided advance notice, signage and alternate means of circulation is provided and communicated to county emergency services.

Unlisted uses accessory to an Allowed/Permitted use

Utilities

GDOT Coordination

Existing entrances at Village Way and Town Center Way were approved by GDOT in conjunction with the realignment of SR 347 Friendship Road. Discussion with GDOT of a Right-In/Right-Out only access from/to Friendship Road at the north end of the property for Traverse Road is ongoing. Permitting will occur in conjunction with roadway construction plan development. The south end of Traverse Road terminates at existing Deaton Creek Way and will be coordinated with Hall County's Engineering Division, which is the jurisdiction of authority.

Traffic Impact Study

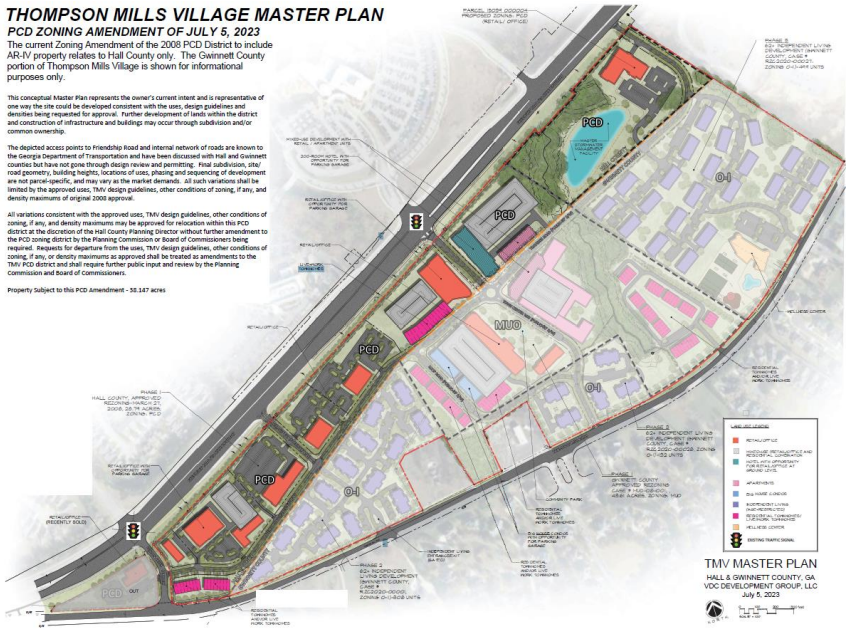
Although the TMV project includes more than 100 residential dwelling units in Hall County, this amendment to increase the project's land area by 11.462 acres does not increase the number of residential units or other development impacts. The 168 units approved March 27, 2008, and carried forward unchanged by this amendment, were included in traffic analysis previously reviewed by Hall County.

Water & Sewer Coordination

The Hall County portion of the Project is within the Gainesville Service Delivery area for water and within the Braselton Service Delivery area for sewer. Infrastructure from both jurisdictions needed to serve the Project is available at the site. A commitment to serve letter for water has been requested from the City of Gainesville and the Town of Braselton has provided a calculation for sewer taps.

Effect of Approval

Upon approval of this amendment by the Hall County Board of Commissioners the Master Plan, Design Standards and Letter of Intent of July 5, 2023, and conditions of zoning approval, if any, shall substitute for and replace prior approvals of the Master Plan, Narrative, Supplemental Conditions, Shook-Kelley building renderings and Conditions of Zoning of March 27, 2008. At all times the Owner's Vested Interests in the density caps shall remain in effect.



Design Standards

Design Standards for Thompson Mills Village, which accompany this Letter of Intent and are incorporated here by reference, are based on the Gateway Corridor Overlay District (GCOD) requirements of Hall County found in Chapter 17.420 of the Hall County Code. Because quality architecture and other design standards are important to creating a sense of place and bringing the developer's vision for Thompson Mills Village to success, the TMV PCD District Design Standards (the Standards) intentionally differ from the GCOD in three key ways:

1. The GCOD requirements apply to roughly half of the property in Hall, but the entirety of the property in Hall County will be subject to the Standards. No subdivision of land has taken place or will take place to avoid quality design.

2. The GCOD requirements apply only to non-residential buildings and sites, but all buildings and sites within Thompson Mills Village will be subject to the Standards.

3. The GCOD has a list of only three prohibited uses (adult establishments, junk yards and billboard signs). The Standards identify 30 other prohibited uses in addition to the three prohibited uses by the GCOD. The developer views these 33 uses as not in keeping with the character of the location or Project. Many of these would be desired by others.

The developer recognizes that different parts of the county are not the same and one size does not fit all. The Standards are adapted to the location (NGMC Braselton, Chateau Elan, the Village at Deaton Creek, etc.) For purposes of the application the Standards are noted with highlighted text to note changes from the GCOD. This is to aid staff, officials and the public in comparing the Standards with the GCOD. Yellow highlighted text is used for proposed additional text whereas red highlighted text notes appropriate deletions. The combination of edits is also provided in merged format as a clean document that parallels the GCOD format and sequence but is specific to the Thompson Mills Village project. Approval of the resulting Standards as a single condition of zoning approval overlay will be in lieu of the otherwise required overlay of the standard language of the GCOD.

Architectural Review Board & Guidebook

A key function within the Standards is the creation of the Thompson Mills Village Architectural Review Board (ARB). The Board will prepare and maintain a graphics-based Design Guidebook with clearly stated and depicted examples, pictures, color palettes, etc. that are consistent with the Standards. Further, the ARB will develop the Master Sign Plan for approval by the Planning Director and will review all development plans before submission to County staff. An example overview follows.

Purpose of the Guidebook – This guidebook serves to provide a comprehensive and cohesive approach to executing the TMV PCD District Design Standards on the ground. It exists to complement and supplement existing buildings, roadways, uses and services in the vicinity of NGMC Braselton, Chateau Elan, and the Village at Deaton Creek in south Hall. This pedestrian-friendly commercial and residential infill project in both Hall and Gwinnett counties is within the rapidly urbanizing northeast Atlanta metropolitan region between I-85 and I-985. Quality and diverse architecture, hardscape and landscaping create visual interest and are key components of the sense of place by which the Thompson Mills Village development will be known.

Implementation of the Guidebook:

(1) Zoning amendment approval by the Hall County Planning Commission and BOC through public input for uses, site plan and design guidelines in narrative form (this Amendment action);
(2) On-going staff review and approval of architectural standards consistent with the uses, site plan and narrative design guidelines; and
(3) On-going compliance with TMV Architectural Review Board requirements for the development:
    a. Buildings
        i. Orientations and Mass
        ii. Street Presence
        iii. Elevations
        iv. Articulations
        v. Fenestrations
    b. Hardscape
        i. Sidewalks
        ii. Site Furnishings
        iii. Screening and Enclosures
        iv. Monumentation
        v. Signage & Wayfinding
    c. Lighting
        i. Streets
        ii. Parking Lots
        iii. Buildings & Signs
    d. Landscaping
        i. Trees
        ii. Shrubs, Plants and Groundcovers

(*Images are representative and may not depict the final tenants or configuration of specific buildings*)

Signage Master Plan

A coordinated program of monument, banner, wall, marque, pylon, directory, address and other signs allowed by Hall County, as modified by the Standards, shall be developed by the Architectural Review Board for approval by the county Planning Director before building permit issuance. The signage master plan shall specify the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses.

Proferred Conditions of Zoning l

1. The development caps approved March 27, 2008 (529,212 SF office/retail, 200 Hotel rooms, and 168 residential units) are not increased or decreased by this Amendment to the TMV PCD and may be used anywhere within the 38.147 acres as best suits the Project.

2. The site shall be developed in accordance with the conceptual Master Plan, Letter of Intent and Design Standards of July 5, 2023, submitted as part of this application. Minor changes can be approved by the Planning Director provided there is no increase in the total square footage of office/retail, number of hotel rooms or number of residential units, and there are no reductions in buffers.

3. The Thompson Mills Village PCD District Design Standards, as approved, shall serve as a uses and design overlay for the entire property in lieu of the GCOD requirements. Variances to the GCOD standards described in Application materials are granted by this approval.

4. Authority to administer design-related matters of the Thompson Mills Village PCD District are delegated to the Hall County Zoning Director, with right of appeal by the developer to the Hall County Planning Commission.

5. The development shall follow all Hall County development review processes and stormwater requirements as established by the Official Code of Hall County and any other applicable agency; however, site plans and building plans shall be reviewed by the TMV Architectural Review Board before submittal to Hall County or other review agencies.

6. These Conditions of Zoning Approval shall be placed on any plat or site plan prepared for the property,

7. Prior to issuance of a building permit for individual parcels a landscape and sign plan shall be submitted to the Planning Director for approval.

Constitutional Issues and Preservation of Rights

Typical for similar applications of this type, as part of the zoning district amendment application review process Georgia law requires the Applicant to point out that refusal by Hall County to approve this zoning amendment (rezoning), or approval for a different district, other combination of uses or conditions of zoning without acceptance by the Owners, would be an arbitrary and unreasonable act and would be arbitrary and capricious, as well as vague, and result in a taking of the Applicant's and Property Owners' constitutional rights.

Potential areas of concern in properly handling this application and resulting actions include, but are not limited to, one or more violations of the:

US Constitution (Constitution of the United States)

Fifth Amendment and Fourteenth Amendment

Commerce Clause, Article I, Section 8, Clause 3

Just Compensation Clause of the Fifth Amendment

Georgia Constitution (Constitution of the State of Georgia of 1983)

Article I, Section I, Paragraph I

Article I, Section I, Paragraph II

Article I, Section III, Paragraph I

Article IX, Section II, Paragraph IV

Georgia Statutes (Official Code of Georgia Annotated, as amended), and

Zoning Procedures Law, O.C.G.A Section 36-66-1 et seq.

Tract Exhibit

The Project is comprised of several parcels of record (Tracts) which total 38.147 acres. These Tracts are shown in the accompanying Exhibit. Corresponding Hall County Tax parcel IDs are shown.

Exhibit Tract	Hall County Tax Parcel ID	Owner	Acres ALTA	Part of 2008 approval	Part of this application
B	15039 000002 (east)	VDC	4.970	Y	Y
F	15039 000640	JAB	5.002	Y	Y
C	15039 000642	VDC	0.534	Y	Y
G	15039 000641	JAB	5.001	Y	Y
D	15039 000643	VDC	11.178	Y	Y
K	15039 000656	VDC	0.091	N	Y
J	15039 000004	VDC	11.371	N	Y
		TOTALS	38.147		

Notes:

VDC – VDC Development Group, LLC - Acquired various dates with Tract K acquired June 9, 2023
JAB – JAB Development, LLC – Acquired various dates
Tract A was purchased by Peach State Bank April 7, 2023 and is not part of this request

Total Project is: 38.147 Acres – 26.685 +11.462 (B, C, D, F, G, J & K) – No Tract A (PSB)

Legal Descriptions

The following legal descriptions are provided:

26.685 acres – Property east of Deaton Creek Way zoned PCD-2008 (Tracts B,C,D,F & G)

11.462 acres – Property zoned AR-IV comprised of Tracts J (11.371 acres) & K (0.091 acre) to be added to the TMV PCD District

38.147 acres – Combined property east of DCW to be zoned PCD-2023

26.685-Acres Tract – Combined Tracts B, C, D, F & G zoned PCD (2008)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING THE 392nd G.M.D. (CLINCHEM DISTRICT), HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY) WITH THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY (VARIABLE PUBLIC RIGHT OF WAY), LYING SOUTH 75°59'12" EAST, A DISTANCE OF 79.49 FEET FROM A SCRIBED "X" FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF DEATON CREEK PARKWAY AND THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 14°29'16" EAST, A DISTANCE OF 129.65 FEET TO A POINT; THENCE 156.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CHORD BEARING AN D DISTANCE OF NORTH 04°10'07" WEST, A DISTANCE OF 153.55 FEET TO A POINT; THENCE NORTH 22°49'30" WEST, A DISTANCE OF 66.25 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY); THENCE ALONG THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD THE FOLLOWING COURSES AND DISTANCES: 20.10 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2208.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°08'05" EAST, A DISTANCE OF 20.10 FEET TO A POINT; THENCE 247.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2207.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62°27'54" EAST, A DISTANCE OF 247.47 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 126.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'26" EAST, A DISTANCE OF 519.10 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'08" EAST, A DISTANCE OF 60.00 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 622.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°12'40" EAST, A DISTANCE OF 1298.79 FEET TO A CONCRETE MONUMENT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY) AND ALONG THE PROPERTY OF NOW OR FORMERLY JULIUS W. DAVIS JR. SOUTH 40°24'02" EAST, A DISTANCE OF 439.60 FEET TO THE HALL COUNTY AND GWINNETT COUNTY LINE; THENCE ALONG COUNTY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 64°49'17" WEST, A DISTANCE OF 1298.87 FEET TO A CAPPED REBAR; THENCE SOUTH 52°52'06" WEST, A DISTANCE OF 79.49 FEET TO A POINT; THENCE SOUTH 52°52'24" WEST, A DISTANCE OF 627.08 FEET TO A 5/8" REBAR; THENCE SOUTH 52°49'02" WEST, A DISTANCE OF 60.38 FEET TO A 5/8" REBAR; THENCE SOUTH 52°50'11" WEST, A DISTANCE OF 522.20 FEET TO A 5/8" REBAR; THENCE SOUTH 52°54'32 WEST, A DISTANCE OF 327.50 FEET TO THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY); THENCE ALONG THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD THE FOLLOWING COURSES AND DISTANCES: 55.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2031.00 FEET AND A CHORD BEARING A DISTANCE OF NORTH 89°26'12" WEST, A DISTANCE OF 55.71 FEET TO A POINT; THENCE NORTH 79°18'48" WEST, A DISTANCE OF 57.91 FEET TO A POINT; THENCE 126.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVINGA RADIUS OF 1906.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82°45'37" WEST, A DISTANCE OF 126.34 FEET TO A POINT; THENCE NORTH 80°19'55" WEST, A DISTANCE OF 8.79 FEET TO A POINT; THENCE NORTH 77°51'06" WEST, A DISTANCE OF 38.95 FEET TO A POINT; THENCE NORTH 54°06'39" WEST, A DISTANCE OF 31.81 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 26.685 ACRES.

11.462-Acres Tract – Combined Tracts J & K - zoned AR-IV

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING THE 392nd G.M.D. (CLINCHEM DISTRICT), HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY) WITH THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY (VARIABLE PUBLIC RIGHT OF WAY), LYING SOUTH 75°59'12" EAST, A DISTANCE OF 79.49 FEET FROM A SCRIBED "X" FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF DEATON CREEK PARKWAY AND THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 14°29'16" EAST, A DISTANCE OF 129.65 FEET TO A POINT; THENCE 156.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CHORD BEARING AN D DISTANCE OF NORTH 04°10'07" WEST, A DISTANCE OF 153.55 FEET TO A POINT; THENCE NORTH 22°49'30" WEST, A DISTANCE OF 66.25 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY); THENCE ALONG THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD THE FOLLOWING COURSES AND DISTANCES: 20.10 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2208.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°08'05" EAST, A DISTANCE OF 20.10 FEET TO A POINT; THENCE 247.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2207.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62°27'54" EAST, A DISTANCE OF 247.47 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 126.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'26" EAST, A DISTANCE OF 519.10 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'08" EAST, A DISTANCE OF 60.00 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 622.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°12'40" EAST, A DISTANCE OF 1298.79 FEET TO A CONCRETE MONUMENT BEING THE **TRUE POINT OF BEGINNING**; THENCE NORTH 58°42'24" EAST, A DISTANCE OF 251.19 TO A POINT; THENCE SOUTH 30°48'04" EAST, A DISTANCE OF 27.16 FEET TO A POINT; THENCE NORTH 59°11'56" EAST, A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 30°48'04" WEST, A DISTANCE OF 27.16 FEET TO A CONCRETE MONUMENT; THENCE NORTH 59°11'56" EAST, A DISTANCE OF 488.66 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY) AND ALONG THE PROPERTY OF NOW OR FORMERLY HIGHPOINT BRASELTON PROPERTY OWNERS ACCOCIATION SOUTH 40°47'14" EAST, A DISTANCE OF 504.49 FEET TO THE HALL COUNTY AND GWINNETT COUNTY LINE; THENCE ALONG COUNTY LINE SOUTH 64°49'17" WEST, A DISTANCE OF 1065.53 FEET TO A 1/2" REBAR; THENCE LEAVING THE COUNTY LINE AND ALONG THE PROPERTY OF NOW OR FORMERLY VDC DEV GROUP, LLC NORTH 40°24'02" EAST, A DISTANCE OF 439.60 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 11.462 ACRES.

38.147 Acres Tract – Tracts B, C, D, F, G, J & K

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING THE 392nd G.M.D. (CLINCHEM DISTRICT), HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY) WITH THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAY (VARIABLE PUBLIC RIGHT OF WAY), LYING SOUTH 75°59'12" EAST, A DISTANCE OF 79.49 FEET FROM A SCRIBED "X" FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF DEATON CREEK PARKWAY AND THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF DEATON CREEK PARKWAYTHE FOLLOWING COURSES AND DISTANCES: NORTH 14°29'16" EAST, A DISTANCE OF 129.65 FEET TO A POINT; THENCE 156.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CHORD BEARING AN D DISTANCE OF NORTH 04°10'07" WEST, A DISTANCE OF 153.55 FEET TO A POINT; THENCE NORTH 22°49'30" WEST, A DISTANCE OF 66.25 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY); THENCE ALONG THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD THE FOLLOWING COURSES AND DISTANCES: 20.10 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2208.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°08'05" EAST, A DISTANCE OF 20.10 FEET TO A POINT; THENCE 247.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2207.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62°27'54" EAST, A DISTANCE OF 247.47 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 126.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'26" EAST, A DISTANCE OF 519.10 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'08" EAST, A DISTANCE OF 60.00 FEET TO A 5/8" REBAR; THENCE NORTH 59°11'24" EAST, A DISTANCE OF 622.61 FEET TO A 5/8" REBAR; THENCE NORTH 59°12'40" EAST, A DISTANCE OF 1298.79 FEET TO A CONCRETE MONUMENT; THENCE NORTH 58°42'24" EAST, A DISTANCE OF 251.19 TO A POINT; THENCE SOUTH 30°48'04" EAST, A DISTANCE OF 27.16 FEET TO A POINT; THENCE NORTH 59°11'56" EAST, A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 30°48'04" WEST, A DISTANCE OF 27.16 FEET TO A CONCRETE MONUMENT; THENCE NORTH 59°11'56" EAST, A DISTANCE OF 488.66 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF STATE ROUTE 347 A.K.A. FRIENDSHIP ROAD (VARIABLE PUBLIC RIGHT OF WAY) AND ALONG THE PROPERTY OF NOW OR FORMERLY HIGHPOINT BRASELTON PROPERTY OWNERS ACCOCIATION SOUTH 40°47'14" EAST, A DISTANCE OF 504.49 FEET TO THE HALL COUNTY AND GWINNETT COUNTY LINE; THENCE ALONG COUNTY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 64°49'17" WEST, A DISTANCE OF 1065.53 FEET TO A 1/2" REBAR; THENCE SOUTH 64°49'17" WEST, A DISTANCE OF 1298.87 FEET TO A CAPPED REBAR; THENCE SOUTH 52°52'06" WEST, A DISTANCE OF 79.49 FEET TO A POINT; THENCE SOUTH 52°52'24" WEST, A DISTANCE OF 627.08 FEET TO A 5/8" REBAR; THENCE SOUTH 52°49'02" WEST, A DISTANCE OF 60.38 FEET TO A 5/8" REBAR; THENCE SOUTH 52°50'11" WEST, A DISTANCE OF 522.20 FEET TO A 5/8" REBAR; THENCE SOUTH 52°54'32 WEST, A DISTANCE OF 327.50 FEET TO THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD (80' PUBLIC RIGHT OF WAY); THENCE ALONG THE NORTH RIGHT OF WAY OF THOMPSON MILL ROAD THE FOLLOWING COURSES AND DISTANCES: 55.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2031.00 FEET AND A CHORD BEARING A DISTANCE OF NORTH 89°26'12" WEST, A DISTANCE OF 55.71 FEET TO A POINT; THENCE NORTH 79°18'48" WEST, A DISTANCE OF 57.91 FEET TO A POINT; THENCE 126.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVINGA RADIUS OF 1906.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82°45'37" WEST, A DISTANCE OF 126.34 FEET TO A POINT; THENCE NORTH 80°19'55" WEST, A DISTANCE OF 8.79 FEET TO A POINT; THENCE NORTH 77°51'06" WEST, A DISTANCE OF 38.95 FEET TO A POINT; THENCE NORTH 54°06'39" WEST, A DISTANCE OF 31.81 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 38.147 ACRES.

TMV Master Sign Plan

The accompanying Entrance Sign Concept by Baker Land Design is representative of the scale, presence, and character of monumentation for Thompson Mills Village as currently envisioned for the project's main entry from Friendship Road at Town Center Way. This is the existing signal on Friendship Road shared with the main entrance to the hospital.

This signature arrival point welcomes employees, residents, guests and visitors to this prestigious destination development. Together the sign face, associated hardscape and landscaping embody the timeless elegance of quality design and execution by craftsmen which will be associated with TMV.

Various features, elements, and materials from the main entryway monumentation will be repeated or appropriately reduced in size for use at the other entrances from Friendship Road and Deaton Creek Way in Hall and Thompson Mill Road in Gwinnett. Features, elements and materials may also be used internal to the development along the roads or within sites in either free-standing form or in combination with other signage detailed in the design standards.

This will provide a cohesive texture and reminder of the experience of this unique place, regardless of where one approaches or departs the development. Approval and modification of the master sign plan will be the responsibility of the TMV Architectural Review Board.

THOMPSON MILLS VILLAGE PCD DISTRICT DESIGN STANDARDS

Section 1. Purpose. (Based on 17.420.010. Purpose).

The purpose of the Thompson Mills Village Planned Commercial Development District Design Standards (TMV PCD District Design Standards) is:

A. To promote the general health, safety and welfare of the community.

B. To improve the efficient operation of traffic in this portion of the county.

C. To promote safe and efficient movement within the development for persons using all modes of travel - motorized vehicles, bicycles and walking.

D. To create a sense of place that is aesthetically appealing and environmentally responsible.

E. To encourage innovative development projects that set standards for landscaping, community design and aesthetics.

F. To establish consistent and harmonious design standards for public improvements and private property development within the TMV PCD District so as to unify the distinctive visual quality of this portion of a Gateway Corridor.

G. To continue without interruption the zoning entitlements approved March 27, 2008, associated with 28.79 acres of land (chiefly 529,212 square feet of nonresidential retail and office uses, a 200-room hotel and 168 residential units and related surface or deck parking).

H. To allow master detention as required, and expand those uses to encompass an adjacent tract of 11.46 acres without increasing the total square feet, number of rooms or number of residential units on the 38.147 acres of land subject to these new Standards.

I. To provide both certainty and flexibility, whether the property is developed by a single or multiple Developers, in one phase under common ownership or subdivided and developed in multiple phases.

J. To facilitate efficient and timely construction of site improvements and buildings to add these improvements to the tax digest of Hall County.

Section 2. Design Standards (Based on 17.420.020. Design guidelines).

The TMV PCD District Design Standards are hereby adopted and made part of this zoning amendment approval and shall apply to property in the TMV PCD District in Hall County. Within the TMV PCD District, building design and construction that is not in substantial conformity with the TMV PCD District Design Standards is prohibited. In cases of a conflict between other standards of the County and these Standards, the text of these Standards shall govern.

In addition to these Standards and associated conditions of zoning approval, if any, nothing shall prevent the Developer from using deed restrictions, subdivision covenants, property owners' association agreements or other methods to enforce these or related provisions throughout the development, provided they are not inconsistent with those detailed herein. Reference to the conditions of zoning and these Design Standards shall be placed on any plat or site plan prepared for the property.

Section 3. Boundaries (Based on 17.420.030. Boundaries).

A. These Standards apply to land parcels of record comprising 38.147 acres of the TMV PCD district adjacent to Deaton Creek Way lying between the south right of way line of SR 347 "Friendship Road" and the

Hall/Gwinnett County line as shown in the accompanying zoning application plat (Exhibit "A"). This specifically includes property fronting along or deriving access from: SR 347; Deaton Creek Way between SR 347 and Thompson Mill Road; and three new roads to be constructed (Traverse Road, Village Way, and Town Center Way, all 60' rights-of-way.

Section 4. Effect of Standards (Based on 17.420.040. Effect of GCOD provisions).

A. *Application.* The TMV PCD District Design Standards are supplemental to the underlying zoning district classifications established in the Hall County Zoning Regulations. These Standards shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other Hall County ordinances.

B. *Relationship to standards of the underlying zoning district and subdivision regulations.* In any case where the standards and requirements of the GCOD conflict with those of the underlying zoning district or subdivision regulations, these Standards shall govern:

Individual lots, whether for ground lease or sale, may be determined and subdivided as the market dictates, or combined for re-subdivision, over time.

Each lot shall have legal access from an internal road or roads to be constructed in new 60' rights-of-way to be dedicated to the public (Traverse Road, Village Way, and Town Center Way as shown on the master plan). On its west end Traverse Way will connect with existing Deaton Creek Way and on its eastern end Traverse Way is planned to connect with GA SR 347 Friendship Road. Village Way and Town Center Way will also connect Traverse Way with GA SR 347 Friendship Road.

The minimum lot widths shall serve as the basis for subdivision of the property. Residential lots shall be a minimum of 16 feet frontage and width. Commercial lots shall be a minimum of 20 feet frontage and width and may be subdivided and sold in widths at or greater than the minimum. Minimum residential lot size shall be 1,400 square feet and minimum commercial lot size shall be 2,000 square feet.

Commercial lots may, but shall not be required to, have frontage on more than one road.

Lot shapes may be irregular to accommodate building shapes, parking lots or infrastructure.

Damaged or obsolete buildings may be substantially or completely demolished by the Developer or End User(s) without a permitted building replacement design in place. Demolished building areas shall be grassed while replacement designs are prepared and permitted.

C. *Exceptions.* These Standards shall not apply to the following:

1. Completion of work subject to preliminary plats or site development plans approved prior to the effective date of these Standards.

D. The following requirements apply to reconstruction, replacement or addition to a legally permitted and existing structure when such change consists of more than 75 percent of the floor area of the existing structure:

1. The portion of the project that is reconstructed, replaced or added shall meet the Architectural Standards of 17.420.050.H, as modified herein.

2. If the reconstruction, replacement or addition includes the addition of 50 parking spaces or more, the newly constructed parking spaces shall meet the parking lot design requirements of Section 17.420.050.E, as modified herein..

3. If the reconstruction, replacement or addition decreases the distance between the subject building and abutting property that is zoned or used for single-family residential purposes, the property line where the distance abutting residential property has been decreased shall provide a transitional buffer as required in Section 17.420.050.C, as modified herein.

4. If the reconstruction, replacement or addition includes the reconstruction or addition of loading and service areas adjacent to property that is zoned or used for single-family residential purposes, such loading and service areas shall be screened as required by Section 14.420.050.D.3, as modified herein.

E. *Building plan application.*

1. All building plans submitted pursuant to an application for a building permit should clearly indicate compliance with all of the proposed landscaping, architectural design, building materials, access management, and signage requirements of these Standards.

2. The plans should clearly show the location and calculate the amount/percentages of all building materials per building face as indicated in Section 17.420.050.H.2, as modified herein.

3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

4. No building or structure shall straddle jurisdiction line boundaries. New roads to be constructed may cross or straddle jurisdiction line boundaries as needed for safe and efficient design needed to best serve the overall project.

F. *Role of conceptual master plan.*

The site shall be developed in general conformity with the Conceptual Master Plan (the "Plan") dated July 5, 2023, attached as Exhibit "B" and Letter of Intent dated July 5, 2023, submitted as part of the application and attached as Exhibit "C". The Plan graphic is one example of how the site and parcels may be configured. Market forces will determine the detailed particulars of the number and shape of new parcels, road geometry, and the location, size, orientation, height, materials, tenant mix and uses for each building. The mix of businesses and residents will likely vary over time. However, the development at build-out shall not exceed the 529,212 square feet of combined commercial office and retail space, 200-room Hotel and 168 residential units originally approved March 27, 2008.

The plan is considered conceptual in nature based on best understanding of the applicant as to the market existing at time of application, and as such may require modifications and final arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions. Such modifications may be made by the Developer or End User(s), within the overall limits of the property under the jurisdiction of Hall County, so long as such modifications do not change the land uses, increase the overall density of the project, reduce any established exterior buffers or setbacks, or exceed the single use limit.

Section 5. Property development standards (Based on 17.420.050. Non-residential property development standards).

A. *Prohibited uses.*

1. Adult establishments.

2. Agricultural or horticultural uses

3. Ambulance service or dispatch

4. Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations

5. Automobile, boat, motorhome, trailer or other vehicle new or used sales, repair or maintenance.

6. Billboard signs.

7. Car washes, commercial

8. Commercial kennels with outside pens or runways
9. Continuing care retirement community
10. Convenience stores with fuel sales
11. Day care center
12. Drive-in theaters
13. Family day care home
14. Funeral home
15. Hospice care facility
16. Hospital
17. Junk yards.
18. Gas Stations.
19. Liquor stores. -package sales of distilled spirits
20. Nursery school or kindergarten
21. Outdoor storage.
22. Pawnbrokers or pawn shops.
23. Pay day lenders.
24. Personal care home
25. Residences, single family detached – Class A site built or industrialized dwelling units
26. Self-storage warehouse
27. Service station
28. Slow rate land treatment systems
29. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites
30. Tatoo, body piercing and body modification establishments.
31. Truck terminals.
32. Vehicle title pawn/lending
33. Warehousing.

B. *Transitional buffers.*

1. *Applicability.*

   a. Transitional buffers required in this Section shall provide an effective visual screen between dissimilar uses or activities. No transitional buffers shall be required within the development, along the Hall/Gwinnett county line, or along the Hall/Braselton municipal limits line.

   b. Transitional buffers are required along and inside the property line at the perimeter of a planned development district that abuts single-family residential zoning or uses, in accordance with the requirements of this subsection, but no transitional buffers are required between dissimilar uses within the planned development district.

2. *Width of transitional buffer.*

a. Where a commercial use within the TMV PCD District zoning district abuts property zoned for single-family residential or agricultural use, the minimum width shall be 20 feet. This requirement shall not apply where adjacent to public rights-of-way zoned for residential or agricultural uses.

3. Materials for transitional buffer.

a. Transitional buffers that are 20 or more feet in width, if any, shall meet at least two of the three following criteria: be planted with a staggered double row of evergreen trees at least six feet in height, a single row of deciduous shade trees at least two inches caliper dbh, (minimum 30 feet height at maturity) and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center, or other arrangement approved by the director that provides a dense visual screen.

4. *Adjustments to buffer width.*

a. If a six-foot high solid wood fence or masonry wall is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by ten feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3., above, with finished side facing the abutting property.

b. Masonry walls or solid wood fences of minimum six feet height required to screen loading and service areas, outdoor storage, and accessory equipment required in Section 17.420.040 D.3. and 4. shall not be used to reduce the width of a transitional buffer required in Section 17.420.050.C.2.

5. *Maintenance of buffer.*

a. A transitional buffer required in this Section shall be maintained in a healthy condition so as to provide an effective visual screen from the ground to a height of eight feet at maturity. Should vegetation die or be removed such that the buffer no longer functions as required in this Section, that vegetation shall be replaced by the property owner.

b. A fence that is provided pursuant to paragraph 4., above, shall be maintained by the property owner so that it is structurally stable and provides a solid visual screen.

C. *Other landscape and screening standards.*

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 and large decorative pots or planters may be used. Alternate landscape planting approaches require approval from the TMV PCD District Architectural Review Board.

2. *Street frontage.*

a. Along each street frontage there shall be a ten-foot wide landscape strip in the right-of-way or adjacent property or combination thereof, 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, while maintaining sight distances at intersections and driveways.

The Developer shall be responsible for street frontage plantings along Friendship Road and the internal roads to be constructed. The Developer may either install trees and other vegetation in conjunction with development of the roads or prior to issuance of Certificates of Occupancy for

individual lots. All plantings by others shall be subject to approval from the TMV PCD District ARB.

b. The planning director shall have authority to approve alternative methods for landscaping and screening parking lots that include an equivalent value of landscape material or screening effect when viewed from the street.

3. *Loading and service areas.* In addition to general perimeter landscaping and required buffers, if a loading or service area is located within 50 feet of a side or rear lot line abutting property that is residentially zoned or used for residential purposes, or public or institutional use, then the loading or service areas shall be surrounded by either a six feet high masonry screening wall, or a six feet high solid wooden fence, placed on the inside of the landscaped buffer required in Section 17.420.050.C.

4. *Screening of storage and accessory equipment.*

a. *Waste receptacles.* Other than street/sidewalk amenities, waste receptacles, including dumpsters, garbage cans, or grease containers shall be located in the rear or side yard and placed at least 20 feet from any street, public sidewalk, or property line that abuts residential use. Such waste receptacles shall be screened from view from all property lines and public areas of the site by a minimum six feet high wall constructed of masonry or solid wood with an opaque gate.

b. *Rooftop mechanical equipment.* Rooftop mechanical equipment, including HVAC, solar arrays and utility equipment shall be screened from adjacent streets, sidewalks, residential, public and institutional uses within 150 feet of the building. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is constructed of one of the materials used on the primary facade of the principal structure.

c. *Ground or wall-mounted mechanical equipment.* Ground-mounted or wall-mounted equipment such as HVAC equipment, transformers, and gangs of multiple utility meters shall be screened from adjacent streets, sidewalks, residential, public and institutional uses, or be installed in a limited access service alley or service corridor of a building. Screening shall consist of a solid masonry wall or wooden fence or other opaque enclosure around the equipment that is constructed of one of the permanent and durable materials used on the primary facade of the building. The height of the fence or wall shall be sufficient to effectively screen the equipment from direct view.

d. *Outdoor storage.* Permanent Outdoor storage or sales displays shall be prohibited.

e. Temporary sale of seasonal goods may be permitted on properties other than property used primarily for residential purposes, if such temporary sales are authorized by the director for a period not to exceed 60 days, with up to a 30-day extension, to be approved no more than two times in a given calendar year. Such temporary sales shall be limited to sites that:

a. Provide adequate off-street parking on approved surfaces;

b. Provide safe and adequate vehicular access; and

c. Are not adjacent to residentially zoned property.

Outdoor display and sale of goods shall be prohibited in existing designated parking areas.

5. *Visual blending of slopes.* Cuts and fills shall be terraced to blend into the natural terrain. Cut or fill slopes more than ten feet in height shall be landscaped with evergreen shrubbery planted at the rate of ten shrubs per 100 lineal feet.

D. Setbacks

Building setback lines shall be:

Twenty feet (20') from the perimeter of the 38.147-acre master parent tract, except along the jurisdiction line boundaries common with Gwinnett County to the south and the City of Braselton to the east where the setback shall be a minimum of ten feet (10') with a minimum building separation of twenty feet (20').

Front, side and rear setbacks of ten feet (10') from back of curb along curbed streets and surface parking lots.

Internal Side setbacks on lots to be created of zero feet (0') provided Code-required fire rating is achieved and maintained.

Stairs, escalators, elevators or pedestrian bridges between buildings may encroach over sidewalks and common area provided that they do not impede safe pedestrian circulation.

E. Parking lot design.

1. *Parking requirements.* Off-street parking shall be required as in Chapter 17.250 of the Hall County Zoning Regulations, except as provided in this subsection:

   a. *Parking standards*. For purposes of the Plan the following parking standards were used:
      Retail/office – 3.5 spaces per 1,000 square feet
      Restaurant - 10 spaces per 1,000 square feet
      Medical Office – 4.5 spaces per 1,000 square feet
      Hotel – 0.5 spaces per room
      Multi-family/apartments – 1.5 spaces per unit
      Townhomes – 2 spaces per unit

   b. *Shared parking.* The director may approve a reduction of up to 100 percent in the number of parking spaces required for a specific use where inter-parcel access is provided and a shared parking analysis approved by the director demonstrates that adequate parking via on-street, surface lot and/or structured parking, will be provided with the approved reduction. Shared parking analysis(es) may, but shall not be required to be, a master parking study for the overall mixed-use development, or any portion thereof.

   c. Curb radii – Corner radii of eight feet (8') minimum with parallel parking and corner radii of twelve feet (12') minimum without parallel parking is required.

2. *Pedestrian circulation.* Parking areas shall be designed to facilitate safe and convenient use by pedestrians. Commercial and multi-family developments shall provide designated pedestrian pathways or sidewalks connecting parking aisles to the front entrance of the principal building. ADA compliant sidewalks shall be along both sides of streets to be constructed including crosswalks. Additional ADA compliant sidewalks shall connect parking areas to buildings and may be used to connect parcels.

3. *Paving materials for parking lots.* All parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)

4. *Parking lot landscaping.*

   a. Each surface parking area of over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five percent with planning director discretion of the total paved area of the parking lot, not including pervious paving surfaces.

   b. Landscaping in surface parking lots shall contain at least one shade tree (minimum of six feet tall and two inches caliper dbh at time of planting and 35 feet tall at maturity) for each 200 square feet of landscaping. Shade trees shall be planted in a bed of ground cover, sod and/or low shrubbery. Alternative design approaches are subject to Director approval.

5. *Perimeter landscaping.*

   a. Appropriate shade tree species for landscaping parking lots include the following:

i. Nuttall Oak.

ii. Shumard Oak.

iii. Willow Oak.

iv. Gingko (Variety: President, Autumn Gold, male gender).

v. Princeton Elm.

vi. Chinese Elm (varieties Allee, Athena, Drake, Bosque).

vii. Bald Cypress (variety: Shawnee Brave).

viii. Zelkova (variety Green Vase or Village Green).

ix. Northern Red Oak.

xi. Other species approved by the director.

F. *Outdoor lighting.*

1. *Streetlights.*

a. Streetlights shall be provided on all public streets.

b. The spacing of street lights shall be staggered, 300 feet on-center or closer, 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 street lighting, shall be the semi-cutoff type.

2. *Parking lot, sidewalk, and building illumination.*

a. Lighting shall be designed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. All lighting shall be semi-cutoff luminary fixtures mounted in such a manner that the cone of light is directed downward.

b. The same type of lighting fixture must be used for the same or similar types of lighting on any one site. Prior to issuance of a development permit for individual parcels, a lighting plan shall be submitted to the Planning Director for approval.

c. Parking light fixtures shall be the box head type and shall have a maximum height of 35 feet, unless on a parking deck in which case the maximum height shall not exceed 25 feet.

3. *Security lighting.* Semi-cutoff luminaries shall be used for all security lighting.

4. *Sign illumination.*

a. Automatic changeable copy signs, and externally mounted neon signs are prohibited. Monument signs, entry signs, and one sign per building may be internally illuminated signs.

b. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaries, or be semi-cutoff luminary fixtures.

G. *Interparcel access.*

1. Interparcel access, joint driveways, cross access drives and access easements shall be provided for adjacent non-residential development not having direct access along an arterial or collector street, except where the director determines that they are unfeasible because of topographic or other site-

specific constraints or where the Developer determines provision of such constrains the building size so as to make the site economically infeasible.

2. Joint driveways and cross access easements shall be provided for non- residential development that abuts other non-residential development. The building site shall incorporate the following:

   a. Continuous cross-access drive located in a cross-access easement, where necessary to connect adjacent parcels along the thoroughfare.

   b. Driveway aprons, stub-outs, signage, pavement markings and other design features to indicate that abutting properties may be connected to provide cross access via a service drive.

H. *Architectural standards for all buildings.* The following design guidelines and standards apply to all newly constructed buildings used for office, commercial, industrial, institutional, residential, and public purposes. An Architectural Review Board, to be known as the TMV PCD Architectural Review Board (TMV ARB), shall be formed which shall review and approve all exterior elements of each site and its building(s), including materials, signage, lighting, and landscaping, etc. before the submittal of site plans or building plans to Hall County. The Developer or TMV ARB shall adopt an architectural palette Design Guidebook with required minimums and acceptable alternatives to guide End Users as part of the internal architectural review. The ARB shall also be responsible for development and updating of a Master Sign Plan.

1. *General architectural requirements.*

   a. *Street orientation.* Principal building entrances shall be oriented to public streets with the exception of internal buildings not directly fronting on the street. Parking may occur between the building and street(s), to the rear, to the side, underneath or on one or more adjacent parcel(s).

   b. *Building height.* Building heights shall be measured as from highpoint of the grading at the building line to the midline of a hip/gable roof or top of mansard or parapet roof. Subject to the constraints for nonresidential maximum square footage and maximum height, there are no minimum or maximum Floor Area Ratios (FAR). The maximum height for each building type:

      Grocery shall be 42 feet.

      Townhome building shall be 50’.

      Live/Work building shall be 50 feet.

      Retail Stand Alone use building shall be 50 feet.

      Retail Mixed-Use building shall be 60 feet.

      Residential or Residential over Retail use building shall be 60 feet.

      Office building shall be 85 feet.

      Hotel building shall be 85 feet.

      Clock Tower, either as part of a building or stand-alone structure shall be 90 feet.

   c. Non-residential buildings shall have at least 1,000 square feet of heated floor space.

2. *Building materials.*

   a. The use of a common palette of building materials should be maintained for all four sides of principal buildings with building footprint of less than 5,000 square feet to create a consistent architectural identity. For buildings with footprints of more than 5,000 square feet, variation in building materials, modulation, texture, and depth should be employed to provide design variation.

b. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.

c. Building materials used for all four sides of new or reconstructed buildings are restricted to the following:

i. Brick.

ii. Stone. Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.

iii. Split-face block/concrete masonry unit (CMU) is restricted to 50 percent of the surface area of each side of a principal building.

iv. Cementitious siding (hardy plank), phenolic siding and stucco are each restricted to 50 percent of the surface area of each side of a building.

v. Glass and glass block.

vi. Exposed concrete block, painted concrete block, and metal are prohibited materials for any exterior wall. Pre-cast tilt wall construction without exterior finish may be used for portions of parking decks or high-low parking wrapped by other structures. Non-wrapped elevations of decks or high-low parking shall have surface treatment with approved materials.

d. Restrictions on the use of metal building materials shall not apply to windows, door frames, gutters and downspouts, fascia, soffits, sign materials, entry doors and/or roll-up doors.

e. Calculation of ratios of building materials.

The amount of permitted material shall be calculated using the gross square footage of wall area for each elevation (side) of the building. See example below.

For example, a building has a side elevation with a gross wall surface area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 600 square feet of stucco on the front façade [e.g. (1,200 X 50% = 600)]. The balance shall be brick or other allowed material.

3. *Roof materials.* Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams. Materials for flat roofs may include Thermoplastic Polyolefin (TPO) and Ethylene Propylene Diene Terpolymer (EPDM) and similar systems.

I. Outdoor public gathering spaces. The development may, but is not required to, contain designated place-making spaces, including areas intended for public gatherings with permanent or temporary features such as, but not limited to, outdoor fireplaces/firepits, patio areas, gazebos, bocce court, seasonal skating, playgrounds, dog park, fountains and other water features, green walls, putting green, climbing wall, amphitheater, outdoor exercise equipment and event plazas.

Section 6. Signs. (Based on 17.420.060. Signs).

The following signs shall be permitted for office, institutional, commercial, industrial and residential use, in addition to other signs permitted for these uses in Chapter 17.270 of the Zoning Regulations.

1. *Monument signs.*

a. One ground mounted, monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this Section shall apply separately to each street frontage. However, no sign on a corner lot shall be closer than one-fourth the building setback line from the lot corner, defined by the lot lines extended. The sign structure may be incorporated into a retaining or free-standing wall, either with or without decorative fencing, provided required sight distance is maintained. Walls are not part of sign area.

i. The sign structure shall be constructed in general harmony with materials that are used in the facade of the principal building on the lot. Signs may be curved, angled (possibly greater than 60 degrees), perpendicular to, or parallel to the road.

ii. Sign area of monument signs shall not exceed 96 square feet, limited to one per street building elevation, sign face width not to exceed the base, and maximum height of 16 feet.

2. *Pole and banner signs.* Pole signs are prohibited, except as accessory banner signs as part of street light pole systems. Building elevation banner signs not to exceed 90 square feet each shall be limited to one per building, framed and fixed as to locations (intended to be more or less permanent); however, banners may be changed periodically (e.g., seasonal or otherwise).

3. *Wall signs and marquee signs.* One wall sign or marquee sign shall be permitted on all four sides for each building or for each tenant in a multi-tenant building, per wall elevation. The maximum sign area shall be 150 square feet per elevation, for single tenant, or for multiple tenants 175 square feet or one square foot per linear foot of storefront, whichever is greater. Wall signs and marquee signs shall be primarily oriented on the side of a building that includes the primary public entrance. A tenant that has less than 16 lineal feet of storefront shall be a permitted a wall sign or marquee sign with a maximum area of 16 square feet.

4. *Master plan for signs in multi-tenant developments.* For this development, a coordinated program of signs shall be developed by the developer or ARB and approved by the county Planning Director before building permit issuance. The signage master plan shall specify the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses.

5. *Entry signs.* One entry sign is permitted on each side of the following intersections: the intersection of Traverse Road with Deaton Creek Way; at the intersections of Village Way with SR 347 and with Traverse Road; at the intersections of Town Center Way with SR 347 and Traverse Road; and at the intersection of Traverse Road with SR 347. Entry signs may be of stone or brick base with fabricated metal sign cabinet, if pylon type. Sign area not to exceed 96 square feet, width not to exceed the base, height not to exceed 12 feet above street grade, and minimum setback of five feet (5') from right-of-way, provided adequate sight distance is maintained.

6. *Directory signs, freestanding or building-mounted*. One (1) freestanding or building-mounted directory sign per building shall be allowed, provided its area does not exceed 44 square feet and height above street grade does not exceed eight feet (8').

Section 7. Appeals and modifications. (Based on 17.420.070. Appeals and modifications).

A. *Procedures for appeals.*

1. It is the intent of the board of commissioners that all development within the TMV PCD District shall conform to the standards and procedures set forth in these Standards. In the event that the intent of these Standards can be achieved with minor deviations that do not substantially impair the purpose or

intent of these Standards, the Hall County Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

2. If the Planning Director determines substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in these Standards to the Hall County Planning Commission, unless otherwise specified in these Standards. Before issuance of a finding in writing by the Planning Director of the need for Planning Commission review, the Developer shall have the right to amend their proposal consistent with guidance from the Planning Director.

3. Appeals from requirements set forth in these Standards can be heard by the Planning Commission as provided in Chapter 17.360 of the Hall County Zoning Regulations.

Section 8. Definitions (Based on 17.420.080. Definitions).

[The following words, terms and phrases, when used in these Standards, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:]

Cross-access drive: A drive created for the purpose of providing vehicular or pedestrian access between properties.

Cross-access easement: A private covenant or easement between owners of abutting properties that allows driveways for public access by vehicles and pedestrians connecting two or more properties having different owners.

Developer: A private property owner who develops the internal road(s) and site infrastructure to County standards as modified herein for subdivision and sale of individual parcels to others for building construction. The term Developer shall include successors in interest and end users of the property.

Diameter at breast height (DBH): A standard measure of the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split. Externally mounted neon signs.

Drive-through window: An opening in the outside wall of a commercial building or structure intended to be used to provide for sales and/or service to patrons who remain in their vehicles.

Facade: The exterior side of a building that faces, and is most nearly parallel to, a public street. The facade includes the entire area of a building, extending from the roof or parapet to the ground, and from one corner of the building to another. Buildings generally have one facade for each street frontage.

Joint access driveway: A driveway that provides direct vehicular access to two or more abutting properties from a public street.

Live/work unit: Live-Work Units (LWUs) are properties that allow combination of residential and non-residential uses in vertically or horizontally connected space so as to be both a place of residence and business establishment. LWUs require the owner of the business to also reside in the property or vice versa.

Modulation: The rhythmic variation in the massing and architectural treatments of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least two feet in depth, measured from the forward plane of the facade.

Multi-family: A residential building, or portion of a commercial building such as upper floor(s) over retail and/or office uses, designed and used exclusively for long-term rather than transient or short-term rental occupancy by three or more families in separate dwelling units living independently of each other.

Sign area: That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign, automatic changeable copy: A sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units. Copy shall mean words and numbers.

Sign, internally illuminated: Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.

Sign, pole: A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.

Storefront: That elevation of a commercial building having a single tenant (or that portion of the elevation of a multi-tenant building that is occupied by a single establishment) and that contains the principal public entry to the establishment.

Transitional buffer: An area of natural vegetation or manmade construction, which is intended to provide a visual and dimensional separation between dissimilar land uses.

Section 9. Related Material

The following related items are incorporated by reference:

Exhibit A – Zoning Amendment Exhibit (Tracts B, C, D, F, G, J & K) of July 5, 2023

Exhibit B – Thompson Mills Village (TMV) Master Plan of July 5, 2023

Exhibit C – Letter of Intent of July 5, 2023

THOMPSON MILLS VILLAGE MASTER PLAN

PCD ZONING AMENDMENT OF JULY 5, 2023

The current Zoning Amendment of the 2008 PCD District to include AR-IV property relates to Hall County only. The Gwinnett County portion of Thompson Mills Village is shown for informational purposes only.

This conceptual Master Plan represents the owner's current intent and is representative of one way the site could be developed consistent with the uses, design guidelines and densities being requested for approval. Further development of lands within the district and construction of infrastructure and buildings may occur through subdivision and/or common ownership.

The depicted access points to Friendship Road and internal network of roads are known to the Georgia Department of Transportation and have been discussed with Hall and Gwinnett counties but have not gone through design review and permitting. Final subdivision, site/road geometry, building heights, locations of uses, phasing and sequencing of development are not parcel-specific, and may vary as the market demands. All such variations shall be limited by the approved uses, TMV design guidelines, other conditions of zoning, if any, and density maximums of original 2008 approval.

All variations consistent with the approved uses, TMV design guidelines, other conditions of zoning, if any, and density maximums may be approved for relocation within this PCD district at the discretion of the Hall County Planning Director without further amendment to the PCD zoning district by the Planning Commission or Board of Commissioners being required. Requests for departure from the uses, TMV design guidelines, other conditions of zoning, if any, or density maximums as approved shall be treated as amendments to the TMV PCD district and shall require further public input and review by the Planning Commission and Board of Commissioners.

Property Subject to this PCD Amendment - 38.147 acres

PARCEL 15039 000004
PROPOSED ZONING: PCD
(RETAIL/ OFFICE)

PHASE 3
62+ INDEPENDENT LIVING DEVELOPMENT (GWINNETT COUNTY, CASE # RZC2020-00027: ZONING O-I)-499 UNITS

MIXED-USE DEVELOPMENT WITH RETAIL / APARTMENT UNITS

200-ROOM HOTEL WITH OPPORTUNITY FOR PARKING GARAGE

RETAIL/OFFICE WITH OPPORTUNITY FOR PARKING GARAGE

RETAIL/OFFICE

LIVE-WORK TOWNHOMES

RETAIL/OFFICE

RETAIL/OFFICE WITH OPPORTUNITY FOR PARKING GARAGE

RETAIL/OFFICE (RECENTLY SOLD)

PHASE 1
HALL COUNTY, APPROVED REZONING-MARCH 27, 2008, 28.79 ACRES; ZONING: PCD

PHASE 2
62+ INDEPENDENT LIVING DEVELOPMENT (GWINNETT COUNTY, CASE # RZC2020-00001, ZONING O-I)-308 UNITS

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

INDEPENDENT LIVING ENTRANCE/EXIT (GATED)

BIG HOUSE CONDOS WITH OPPORTUNITY FOR PARKING GARAGE

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

COMMUNITY PARK

PHASE 3
62+ INDEPENDENT LIVING DEVELOPMENT (GWINNETT COUNTY, CASE # RZC2020-00028, ZONING O-I)-132 UNITS

PHASE 1
GWINNETT COUNTY APPROVED REZONING CASE # MUO-08-001, , 43.61 ACRES, ZONING: MUO

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

WELLNESS CENTER

RESIDENTIAL TOWNHOMES AND/OR LIVE WORK TOWNHOMES

PCD
MASTER STORMWATER MANAGEMENT FACILITY
PCD
PCD
PCD
PCD
PCD OUT
MUO
O-I
O-I
O-I

FRIENDSHIP ROAD / GA STATE ROUTE 347
HALL COUNTY
GWINNETT COUNTY
TRAVERS ROAD (PUBLIC-60' R/W)
TOWN CENTER WAY (PUBLIC-60' R/W)
LOOP ROAD (PUBLIC-60' R/W)
VILLAGE WAY (PUBLIC-60' R/W)
THOMPSON MILL ROAD
DEXTON GREEN PARKWAY
R/W

LAND USE LEGEND

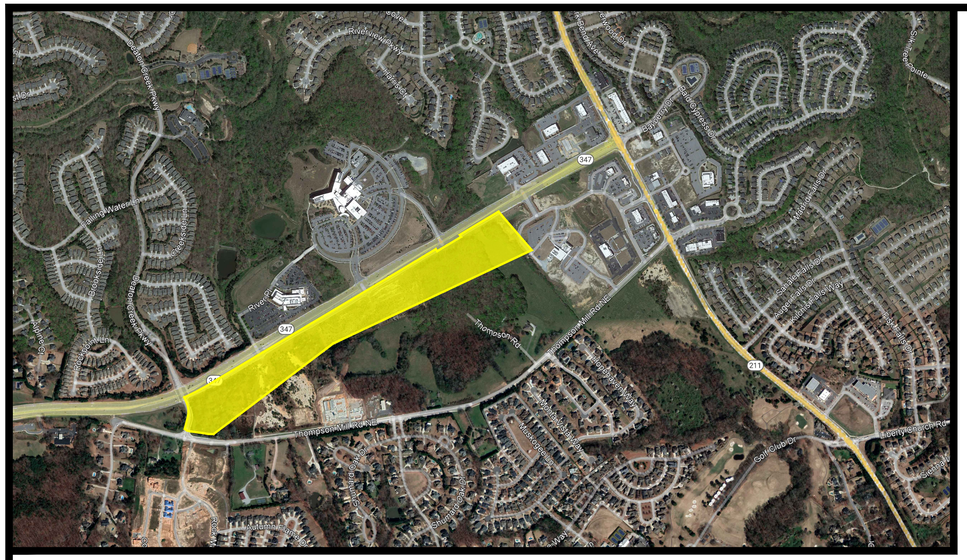
- RETAIL/OFFICE
- MIXED-USE (RETAIL/OFFICE AND RESIDENTIAL COMBINATION
- HOTEL WITH OPPORTUNITY FOR RETAIL/OFFICE AT GROUND LEVEL
- APARTMENTS
- BIG HOUSE CONDOS
- INDEPENDENT LIVING (AGE-RESTRICTED)
- RESIDENTIAL TOWNHOMES / LIVE/WORK TOWNHOMES
- WELLNESS CENTER
- EXISTING TRAFFIC SIGNAL

TMV MASTER PLAN

HALL & GWINNETT COUNTY, GA
VDC DEVELOPMENT GROUP, LLC
July 5, 2023

NORTH

0 100 200 300 feet
SCALE: 1" = 100'

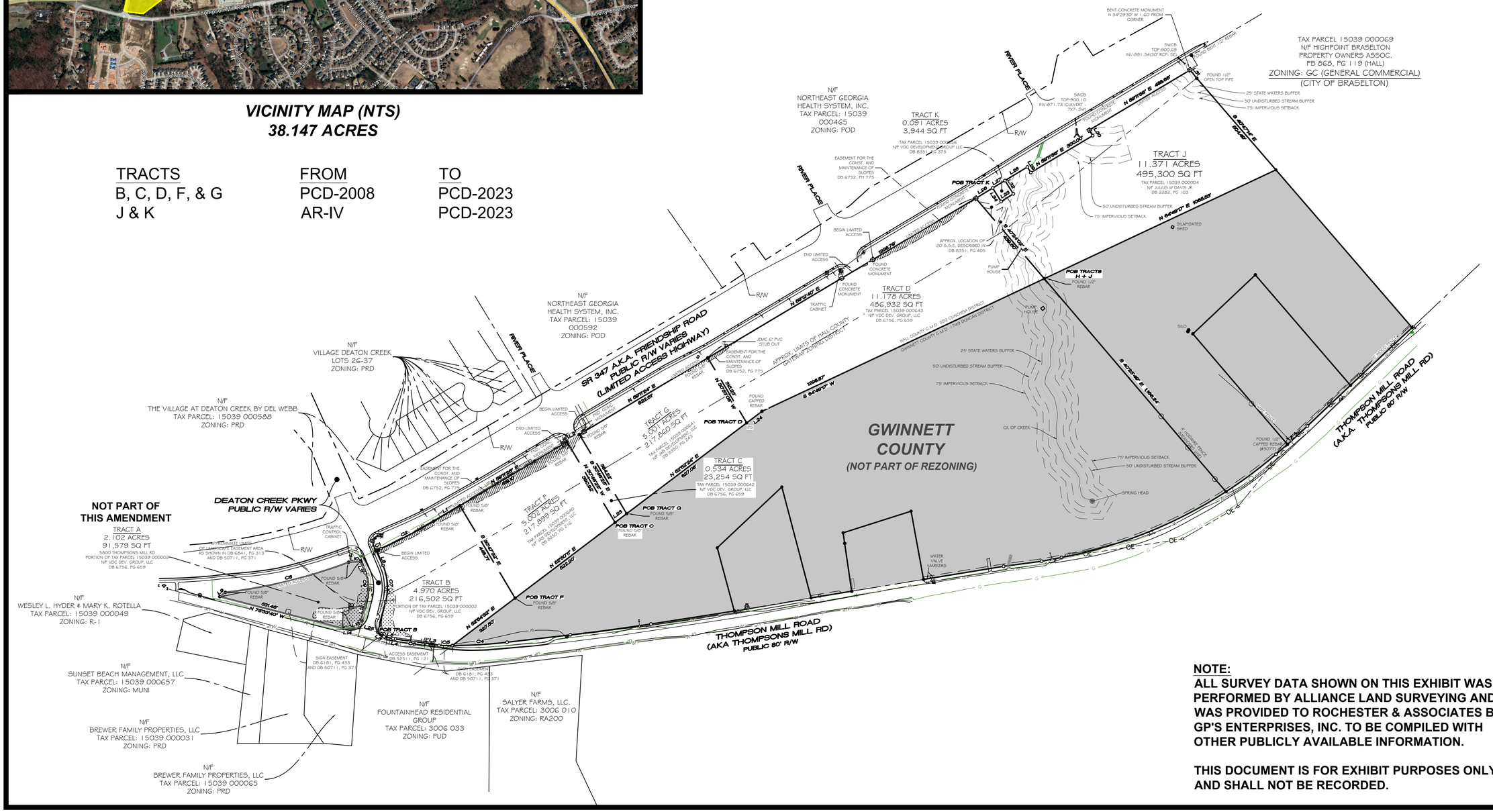


VICINITY MAP (NTS)
38.147 ACRES

TRACTS	FROM	TO
B, C, D, F, & G	PCD-2008	PCD-2023
J & K	AR-IV	PCD-2023

THOMPSON MILLS VILLAGE
PCD AMENDMENT FOR
TRACTS B, C, D, F, G, J, & K
HALL COUNTY ONLY

NORTH



NOTE:
ALL SURVEY DATA SHOWN ON THIS EXHIBIT WAS PERFORMED BY ALLIANCE LAND SURVEYING AND WAS PROVIDED TO ROCHESTER & ASSOCIATES BY GP'S ENTERPRISES, INC. TO BE COMPILED WITH OTHER PUBLICLY AVAILABLE INFORMATION.

THIS DOCUMENT IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE RECORDED.

Rochester | DCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

ZONING AMENDMENT EXHIBIT FOR:
FRIENDSHIP ROAD TRACT
HALL COUNTY
LOCATED IN LAND LOT 302 HALL COUNTY, GEORGIA

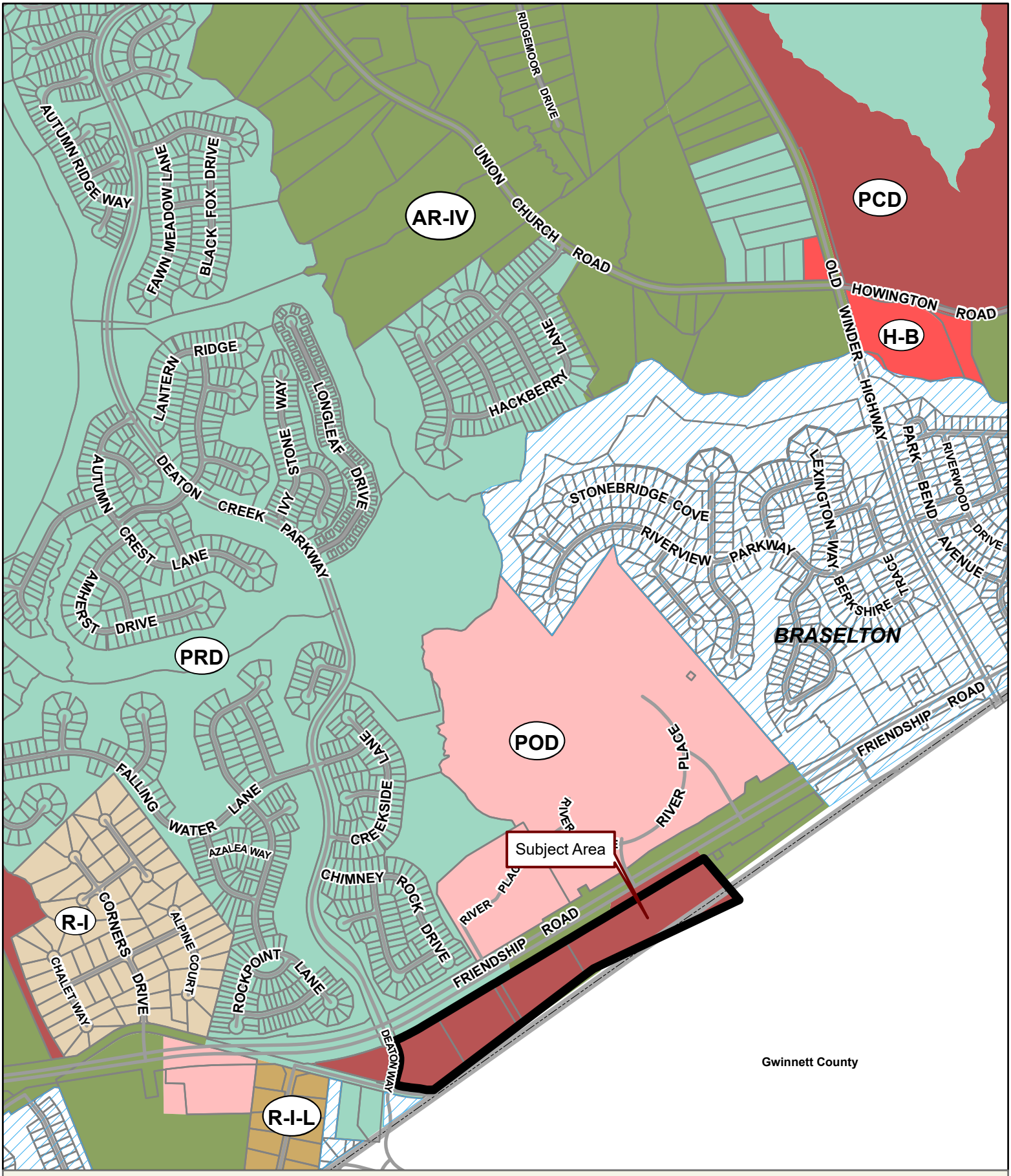
NO.	DATE	DESCRIPTION
		REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF ROCHESTER & DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR SHALL NOTIFY ENGINEER OF FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
100' 0' 200' 400'

SHEET 1
OF 1

DATE: 7/05/2023
SCALE: 1"=200'
JOB NO. ####
DWG NO. ####
DRAWN BY: ATM



Applicant: WILLIAM SCHMID, ROCHESTER/DCCM

Tax Parcel #: 15039 000002 (PT.), 000640, 000641, 000642, AND 000643

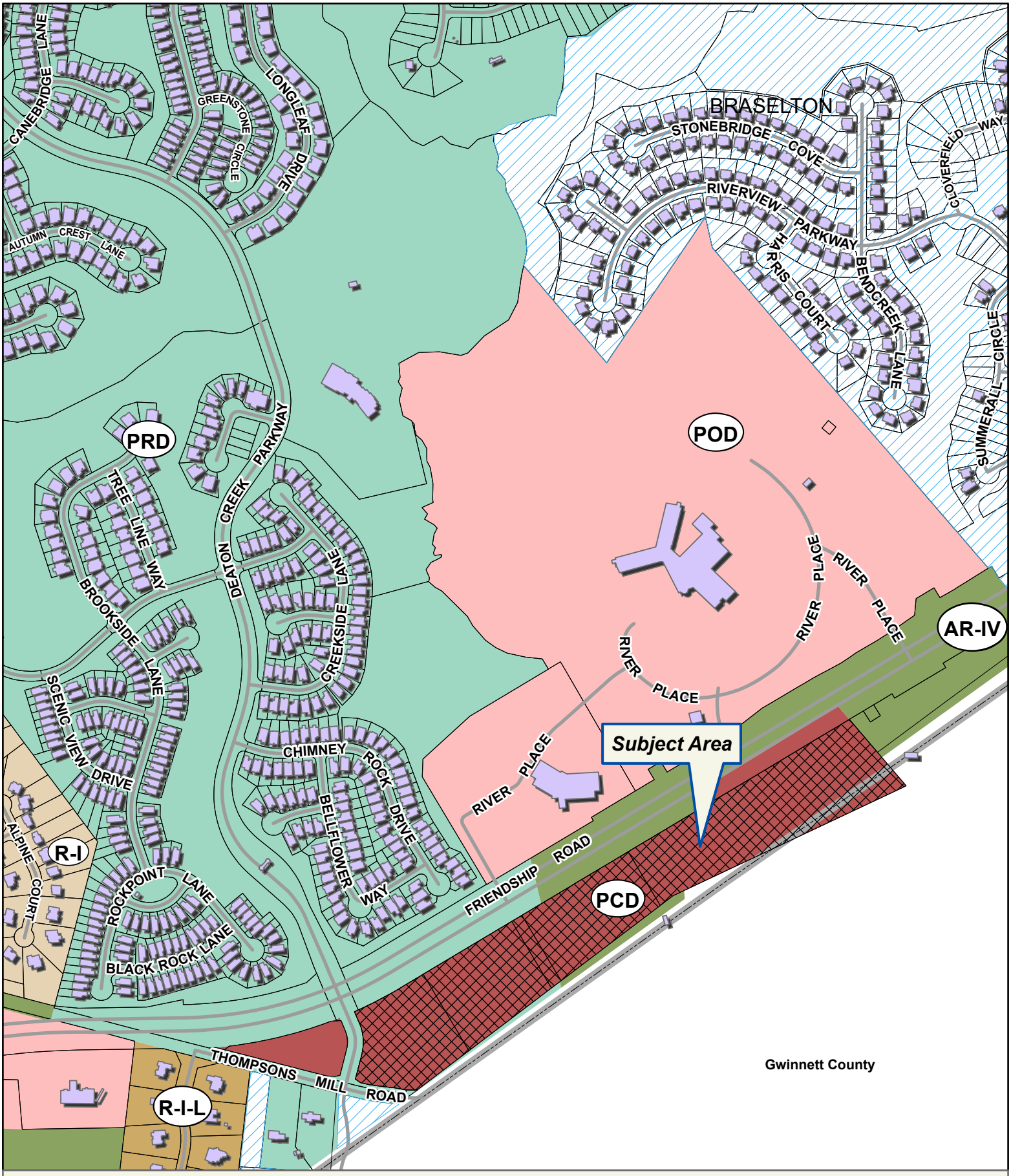
Location: 5800 THOMPSONS MILL ROAD AND 0 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/05/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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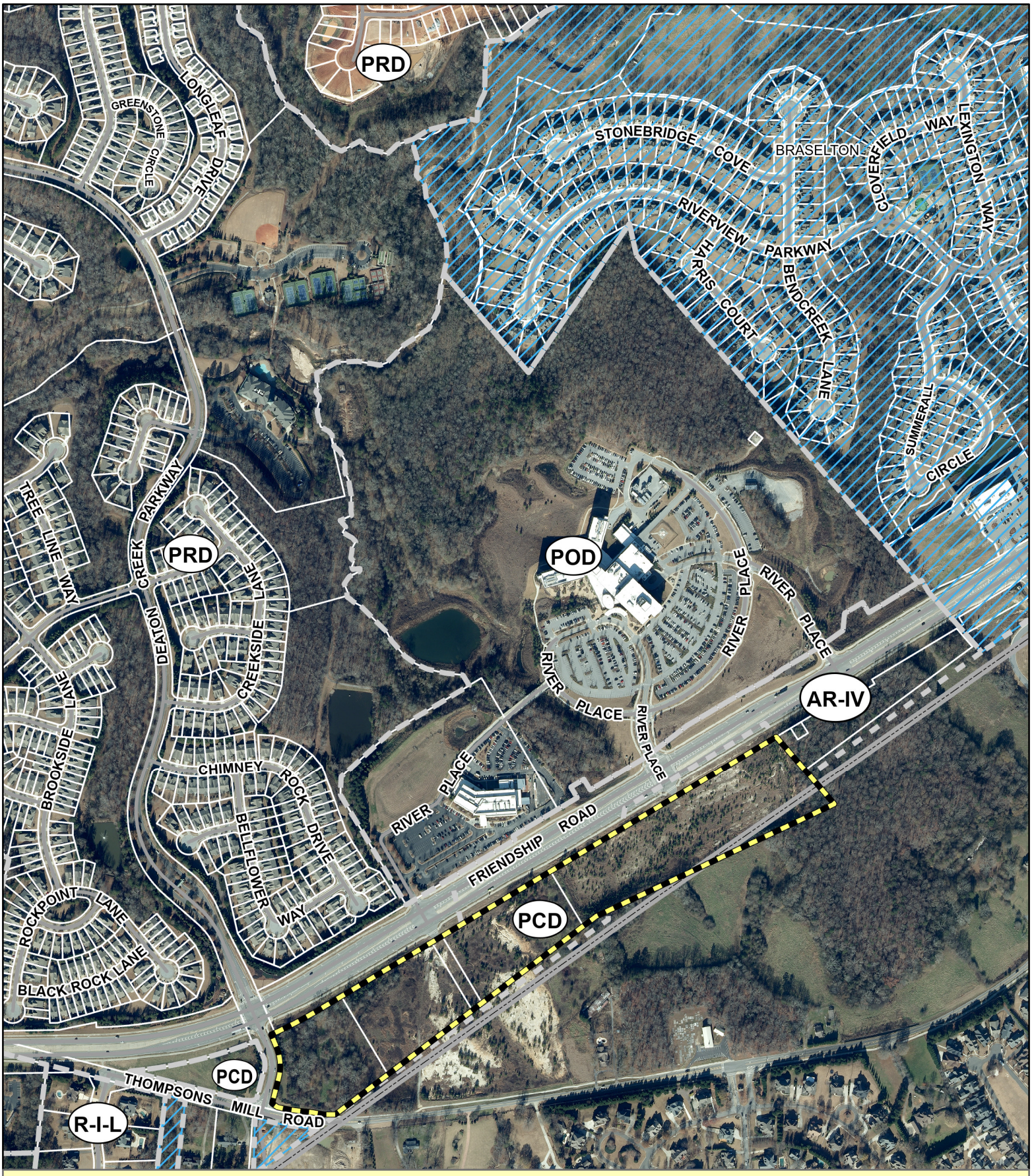
Location: 5800 THOMPSONS MILL ROAD AND 0 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/05/23**

0 175 350 700 Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: WILLIAM SCHMID, ROCHESTER/DCCM

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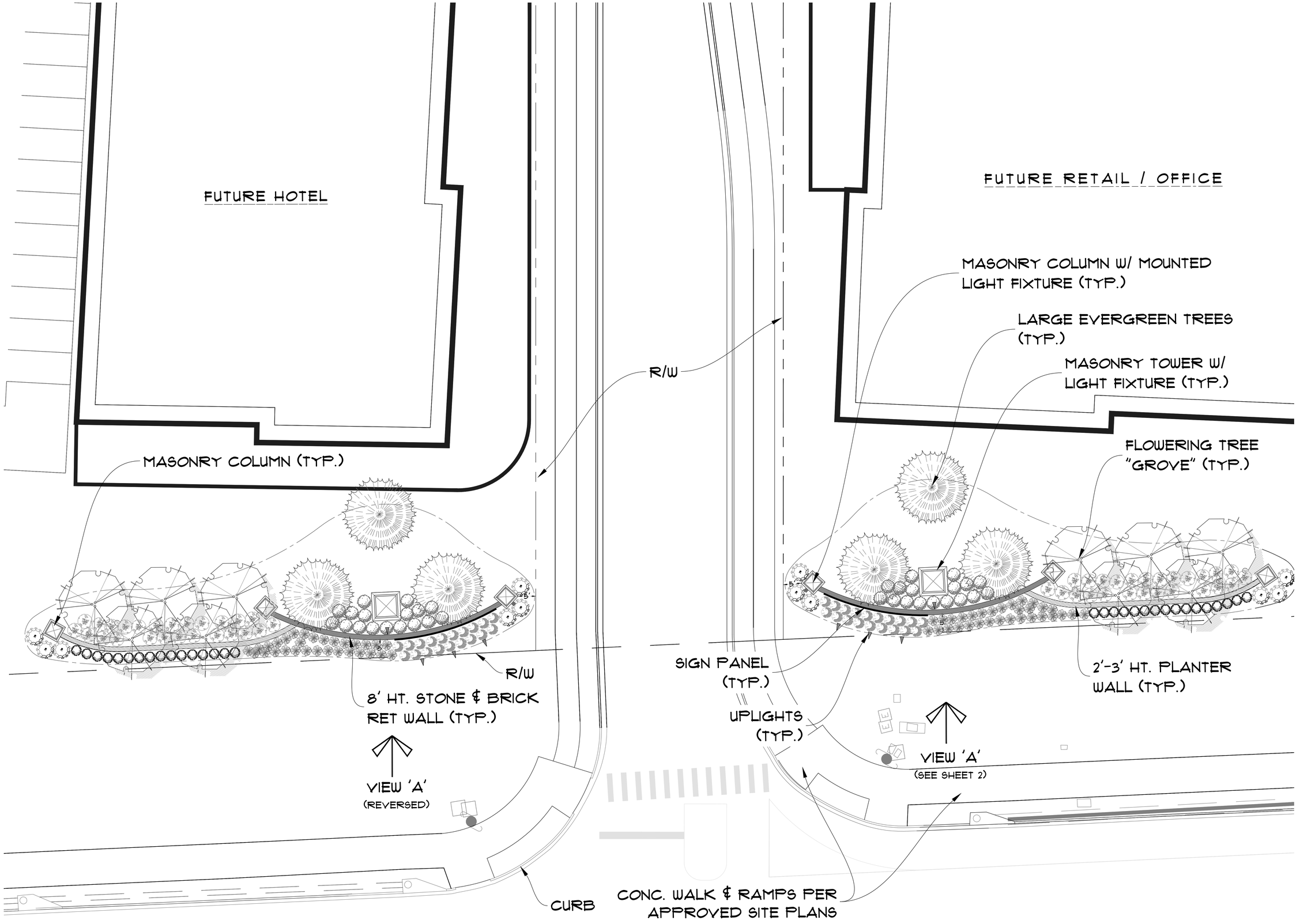
Location: 5800 THOMPSONS MILL ROAD AND 0 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/05/23**

0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area

N



FRIENDSHIP ROAD

R/W VARIES

SCALE: 1"=10'-0"

10 0 10 20 30

NORTH

BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

ENTRANCE SIGN CONCEPT

FOR

THOMPSON MILL VILLAGE

HALL COUNTY, GEORGIA

REVISIONS

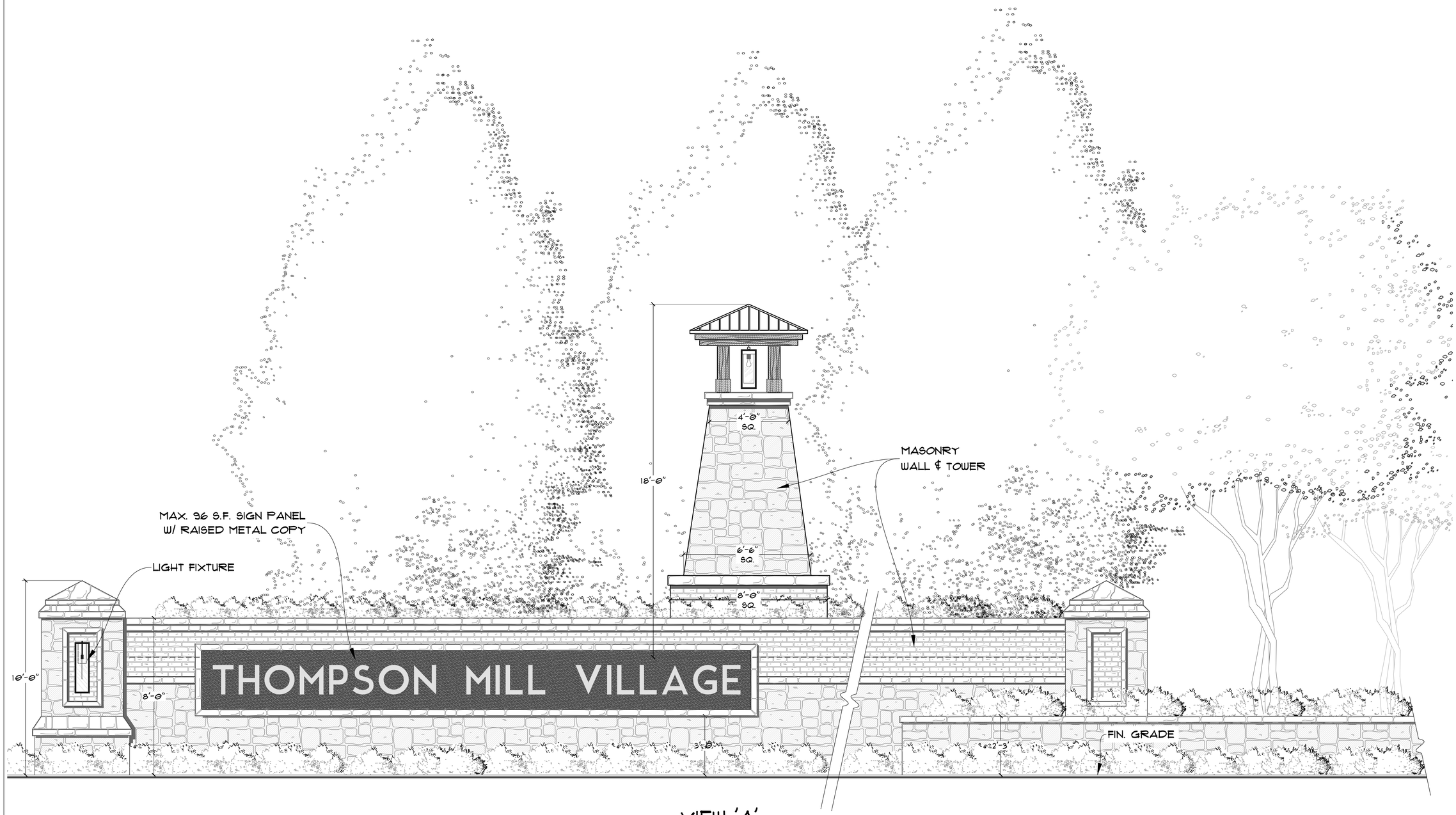
DRAWN BY:	BH
CHECKED BY:	TB
SCALE:	1"=10'-0"
DATE:	6/30/23
JOB NO.	
SHEET	1 OF 3

BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM



VIEW 'A'
SIGN WALL ELEVATION
1/2"=1'-0"

ENTRANCE SIGN CONCEPT

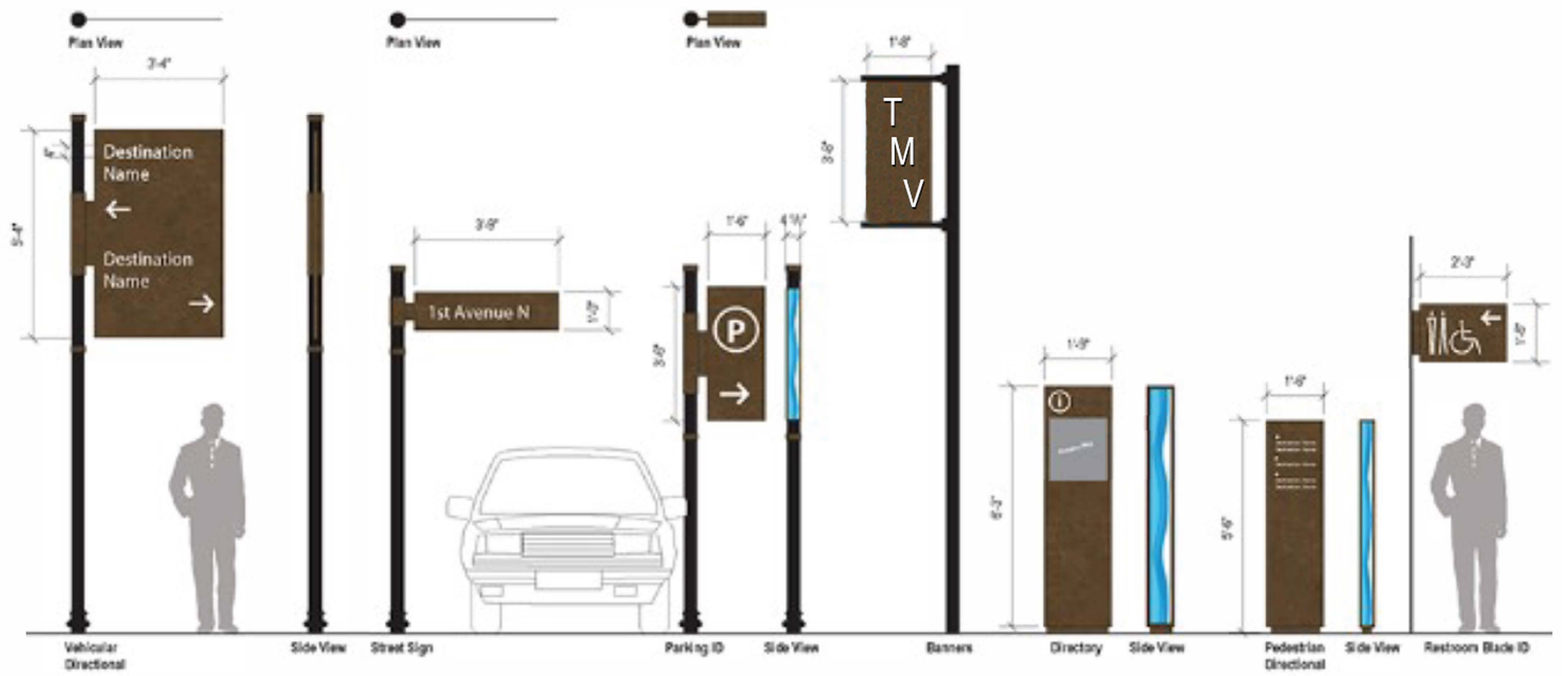
FOR

THOMPSON MILL VILLAGE

HALL COUNTY, GEORGIA

REVISIONS

DRAWN BY:	BH
CHECKED BY:	TB
SCALE:	1/2"=1'-0"
DATE:	6/30/23
JOB NO.	
SHEET	2 OF 3



BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

INTERIOR AND DIRECTIONAL SIGN CONCEPT

FOR

THOMPSON MILL VILLAGE

HALL COUNTY, GEORGIA

REVISIONS

DRAWN BY: BH
CHECKED BY: TB
SCALE: N.T.S.
DATE: 7/1/23
JOB NO.
SHEET 3 OF 3

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (B) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, August 3, 2023 2:58 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Christopher Armstrong (Fire Services); Timothy Woodward (Fire Services); Bryan Cash (Fire Services); Michael Vieira (Fire Services)
Subject: Fire Comments

Question: Will this proposed mixed use development be required to have a development of regional impact review ? Fire & EMS concerns: population increase, response times, man power, call volume, development spans Hall and Gwinnett County, mutual aid agreement, multiple multi story buildings, the development will have 2 separate water system providers, GWR has indicated in a letter that they have water capacity for the Hall Side of the development and that Gwinnett Water will be responsible for the water on the Gwinnett side of the development, the proposed public road follows the Hall County line than transitions into Gwinnett County, some of the access into the developments located in Hall County have access only from the Gwinnett County side of the development, 911 concerns, addressing concerns. Another question arises should the development be two independent developments ? I have copied the following Hall County Fire Chiefs to this message they may have additional input into the proposed development. Chief Armstrong, Chief Woodward, Chief Cash and Fire Marshal Vieira

1. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

2. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

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: Jennifer Rivera (Administration)
Sent: Monday, August 28, 2023 8:14 AM
To: Jim Mikoy
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, August 26, 2023 10:00 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

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.

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for

retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There are already a plethora of apartments in the immediate area (listed below) that bring down single family home values. They are not even at full capacity !!!!

The **Harrison at Braselton** (previously Noble Pines) - opened 2019; there are 248 units and as of 8/24, they are at **93% capacity**. This complex is behind the Aldi and across the street from the proposed rezoning request.

The **Finch-Braselton** also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently **7% occupied**.

The **Chateau at Highlands** (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at **25% capacity**.

Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Mr. AND Mrs. Jim Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:58 AM
To: Ksposa
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rezoning objections-applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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From: Ksposa <ksposa@aol.com>
Sent: Tuesday, August 29, 2023 4:37 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning objections-applicant William Schmid , Rochester/DCCM

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To all addressees,

Please be advised that we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-family by applicant William Schmidt, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

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Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

There is currently not enough infastructure, schools, roads, medical offices, etc, to handle what is currently available and even less once existing developments are filled to capacity. We do not need to add additional multi-family units to an already over crowded area.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Sincerely,
Kathleen and Jack Sposa
5891 Haven Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:56 AM
To: Merridee Michelsen
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Rezoning objections

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Merridee Michelsen <michelsenmerridee@gmail.com>
Sent: Tuesday, August 29, 2023 11:25 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Fwd: Rezoning objections

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.

Merridee Michelsen, PhD

We are the music-makers.....the dreamer of dreams.....

Merridee Michelsen, PhD
Education Psychologist & Diagnostician
Telephone: 770-490-4236
michelsenmerridee@gmail.com

As with other very concerned citizens of Hall County, we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

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Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

Kenneth and Merridee Michelsen
5884 Haven Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

Subject: FW: Rezoning and buffer exemption for 185 Apartments and Retail acreage proposed

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Sunday, August 20, 2023 7:59 PM
To: trbell@hallcounty.org; kccooper@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Rezoning and buffer exemption for 185 Apartments and Retail acreage proposed

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.

Planning Commissioners District 1, Planning Director, and Commission Chairman

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There is already a plethora of apartments in the immediate area that bring down single family home values.

Please, please, please do not approve this zoning change request !!!!!!! Protect the integrity of Reunion and the surrounding area.

Mr. and Mrs. James Mikoy
7176 Wrights Lane
Hoschton, GA 30548

DEAD
END
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT
WILLIAM SCHMID, ROCHESTER/DCCM
REQUEST
AMEND CONDITIONS OF PCD FOR
A MIXED USE DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept. 5, 2023
Time: 5:15 p.m.
COUNTY COMMISSION
Date: Oct. 12, 2023
Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH ROCKCASTLE COUNTY TO REZONE
THE FOLLOWING DESCRIBED PROPERTY:
FROM: WILLIAM SCHMID, ROCHESTER/DCCM
TO: AMEND CONDITIONS OF PCD FOR
A MIXED USE DEVELOPMENT
Date: Sept. 5, 2023
Time: 5:15 p.m.
Date: Oct 11, 2023
Time: 6:00 p.m.
FOR MORE INFORMATION CALL
DO NOT
ENTER

AGENDA ITEM

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

REPORT TO: **Work Session (10/09/23)**

REPORT TO: **Voting Meeting (10/12/23)**

ITEM NO: 533/2023

SUBJECT: **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** Commission District 1 **| Rochester/DCCM, applicant.**

Meetings:

Work Session Date: 10/09/23 **Voting Meeting Date:** 10/12/23

Executive Summary:

Presenter: RD
Recommendation:

Approval.

Conditions:

1. Development is approved for lots as generally shown on the concept plan dated June 6, 2023 and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. The development is approved for a maximum of 129 dwelling units, as described in the project narrative and detailed on the site plan.
4. The minimum heated floor area (HFA) shall be 690 square feet for individual units within a duplex, 984 square feet for 2 bedroom cottage units and 1,265 square feet for 3 bedroom cottage units. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings.
5. The development shall have a 50 foot exterior buffer per the requirement of 17.180.060, Planned Residential Development along Thompsons Mill Road. There shall be a 15 foot re-vegetated buffer along the east and west property lines. The development shall delete units 73, 74, 78 and 79 from the plan, however the total number of units shall not exceed 129. Along Friendship Road, there shall be a re-vegetated buffer within the property of 100 feet from the back of the multi-use trail or 15 feet from the property line, whichever is greater. The development shall install decorative fencing or columns along the Thompsons Mill right-of-way and Friendship Road.
6. The recommendations of the traffic study shall be implemented as part of the development process.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Relief is granted from the following requirements:
    a. 17.180.060(B)(8) – Open Space – Open Space shall be required at 30% of the gross acreage
    b. Table 17.270(A) – Signs – Free standing permanent signs shall be allowed within 5 feet of the right-of-way
    c. 17.180.060.6 – Landscape Requirements – The requirement for two trees per lot shall be modified to one tree per unit (133) plus any trees necessary to satisfy the development's tree density requirements.
9. Upon final approval by Hall County Planning & Engineering, Applicant shall construct a 6 foot wide pedestrian path, within the right-of-way of Thompson Mill Road, for the full frontage width.
10. Detached garages, in approximate locations shown on the rezoning plan dated July 6, 2023 shall be allowed.

Purpose of Request:

5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | **Proposed Use: 133 unit rental community** | Commission District 1 | **Rochester/DCCM, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR

Clerk
JR

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Supplemental provided at 9-5-23 PC Meeting
Site Plan
Maps
Renderings
Deed
Legal Description
Traffic Impact Study
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photos

HALL COUNTY
GEORGIA

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: September 25, 2023

Subject: **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel **| Proposed Use: 133 unit rental community | Rochester/DCCM, applicant.**

The request before you is the request of Rochester/DCCM to rezone from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) to allow a 133 unit rental community. This item is located within Commission District 1.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with ten (10) conditions **(4-1, Pilcher opposed)**.

There were eight (8) **comments submitted** in advance of the Planning Commission meeting **and three (3) 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. Development is approved for lots as generally shown on the concept plan dated June 6, 2023 and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are

submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.

3. The development is approved for a maximum of 129 dwelling units, as described in the project narrative and detailed on the site plan.
4. The minimum heated floor area (HFA) shall be 690 square feet for individual units within a duplex, 984 square feet for 2 bedroom cottage units and 1,265 square feet for 3 bedroom cottage units. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings.
5. The development shall have a 50 foot exterior buffer per the requirement of 17.180.060, Planned Residential Development along Thompsons Mill Road. There shall be a 15 foot re-vegetated buffer along the east and west property lines. The development shall delete units 73, 74, 78 and 79 from the plan, however the total number of units shall not exceed 129. Along Friendship Road, there shall be a re-vegetated buffer within the property of 100 feet from the back of the multi-use trail or 15 feet from the property line, whichever is greater. The development shall install decorative fencing or columns along the Thompsons Mill right-of-way and Friendship Road.
6. The recommendations of the traffic study shall be implemented as part of the development process.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Relief is granted from the following requirements:
    a. 17.180.060(B)(8) – **Open Space** – Open Space shall be required at 30% of the gross acreage
    b. Table 17.270(A) – **Signs –** Free standing permanent signs shall be allowed within 5 feet of the right-of-way
    c. 17.180.060.6 – Landscape Requirements – The requirement for two trees per lot shall be modified to one tree per unit (133) plus any trees necessary to satisfy the development's tree density requirements.
9. Upon final approval by Hall County Planning & Engineering, Applicant shall construct a 6 foot wide pedestrian path, within the right-of-way of Thompson Mill Road, for the full frontage width.
10. Detached garages, in approximate locations shown on the rezoning plan dated July 6, 2023 shall be allowed.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Rochester/DCCM

Request ..... Rezone from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060)

Proposed Use ..... 133 unit rental community

Size ..... 13.976 ± acres

Zoning ..... Current Agricultural Residential IV (AR-IV, 17.120) | Proposed Planned Residential Development (PRD, 17.180.060)

Location ..... 5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122

Commission District ..... One

Planning Commission Date ..... September 5, 2023

Staff Recommendation ..... **Denial as the proposed use is inconsistent with the Residential future land use classification in the Comprehensive Plan.**

Planning Commission Recommendation.....Approval, with conditions
Vote: 4-1 (Pilcher opposed)

Conditions:

1. Development is approved for lots as generally shown on the concept plan dated June 6, 2023 and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. The development is approved for a maximum of 129 dwelling units, as described in the project narrative and detailed on the site plan.

4. The minimum heated floor area (HFA) shall be 690 square feet for individual units within a duplex, 984 square feet for 2 bedroom cottage units and 1,265 square feet for 3 bedroom cottage units. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings.
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    b. Table 17.270(A) – **Signs –** Free standing permanent signs shall be allowed within 5 feet of the right-of-way
    c. 17.180.060.6 – Landscape Requirements – The requirement for two trees per lot shall be modified to one tree per unit (133) plus any trees necessary to satisfy the development's tree density requirements.
9. Upon final approval by Hall County Planning & Engineering, Applicant shall construct a 6 foot wide pedestrian path, within the right-of-way of Thompson Mill Road, for the full frontage width.
10. Detached garages, in approximate locations shown on the rezoning plan dated July 6, 2023 shall be allowed.

Public Forum:

Marlon McKinney, 7010 Grand Reunion, Hoschton, spoke in opposition. Concerns were traffic and excess of rentals properties in the area.

Tom McDermott, **7250 Grand Reunion Drive, Hoschton,** spoke in opposition. Concerns were traffic, density, egress/ingress, and zoning.

Gary Hodges, 7316 Grand Reunion Drive, **Hoschton,** spoke in opposition. Concerns were excess of development, buffers, commercial use, land use plan, and road congestion.

Summary Analysis

The subject request is to rezone 13.976± acres from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 133 unit rental community. The development will include a mixture of one (1) bedroom duplexes, and two (2) and three (3) bedroom cottages for an overall density of 9.52 dwelling units per acre.

The project narrative states "the community will be designed specifically as a rental community with no fee-simple ownership of any individual homes. Professional on-site management for the community will be

provided by the Developer/Owner and will be responsible for all building and landscape maintenance." The residences will be single-story homes (both the cottage and duplex housing types) and consistent with the architectural renderings submitted as part of the application materials.

The unit breakdown and development standards are detailed in the chart below:

Unit Type	Quantity	Unit Floor Area
Duplex	40 units / 30%	690 sq. ft. (1,380 sq. ft. building footprint)
Cottage – 3 bedroom	55 units / 41%	984 sq. ft.
Cottage – 2 bedroom	38 units / 29 %	1,265 sq. ft.

The development standards for the project are described in the table below:

Standard	PRD Requirement (17.180.060)	Proposed Development
Site Area	5 acre minimum	13.97 acres
Number of Units	–	133 units
Maximum Density	2 units per acre	9.52 units per acre
Building Separation	–	10 feet (foundation to foundation)
Max. Building Height	–	35 feet
Exterior Buffer	• 50 foot exterior buffer along the perimeter of the property	• No exterior buffer proposed. The following are proposed instead ○ Front setback (Thompson Mill Road): 50 foot building setback ○ Side setback (Duncan Crossing): 15 foot buffer / building line ○ Side setback (GDOT ROW): 15 foot buffer / building line ○ Rear setback (Friendship Road): 15 foot buffer / building line
Min. Open Space	30%	30% (4.19 acres)
Parking	2 spaces for each dwelling unit (17.250.020)	• 2 spaces for each dwelling unit 267 total provided ○ 235 surface parking spaces ○ 32 garage spaces

Amenities for the community will include "a grill pavilion, fire pit, resort style pool, a dog park and outdoor gathering areas." Parking for the residents will include limited garage parking and surface parking will serve the majority of units, similar to other multi-family communities. There will be an on-site leasing center located adjacent to the amenity area.

A traffic study has been completed and is attached for reference. The report recommends the entrance align with the existing entrance to the Oaks at Braselton Senior Living community on the south side of Thompson

Mill Road and utilize the previously installed left turn lane (re-striping required). Additionally, a deceleration lane will be added for westbound traffic entering the site. A gated entrance will provide access control into the property.

The applicant is requesting relief from the following requirements of section 17.180.060, PRD:

- 17.180.060(B)(5) – **Buffers –** Exterior buffers shall be reduced to 15', except along the R/W of Thompson Mill Road where a 50' buffer and building setback will be maintained. Applicant may substitute a structural buffer where the adjacent land use is more intense.
    - Note: The site plan shows the proposed dog parks encroaching into the 15 foot buffer on both the north and south property lines.
- 17.180.060(B)(6) – **Landscape Requirements –** The requirement for two trees per lot shall be modified to one tree per unit (133) plus any trees necessary to satisfy the development's tree density requirements.
- 17.180.060(B)(8) – **Open Space** – Open space shall be required at 30% of the gross acreage
- Table 17.270(A) – **Signs –** Free standing permanent signs shall be allowed within 5 feet of the right-of-way.

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 not consistent with the Hall County Comprehensive Plan. The Comprehensive Plan's future land use designation for the subject parcel is "Residential." This land use category is characterized by moderate-density residential development and neighborhoods. The intent of this land use category is to preserve established neighborhoods and create new residential development consistent with surrounding suburban densities. The Residential designation envisions a maximum density of 2 dwelling units per acre which is consistent with the maximum density requirement of 2 units per acre within a Planned Residential Development (PRD, 17.180.060). The development has proposed a density of 9.52 dwelling units per acre. The table below provides the density of several approved multi-family developments at nearby properties as outlined below:

The Wren	11.2 units/acre
Harrison at Braselton (City Limits of Braselton)	20.2 units/acre
Phoenix (City Limits of Gainesville)	11.1 units/acre
Chateau Senior Living	26.34 units/acres

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 zoning proposal may be suitable given the context of the surrounding area. There are some nearby developments within the City of Braselton and unincorporated Hall County which have been approved at densities greater than 2 dwelling units per**

acre. NOTE: The Phoenix at Braselton is zoned Planned Commercial Development (PCD, 17.180.080), exempting it from the density requirements of the PRD regulations.

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 residential use will adversely affect adjacent properties. A traffic study found that "… all study intersections will continue to operate at satisfactory levels of service "C" or better in both peak hours of "No-Build" and "Build" conditions. The impact of the site generated traffic on the operations of study intersections will be minimal."**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **It is unclear whether the property has reasonable economic use as currently zoned.**

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; **A traffic study found that "… all study intersections will continue to operate at satisfactory levels of service "C" or better in both peak hours of "No-Build" and "Build" conditions. The impact of the site generated traffic on the operations of study intersections will be minimal." A letter of service has been provided from the City of Braselton confirming the property is within the Braselton sewer service district and that capacity may be available, but it is not guaranteed until purchased. Additionally, the City of Gainesville provided a letter confirming the availability and adequate capacity to provide water service to the property.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is not consistent with the Comprehensive Plan and the "Residential" land use designation. Density is envisioned to be a maximum of two dwelling units per acre. The proposed development is proposing a density of 9.52 dwelling units per acre.**

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; **Hall County property tax records show the properties are a mixture of vacant and developed parcels, which include a number of residential structures and accessory building, to be removed as part of the development process.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Residential Development (PRD, 17.180.080). Per the Official Code of Hall**

County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. That being said, the proposed density is higher than that found on surrounding properties.

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 density is higher than that found on immediately surrounding properties but in general the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the county that are currently zoned to support the type of mixed-use development being proposed without requiring zoning action.**

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; **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.**

A Planned Residential Development (PRD, 17.180.080) allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.

17.380.050. - 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 development 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. The applicant has provided a site plan and included the necessary information to properly assess the development.**

C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **The proposed development will utilize public sewer and water; as such, this is not applicable.**

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 meet the requirement. A traffic study found that "… all study intersections will continue to operate at satisfactory levels of service "C" or better in both peak hours of "No-Build" and "Build" conditions. The impact of the site generated traffic on the operations of study intersections will be minimal."**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 3, 2023, Emily McGahee stated "Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Hall County Fire Marshal

An email dated August 4, 2023 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Site plan does not meet the International Fire Code requirement of Section 503.1 as proposed. If approved plan submittal will require a fire hose lay distance analysis that meets the requirements of section 503.1.1.

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated August 3, 2023, Bill Nash, Director, stated the following:

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

Traffic:
No comment.

Utilities:
No comment.

Georgia Department of Transportation
In an email dated August 1, 2023, Veronica Chavers, D1TO Civil Engineer 3, stated GDOT coordination/permit would be required for this development.

- **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

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

Jason Florey, 277 Hwy 74 N, Peachtree City, presented the request. The applicant stated that the residential needs will be maintained by the management company both inside and outside the homes. The applicant stated that there is an extensive screening process that requires tenants to make three times the rent. The four main demographics attracted to this model are professional millennials, mid-life singles, dual income couples and empty nesters with only 20% of households with children.

Bradley Dunckel, 425 Oak Street, Gainesville, presented the request. The applicant stated that he was aware staff recommended denial but they believe they fall within the mixed use corridor category of the comprehensive plan which allows higher density residential where compatible with surrounding uses.

Rebuttal

Mr. Dunckel stated that a traffic study was conducted and showed there would be at an acceptable grade of traffic per GDOT conditions. Mr. Dunckel stated the development would also promote walkability with the trail connecting to Friendship Road. Mr. Dunckel stated that commercial uses would only create more traffic than the proposed use. Mr. Flowery stated that the development will provide great transitional buffer use. Mr. Dunckel stated that GDOT has deemed Friendship Road to be a limited access state route so no one will get direct access unless already existing.

Public Forum:

Marlon McKinney, 7010 Grand Reunion, Hoschton, spoke in opposition. Concerns were traffic and excess of rentals properties in the area.

Tom McDermott, **7250 Grand Reunion Drive, Hoschton,** spoke in opposition. Concerns were traffic, density, egress/ingress, and zoning.

Gary Hodges, 7316 Grand Reunion Drive, **Hoschton,** spoke in opposition. Concerns were excess of development, buffers, commercial use, land use plan, and road congestion.

Planning Commission Comments:

Mr. Braswell questioned if the egress/ingress would only be from Thompson Mill Road. Mr. Dunckel stated that was correct. Mr. Braswell stated that there have been various public comments submitted in advance of the meeting. Mr. Sosebee questioned if the applicant would be willing to remove units 73, 74, 78, and 79 to provide an increased buffer by Friendship Road. The applicants agreed to eliminate the units. Ms. Pilcher questioned the number of parking lots provided per unit. The applicant stated that they have tracked parking and their management team doesn't allow them to go under 2 spots unlike the counties 1.5 requirement. Mr. Braswell questioned if the community would be gated. Mr. Florey stated that was correct.

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

Conditions:

1. Development is approved for lots as generally shown on the concept plan dated June 6, 2023 and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. The development is approved for a maximum of 129 dwelling units, as described in the project narrative and detailed on the site plan.
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development shall install decorative fencing or columns along the Thompsons Mill right-of-way and Friendship Road.

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9. Upon final approval by Hall County Planning & Engineering, Applicant shall construct a 6 foot wide pedestrian path, within the right-of-way of Thompson Mill Road, for the full frontage width.
10. Detached garages, in approximate locations shown on the rezoning plan dated July 6, 2023 shall be allowed.

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Rochester/DCCM
425 Oak St.
Gainesville, GA 30501
Phone 678-450-5175
Email Address bkdunckel@rochester-assoc.com

Property Owner (Name & Mailing Address)

Kenneth Edwin Coffey & Clarence Michael Coffey
5342 & 5354 Thompson Mill Road
Hoschton, GA 30548
Phone 770-540-4464
Email Address casey.coffey@yahoo.com

Proposed Use Residential Rental Community

Contact Person (Name & Mailing Address)

Bradley Dunckel
425 Oak St.
Gainesville, GA 30501
Phone 678-450-5175
Email Address bkdunckel@rochester-assoc.com

Status of Applicant

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

Requested Action

Existing Zoning: AR-IV
Rezone to: PRD
Fee:$ 750.00
Receipt #:
Check #:

Tax Parcel Number 15041 000008, 15041 000054, 15041 000055, 15041 000091, 15041 000092, 15041 000106, 15041 000122
Acreage 13.97
Location Address 5342 & 5354 Thompson Mill Road

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

Sign _____ Date: 7/7/23

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: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Casey K. Coffey & Clarence Michael Coffey

Address 5342 & 5354 Thompson Mill Road

Hoschton, GA 30548

Phone Number

Name of applicant(s) Rochester/DCCM

Address 425 Oak St.

Gainesville, GA 30501

Phone Number 678-450-5122

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)

Casey K. Coffey

Clarence Michael Coffey

Personally appeared before me

Cindy E. Ballard

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

Cindy E. Ballard
Notary Public

6-2-2023
Date

CINDY E. BALLARD NOTARY PUBLIC Exp. Mar. 16, 2025 FORSYTH COUNTY, GA

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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 Signature: _____ **Date:** 7/7/23

Applicant's Name (Printed): Bradley Dunckel

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Owner's Signature: _____ **Date:** 6-2-23

Owner's Name (Printed): Casey K. Coffey

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Owner's Signature: Clarence Michael Coffey **Date:** 6-2-23

Owner's Name (Printed): Clarence Michael Coffey

Avilla Friendship Trails Project Narrative

LOCATION – 5342 & 5354 Thompson Mill Rd
ACREAGE – 13.97 acres +/-
APPLICANT – Rochester|DCCM

Summary

The accompanying application seeks zoning district change from AR-IV (Agriculture-Residential) to PRD (Planned Residential Development) for 13.97 acres +/- of undeveloped property located at 5342 & 5354 Thompson Mill Road in unincorporated Hall County. The site is approximately 600' east of the Spout Springs Road & Thompson Mill Road intersection and within the Gateway Corridor Overlay District. It is transitional between long-standing commercial uses to the west and residential. It is our understanding that the GCOD requirements would not apply to development of this property for residential uses. The intent is to develop a 133-unit build for rent community, at a density of 9.52 units per acre. The site is within walking distance of the Duncan Crossing retail development and pedestrian connectivity will be provided to the existing multi-use trail along Friendship Road, subject to GDOT approval. The proposed development will provide additional housing opportunities to major employers in the area including the Northeast Georgia Medical Center only 2 miles away. The proposed use is appropriate for Hall County's Mixed-Use designation and for this location. Completion of development is anticipated by 2025.

Planned Residential Development

The proposed community will consist of a combination of individual one bedroom attached duplexes as well as two and three bedroom cottages. The community will be designed specifically as rental units with no fee-simple ownership of any individual homes. Professional on-site management for the community will be provided by the Developer/Owner and will be responsible for all building and landscape maintenance. A grill pavilion, fire pit, resort style pool, a dog park and outdoor gathering areas will provide the amenities for the community. There will be limited garage parking but non-designated surface parking will serve the majority of units, similar to other multi-family communities.

Site Description

The site has approximately 600 feet of frontage along the northern right-of-way Thompson Mill Road. The north end of the site fronts along Friendship Road. There are currently three single-family homes and several outbuildings located on the seven parcels that form the site. There are no jurisdictional streams on the property. Domestic water is provided by the City of Gainesville through a 12" water main located in the Thompson Mill right-of-way and the Town of Braselton has agreed to serve the site with sanitary sewer through a gravity line that is located in the Friendship Road (SR 347) R/W. Service letters are attached. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

The property is surrounded primarily by AR-IV zoning (Hall County) and G-C zoning (Braselton) to the west. Areas north of Friendship Road include primarily AR-IV & PRD zonings. The adjacent property to the east is a 150' wide strip of Right-of-Way owned by GDOT and to the west is the Duncan Corners Shopping Center.

Access

Access to the property is proposed from Thompson Mill Road, which, at this location, is classified as a minor collector by Hall County. Thompson Mill Road connects directly to Spout Springs Road approximately 0.1 miles to the west and to SR 347 approximately 0.6 mile to the east and north. Entrance to this project is planned to be opposite the entrance to the Noble Vines Complex and Oaks Senior Living Complex. A traffic study has

been completed and is attached for reference. It is proposed that the entrance align with the existing entrance on the south side of Thompson Mill Road and utilize the previously installed left turn lane (re-striping required). Additionally, a deceleration lane will be added for westbound traffic entering the site. A gated entrance will provide access control onto the property.

Comprehensive Plan Consistency

The project is consistent with the "Mixed Use Corridor Character Area" designation of the 2017 Comprehensive Plan and Future Land Use Map. Primary Future Land Uses include "higher density residential only where the same is found on adjacent properties". This use will provide a transitional buffer between a major commercial node at SR 347 and Spouts Springs to the west and growing lower density residential to the east. Surrounding densities that support the Comprehensive Plan's reference to "higher density residential" include densities of; 26.9 units per acre (The Chateau – 2023), 11.3 units per acre (The Wren – 2021) and 16.1 units per acre (The Phoenix – 2015), all within less than 1 mile of the site. Additionally, within the Town of Braselton, Harrison at Braselton (FKA Noble Vines) has a density of 20.2 units per acre.

Proposed Minimum area, setback and buffer requirements

- Front Setback from Thompson Mill Road – 50'
- Side Setback from Duncan Crossing – 15'
- Side Setback to GDOT R/W – 15'
- Rear Setback from Friendship Road – 15'
- Building Separation – 10' (foundation to foundation)
- Maximum Height – 35'
- Minimum Open Space – 30%
- Exterior Planted or Structural Buffer – 15'

Product Mix

The Owner is a corporate entity with 10 years experience on 50 similar projects. This community is planned for single story homes with a variety of architectural treatments. The approximate proposed mix of unit types include; 30% - one bedroom, 41% - two bedroom and 29% - three bedroom. This housing product provides an increasingly popular alternative to multistory apartment complexes in areas adjacent to and transitional from commercially developed areas.

Typical Resident Demographics

Typical residents are “renters by choice” and most have the financial resources to buy a home, but choose not to at this time. The majority are professional millennials, mid-life singles, dual income couples and empty nesters, with average HHI’s of $132,000+. Age distribution is typically 19% under 35, 58% are 35 to 55 and 23% are over 55. On average, only 20% of the residents have minor children.

Lighting, Signage & Graphics

All outdoor lighting and signage will follow the guidelines and requirements of Hall County code. Low spill fixtures, up lighting and low impact signage will be utilized to mitigate negative impacts. All exterior street and directional signage will be coordinated to promote a unified and coordinated plan.

Landscaping & Hardscaping

Appropriate landscaping will be required including sodded turf areas, shade trees and foundation plantings. Parking lot landscaping will include tree islands and breaks in order to soften long runs of paved areas and parking spaces.

Amenities

Planned amenities include; a grilling pavilion, resort style pool, fenced Dog Park, passive open space areas that may include pathways, seating areas and an event lawn.

Parking

Parking is planned at a ratio of at least 2.0 spaces per unit. This ratio will include handicap spaces, garage parking and regular surface parking areas. Drive aisles are planned for a 26’ width back of stall to back of stall or 26’ back of curb to back of curb in non-parking areas.

Architecture & Materials

See attached exhibits for typical architectural style and materials.

Sales and Construction Trailers

Applicant is requesting permission to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of street paving and possible ahead of final plat approval.

Conceptual Master Plan

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

Proposed Variances from PRD Requirements

- 17.180.060.B.5 – **Buffers –** Exterior Buffers shall be reduced to 15', except along the R/W of Thompson Mill Road where a 50' buffer and building setback will be maintained. Applicant may substitute a structural buffer where the adjacent land use is more intense.
- 17.180.060.6 – **Landscape Requirements –** The requirement for two trees per lot shall be modified to one tree per unit (133) plus any trees necessary to satisfy the development's tree density requirements.
- 17.180.060.8 – **Open Space** – Open Space shall be required at 30% of the gross acreage but without the requirements of sections 17.430.100 through 17.430.150.
- 17.270.040.E – **Signs –** Free standing permanent signs shall be allowed with 5' of the Right-Of-Way.

Applicant Responses to 17.380.060 C Questions

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. *Response: The zoning proposal is suitable given the context of the surrounding area.*

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. *Response: No, it is not anticipated that the proposed residential use will adversely affect adjacent properties.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *Response: The property does not have reasonable economic use as currently zoned, by virtue of the zonings and uses on adjoining and nearby properties,*

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. *Response: The development will not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities, or public services.*

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area. *Response: The Hall County Comprehensive Plan update of June 2022 has identified this section of Friendship Road as a Mixed-Use corridor. These corridors include retail activities, office-base employment, civic uses, and residential uses. Although the proposed use is not explicitly identified, higher density residential adjacent to commercial uses is consistent and compatible with the intent of the mixed-use corridor.*

6. The extent to which property values are diminished by the existing zoning restrictions. *Response: The existing AR-IV zoning district severely restricts the property's use and substantially diminishes its value. It is a legacy holdover zoning from several decades ago and does not reflect changes in character and zonings of nearby and adjacent properties. It does not reflect economically viable uses of the land.*

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. *Response: No clear objectives regarding the public health, safety, morals or general welfare have been described by the County as being promoted by the existing zoning district.*

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner. *Response: No clear public gains are known, whereas the hardship to the owner can be clearly shown.*

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. *Response: The property does not have to be vacant as zoned to be a substantial hardship.*

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. *Response: Existing and changing conditions in unincorporated south Hall County and within the City of Braselton in proximity to this site are clearly shown by aerial photography, public records, media accounts and other means. In combination these changes clearly support approval.*

11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning." *Response: No true "spot zoning" would occur if the property is rezoned to the requested PRD district. The amount of AR-IV zoning in this part of south Hall County has steadily declined over time. Zoning to the west of the Site in Braselton is General Commercial, to the southwest is Planned Unit Development for the ALDI grocery store, and to the southeast is Neighborhood Commercial (the Oaks). If the property were to be annexed to Braselton, the GC, PUD and NC districts would be most relevant and must be considered. Other property in the vicinity of the Site which remains in unincorporated Hall County is zoned Office – Institutional (OI) for a dance studio, Suburban Shopping (two parcels approved for a Veterinary Clinic in 2004 remain undeveloped) and Planned Residential Development. The PRD zoning district in Hall to the north of the property across Friendship Road was approved for The Phoenix at Braselton (1929 Friendship Road). 139 independent and assisted living units were developed on 8.65 acres of land (16.07 un/ac). It was approved for rezoning eight years ago (2015) with conditions amended in 2016.*

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area. *Response: The present zoning district boundaries do not appear intentionally drawn to reflect changes (or public objectives) in the area. Instead, they reflect the net effect of a series of changes over time as other development approvals by two governments have been granted.*

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood. *Response: No, the request is not out of scale with the needs of the immediate area or 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. *Response: No other already appropriately zoned, similarly situated parcels of comparable size, location, road access, topography and access to utilities can be found in south Hall County.*

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment. *Response: 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. *Response: Major land disturbance activities on the property will 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. *Response: It is unclear how long ago the property was zoned to AR-IV, but it was evidently quite some time ago and may coincide with the original creation of zoning districts in Hall County. No indication that a mistake was made is known to the Applicant.*

NEXmetro Communities

AVILLA

Provided art the 9-5-2023 PC Meeting

AVILLA

THE AVILLA DIFFERENCE:

- Single story, detached cottage style homes
- Maintenance free living
- Professional Onsite Management
- Single Family style living with neighborhood amenities
- Private Backyards
- Extensive resident background and income screening.

Provided art the 9-5-2023 PC Meeting

AVILLA

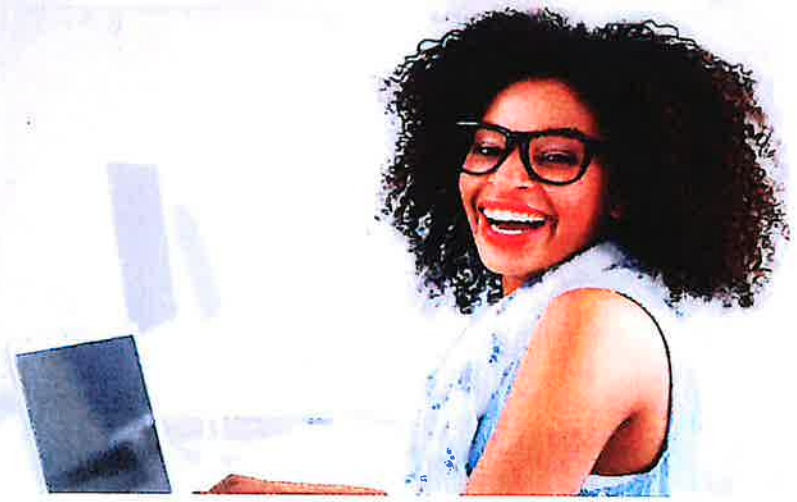
- Avilla residents are ***renters by choice*** – many have the financial means to buy a home, but choose not to at this point in their lives.

- **Majority of residents** are Professional Millennials, Mid-Life Singles, Dual-Income Couples and Empty Nesters.

- **Age:** 58% are 35+, 23% are 55+

- **Income:** Average Household Income $132,000+

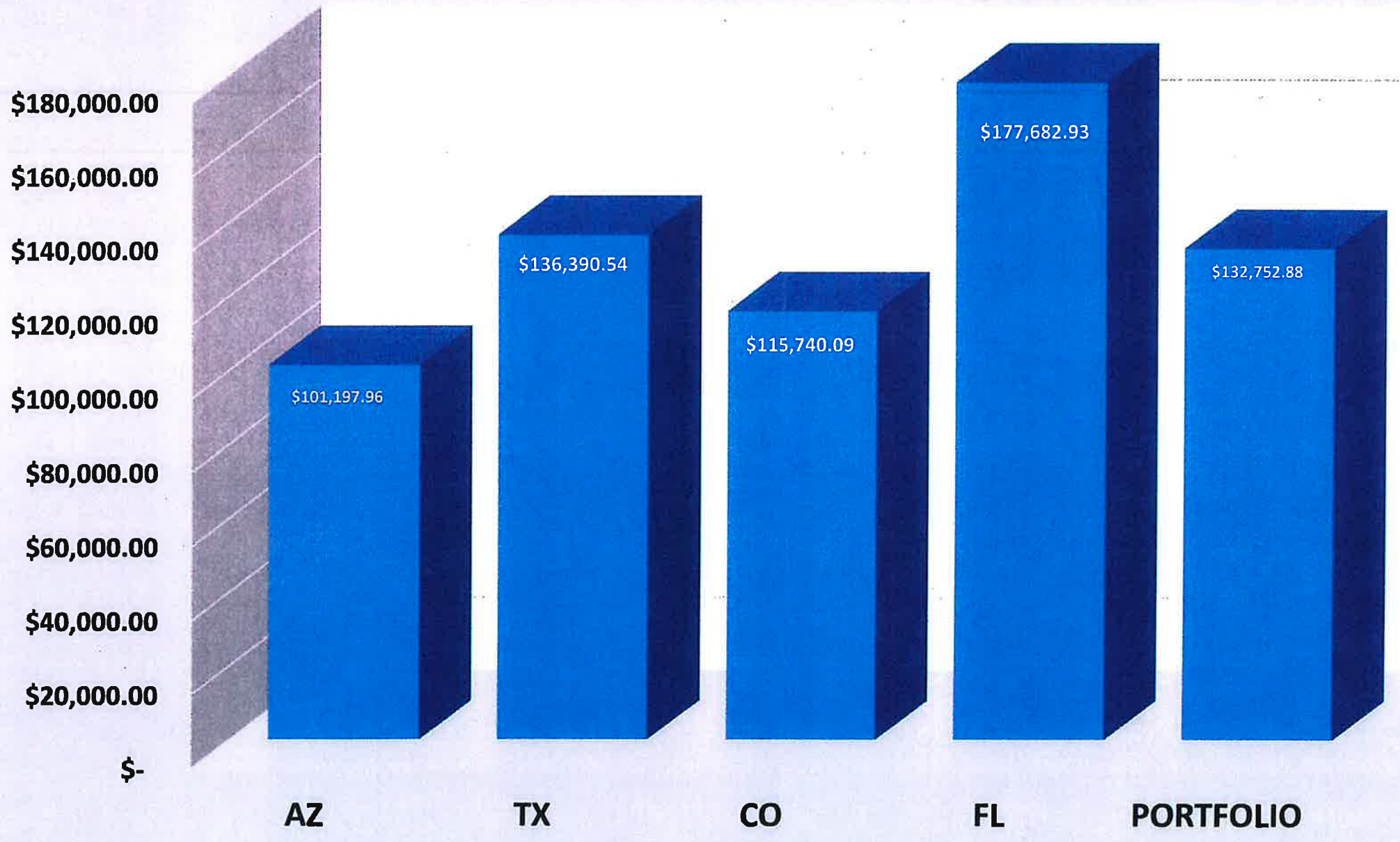
- **Minor Occupants:** Only 20% of households have children.



Provided art the 9-5-2023 PC Meeting

AVILLA

2022 RESIDENT AVERAGE HOUSEHOLD INCOME

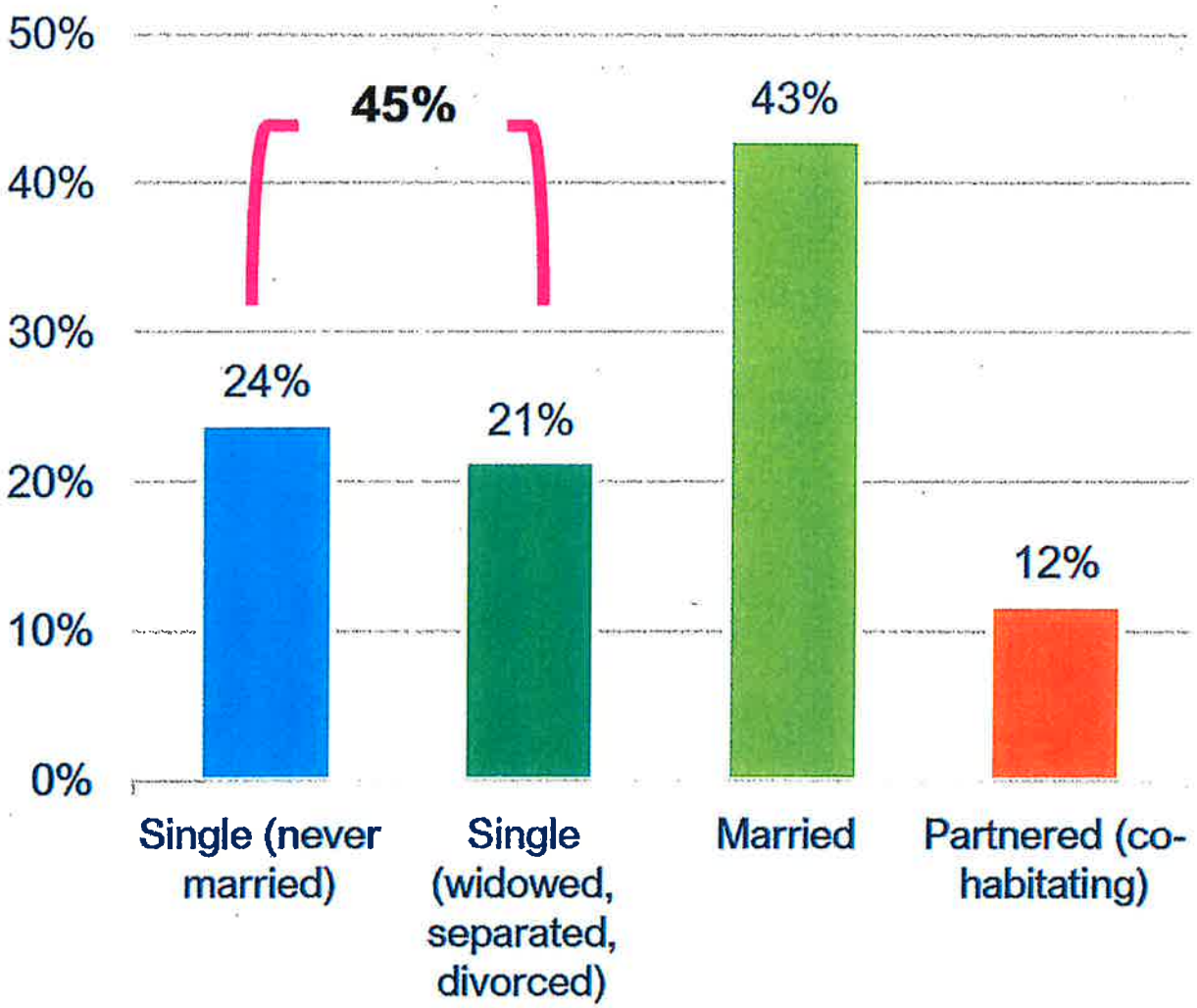


Provided art the 9-5-2023 PC Meeting

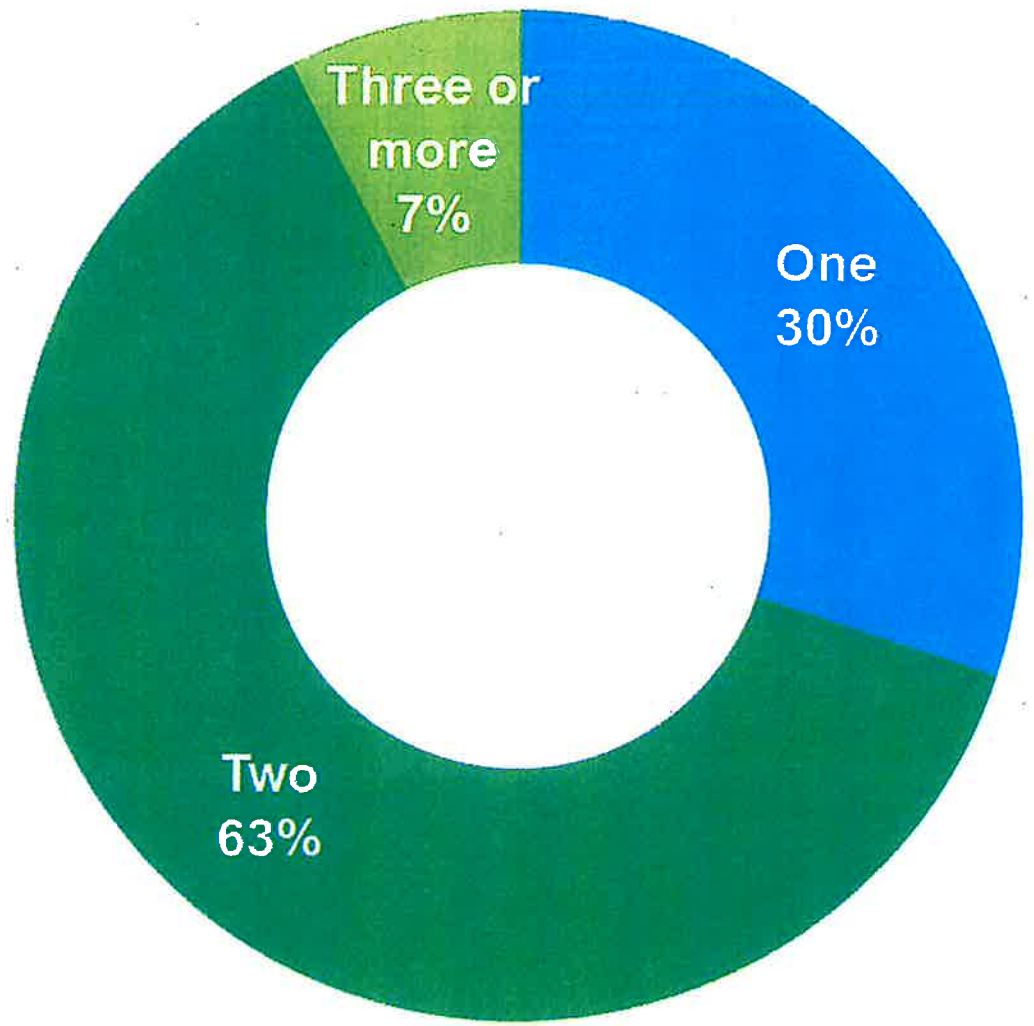
AVILLA

MARTIAL STATUS & ADULTS IN HOUSEHOLD

Marital Status



Number of Adults in Household

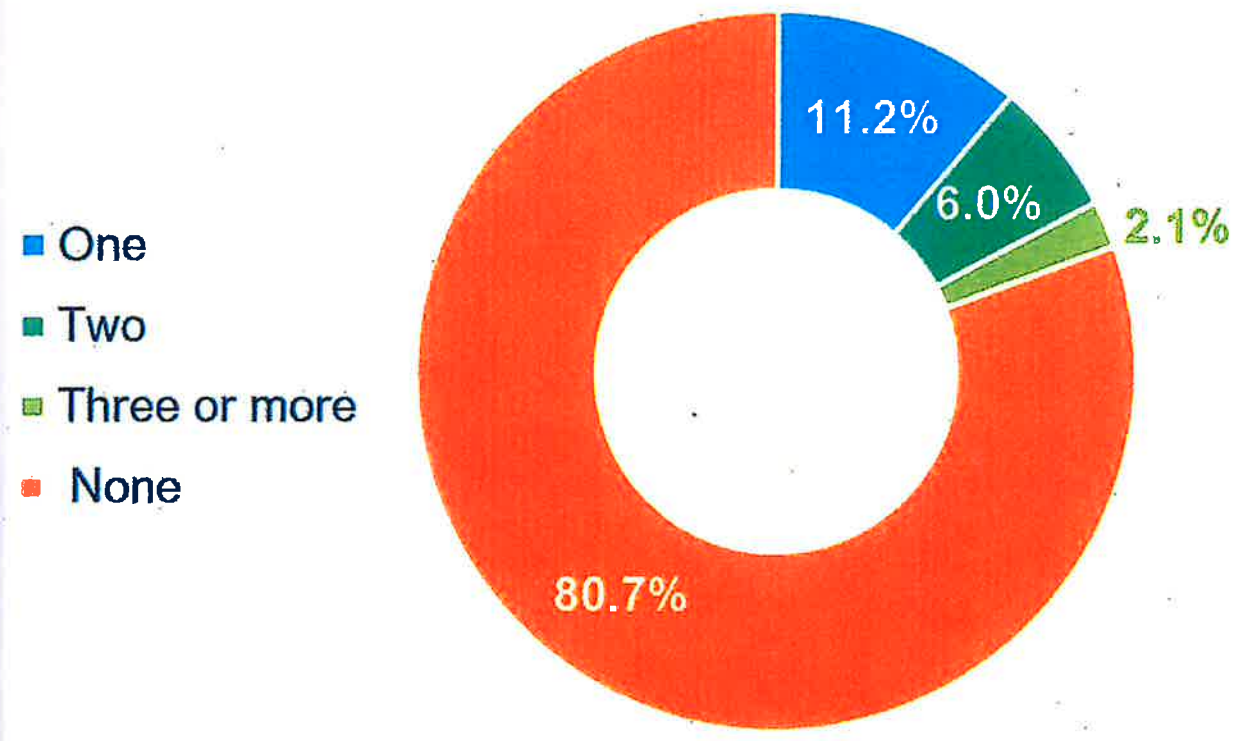


Provided art the 9-5-2023 PC Meeting

AVILLA

CHILDREN IN AVILLA HOUSEHOLDS

Number of Children



Provided art the 9-5-2023 PC Meeting

CONTACT INFORMATION

Jason Flory
Managing Director| Atlanta Region
NexMetro *Communities*
O| 469.546.9431
C | 972.795.0039
nexmetro.com | avillahomes.com

Sean Rust
Sr. Development Manager| Atlanta Region
NexMetro *Communities*
C | 813.819.1293
nexmetro.com | avillahomes.com

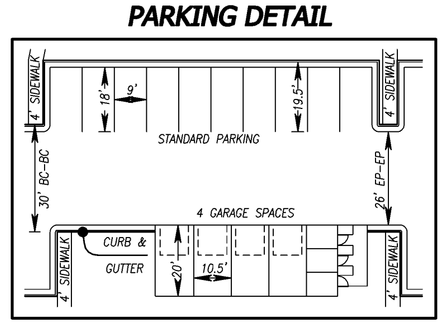
jason@nexmetro.com

sean@nexmetro.com

avillahomes.com

Provided art the 9-5-2023 PC Meeting

PARKING DETAIL



GENERAL NOTES

1) ROADWAY AND UTILITIES LOCATED WITHIN THE PROPERTY BOUNDARIES SHALL BE PRIVATELY OWNED AND MAINTAINED. UTILITY EASEMENT WIDTHS SHALL VARY FROM 5' TO 20'. STORM DRAINAGE LINES WITHIN THE DEVELOPMENT WILL NOT CONTAIN EASEMENTS.

2) LOT COURTYARDS ARE CONSIDERED TO BE OPEN SPACE AND IS INCLUDED IN THE OPEN SPACE CALCULATIONS.

UTILITY PROVIDERS

WATER SERVICE: PROVIDED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES

SANITARY SEWER: PROVIDED BY BRASELTON PUBLIC WORKS DEPARTMENT

ELECTRICAL SERVICE: PROVIDED BY JACKSON EMC

NATURAL GAS: PROVIDED BY GEORGIA NATURAL GAS

COMMUNICATIONS: CABLE SERVICE PROVIDED BY XFINITY

UNIT TYPE	QUANTITY
MIN. (2) 690 SF UNITS — MIN. 690 SF / MIN. 690 SF — ATTACHED DUPLEX (1 BEDROOM)	40 UNITS (30%)
MIN. 984 SF — COTTAGE 2 BEDROOM	55 UNITS (41%)
MIN. 1,265 SF — COTTAGE (3 BEDROOM)	38 UNITS (29%)
TOTAL	133 UNITS

SITE DATA:

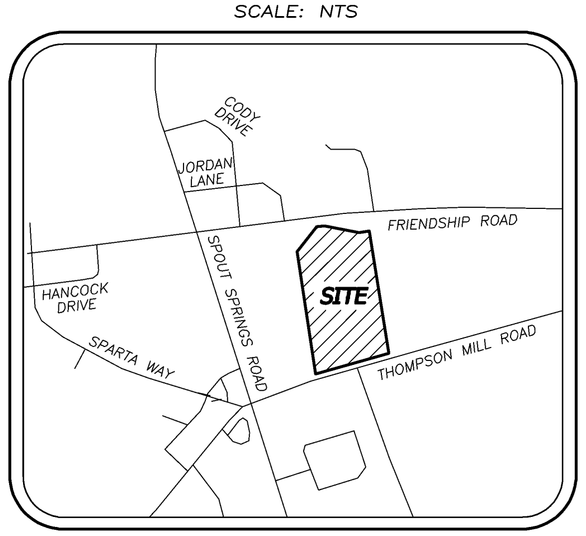
PROPOSED ZONING:	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
PARCELS SUBJECT TO REZONING:	15041- 000054, 000055, 000080,
	000091, 000092, 000106, 000122,
SITE AREA:	13.97 ACRES
NUMBER OF UNITS:	133
DENSITY:	9.52 UNITS/AC.
FRONT SETBACK (THOMPSON MILL ROAD):	50'
SIDE SETBACK (DUNCAN CROSSING):	15'
SIDE SETBACK (GDOT R/W):	15'
REAR SETBACK (FRIENDSHIP ROAD):	15'
BUILDING SEPARATION:	10' (FOUNDATION TO FOUNDATION)
MAXIMUM HEIGHT:	35'
MINIMUM OPEN SPACE:	4.19 AC. (30% PROVIDED) 30% REQUIRED = 4.19 AC.
EXTERIOR PLANTED OR STRUCTURAL BUFFER:	15'
PARKING SPACES:	235
GARAGE SPACES:	32
TOTAL PARKING SPACES	267 (2.0 PER UNIT OR 266 SPACES)

PROPOSED VARIANCES FROM PRD REQUIREMENTS

1) 17.180.060.B.5 - BUFFERS - EXTERIOR BUFFERS SHALL BE REDUCED TO 15', EXCEPT ALONG THE R/W OF THOMPSON MILL ROAD WHERE A 50' BUFFER AND BUILDING SETBACK WILL BE MAINTAINED. APPLICANT MAY SUBSTITUTE A STRUCTURAL BUFFER WHERE THE ADJACENT LAND USE IS MORE INTENSE.
2) 17.180.060.6 - LANDSCAPE REQUIREMENTS - THE REQUIREMENT FOR TWO TREES PER LOT SHALL BE MODIFIED TO ONE TREE PER UNIT (133) PLUS ANY TREES NECESSARY TO SATISFY THE DEVELOPMENT'S TREE DENSITY REQUIREMENTS.
3) 17.180.060.8 - OPEN SPACE - OPEN SPACE SHALL BE REQUIRED AT 30% OF THE GROSS ACREAGE BUT WITHOUT THE REQUIREMENTS OF SECTIONS 17.430.100 THROUGH 17.430.150.
4) 17.270.040.E - FREESTANDING PERMANENT SIGNS SHALL BE ALLOWED WITHIN 5 FT. OF THE RIGHT-OF-WAY LINE.

VICINITY MAP

SCALE: NTS



OWNER & DEVELOPER:

NEXMETRO COMMUNITIES
277 HWY 74 N
SUITE 320
PEACHTREE CITY, GEORGIA 30269

CONTACT: MR. SEAN RUST
PHONE: (813) 819-1293
EMAIL: SEAN@NEXMETRO.COM

APPLICANT INFORMATION:

ROCHESTER & ASSOCIATES, LLC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501

CONTACT: KEDRICK C. SCOTT, P.E., P.L.S.
PHONE: (770) 718-0600, EXT. 5122
E:MAIL: KCSCOTT@ROCHESTER-ASSOC.COM

Rochester | DCCM
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

REZONING PLAN
FOR :

AVILLA FRIENDSHIP TRAILS
RESIDENTIAL DEVELOPMENT

LOCATED IN
G.M.D. 392
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
X		REVISIONS

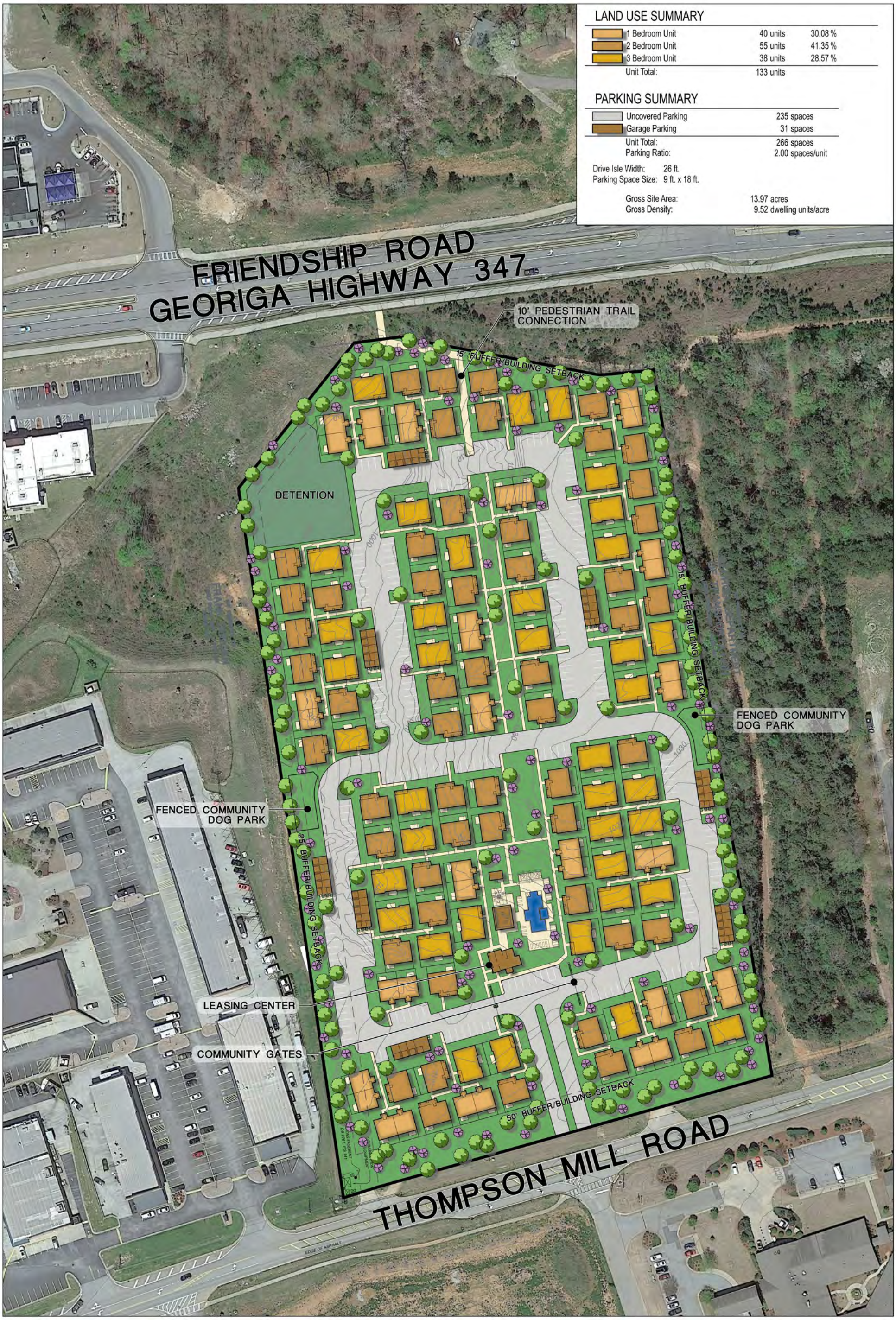
ANY CHANGES OR ALTERATIONS MADE TO THESE PLANS AFTER THE INITIAL APPROVAL OF ROCHESTER & ASSOCIATES, LLC. VOIDS THE SEAL SHOWN HEREON AND ANY USE OF THESE PLANS SHOULD REFER TO THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED PROFESSIONAL ENGINEER
7/6/23
KEDRICK C. SCOTT

SHEET 1 OF 1

DATE : 7/6/23
SCALE : 1" = 50'
JOB NO. : G23019.TMR
FILE NO. : *RZN.PRO
DRAWN BY: CJC



LAND USE SUMMARY

1 Bedroom Unit	40 units	30.08 %
2 Bedroom Unit	55 units	41.35 %
3 Bedroom Unit	38 units	28.57 %
Unit Total:	133 units	

PARKING SUMMARY

Uncovered Parking	235 spaces
Garage Parking	31 spaces
Unit Total:	266 spaces
Parking Ratio:	2.00 spaces/unit

Drive Isle Width: 26 ft.
Parking Space Size: 9 ft. x 18 ft.

Gross Site Area: 13.97 acres
Gross Density: 9.52 dwelling units/acre

0 60 120 240

Scale: 1" = 120'
North Date: June 7, 2023

ALTERNATIVE F
AVILLA THOMPSON MILL

NexMetro Communites LLC
HALL COUNTY, GEORGIA

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: C:\230060-NEXF\Cadfiles\PLANNING\Site Planning\Alt F Rev2.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

SITE PHOTOGRAPHS

IF YOU DIG

811
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

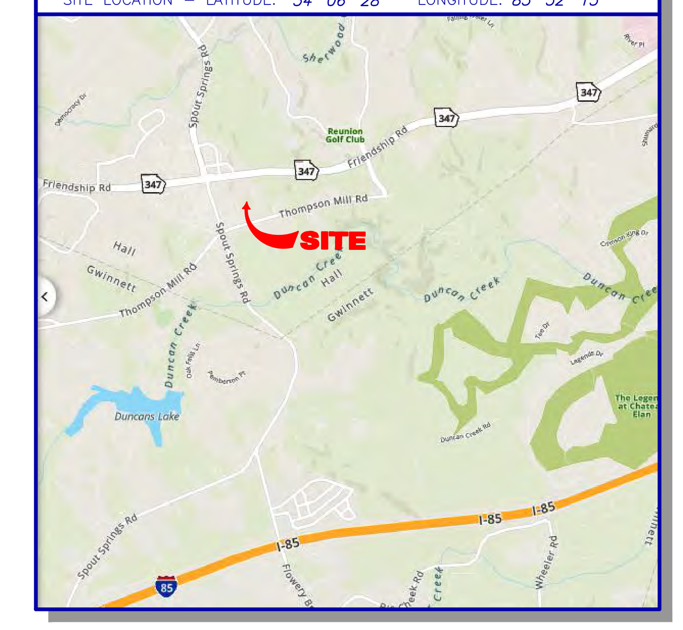
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 06' 28" LONGITUDE: 83° 52' 15"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13139C0376F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

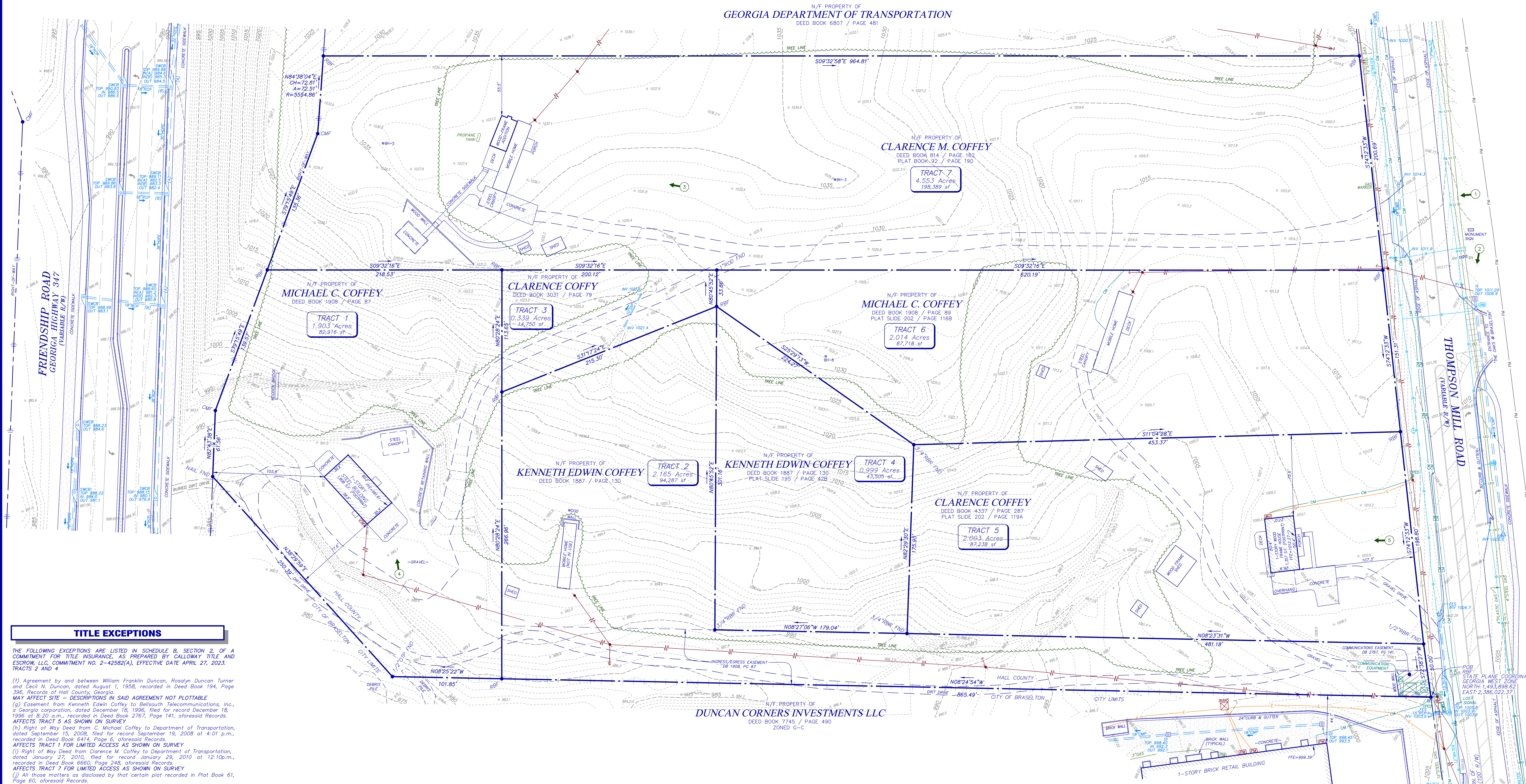
RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "AR-IV" (AGRICULTURAL-RESIDENTIAL-IV DISTRICT) AS SHOWN ON THE ZONING MAP OF HALL COUNTY.
THE MINIMUM YARD SETBACKS ARE:
FRONT – 65 FEET FROM CENTER LINE OF ROAD OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER;
SIDE – 15 FEET;
REAR – 25 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES
1> ALTA/NSPS LAND TITLE SURVEY OF THE COFFEY ASSEMBLAGE, PREPARED BY GEOSURVEY, LTD., DATED FEBRUARY 18, 2022, LAST REVISED JUNE 2, 2022 (JOB NO. 20165273-01).



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CALLOWAY TITLE AND ESCROW, LLC, COMMITMENT NO. 2-42582(A), EFFECTIVE DATE APRIL 27, 2023. TRACTS 2 AND 4

(f) Agreement by and between William Franklin Duncan, Rosalyn Duncan Turner and Cecil N. Duncan, dated August 1, 1958, recorded in Deed Book 194, Page 396, Records of Hall County, Georgia.
MAY AFFECT SITE – DESCRIPTIONS IN SAID AGREEMENT NOT PLOTTABLE
(g) Easement from Kenneth Edwin Coffey to Bellsouth Telecommunications, Inc., a Georgia corporation, dated December 18, 1996, filed for record December 18, 1996 at 8:20 a.m., recorded in Deed Book 2767, Page 141, aforesaid Records.
AFFECTS TRACT 5 AS SHOWN ON SURVEY
(h) Right of Way Deed from C. Michael Coffey to Department of Transportation, dated September 15, 2008, filed for record September 19, 2008 at 4:01 p.m., recorded in Deed Book 6414, Page 6, aforesaid Records.
AFFECTS TRACT 1 FOR LIMITED ACCESS AS SHOWN ON SURVEY
(i) Right of Way Deed from Clarence M. Coffey to Department of Transportation, dated January 27, 2010, filed for record January 29, 2010 at 12:10p.m., recorded in Deed Book 6660, Page 248, aforesaid Records.
AFFECTS TRACT 7 FOR LIMITED ACCESS AS SHOWN ON SURVEY
(j) All those matters as disclosed by that certain plat recorded in Plat Book 61, Page 60, aforesaid Records.
NO SETBACKS OR EASEMENTS SHOWN ON PLAT
(k) All those matters as disclosed by that certain plat recorded in Plat Slide 195, Page 42-B, aforesaid Records.
PLAT IS OF TRACT 4, NO EASEMENTS SHOWN ON PLAT

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CALLOWAY TITLE AND ESCROW, LLC, COMMITMENT NO. 2-42582(B), EFFECTIVE DATE APRIL 27, 2023.

(f) Agreement by and between William Franklin Duncan, Rosalyn Duncan Turner and Cecil N. Duncan, dated August 1, 1958, recorded in Deed Book 194, Page 396, Records of Hall County, Georgia.
MAY AFFECT SITE – DESCRIPTIONS IN SAID AGREEMENT NOT PLOTTABLE
(g) Easement as contained in that certain QuitClaim Deed from Kenneth Edwin Coffey to C. Michael Coffey, dated November 6, 1992, filed for record February 19, 1993 at 11:05 a.m., recorded in Deed Book 1908, Page 87, aforesaid Records; as affected by that certain Scrivener's Affidavit by , dated June , 2023, filed for record June , 2023 at : .m., recorded in Deed Book , Page , aforesaid Records.
AFFECTS SITE AS SHOWN
(h) Right of Way Deed from C. Michael Coffey to Department of Transportation, dated September 15, 2008, filed for record September 19, 2008 at 4:01 p.m., recorded in Deed Book 6414, Page 6, aforesaid Records.
AFFECTS TRACT 1 FOR LIMITED ACCESS AS SHOWN ON SURVEY
(i) Right of Way Deed from Clarence M. Coffey to Department of Transportation, dated January 27, 2010, filed for record January 29, 2010 at 12:10 p.m., recorded in Deed Book 6660, Page 248, aforesaid Records.
AFFECTS TRACT 7 FOR LIMITED ACCESS AS SHOWN ON SURVEY
(j) All those matters as disclosed by that certain plat recorded in Plat Book 61, Page 60, aforesaid Records.
NO SETBACKS OR EASEMENTS SHOWN ON PLAT
(k) All those matters as disclosed by that certain plat recorded in Plat Book 92, Page 190, aforesaid Records.
PLAT IS OF TRACT 7, NO EASEMENTS SHOWN ON PLAT
(l) All those matters as disclosed by that certain plat recorded in Plat Slide 202, Page 116-B, aforesaid Records.
PLAT IS OF TRACT 6, NO EASEMENTS SHOWN ON PLAT
(m) All those matters as disclosed by that certain plat recorded in Plat Slide 202, Page 119-A, aforesaid Records.
PLAT IS OF TRACT 5, NO EASEMENTS SHOWN ON PLAT

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

LEGEND

STANDARD ABBREVIATIONS	
AC	AIR CONDITIONER
BH	BORE HOLE
CBX	COMMUNICATION BOX
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
EBX	ELECTRIC BOX
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS: POWER POLE; GUY WIRE; POWER LINE; LIGHT POLE; ELECTRIC TRANSFORMER; WATER VAULT; GAS VALVE; GAS METER; WATER VALVE; WATER METER; FIRE HYDRANT; UNDERGROUND ELECTRIC LINE; UNDERGROUND GAS LINE; UNDERGROUND COMMUNICATION LINE; UNDERGROUND WATER LINE; PHOTO POSITION INDICATOR; REGULAR PARKING SPACE COUNT; HANDICAP PARKING SPACE; TREE POSITION INDICATOR; SIGN

PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in General Militia District 392, Hall County, Georgia, and being more particularly described as follows:

Commencing at the intersection of Easterly right-of-way of Spout Springs Road (100 foot right-of-way) with Northerly right-of-way of Thompson Mill Road (variable right-of-way); thence in a Easterly direction, along the Northerly right-of-way of Thompson Mill Road 504.51 feet to a 5/8 inch rebar found, said point having State Plane Coordinates of North 1,493,898.62, East 2,386,022.37, Georgia West Zone, said point being the True Point of Beginning; thence leaving said right-of-way North 08 degrees 24 minutes 54 seconds West, a distance of 865.49 feet to a nail found; thence North 08 degrees 25 minutes 22 seconds West, a distance of 101.85 feet to a 1/2 inch open top pipe found; thence North 38 degrees 29 minutes 59 seconds East, a distance of 250.39 feet to a nail found on the Southerly right-of-way of Friendship Road (Georgia Highway 347)(variable right-of-way); thence along said right-of-way North 82 degrees 43 minutes 38 seconds East, a distance of 61.56 feet to a concrete monument found; thence South 79 degrees 15 minutes 49 seconds East, a distance of 139.57 feet to a 5/8 inch rebar found; thence South 79 degrees 15 minutes 49 seconds East, a distance of 135.36 feet to a concrete monument found; thence along a curve to the left, said curve having an arc length of 72.51 feet with a radius of 5554.86 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 04 seconds East, a distance of 72.51 feet to a 5/8 inch rebar found; thence leaving said right-of-way South 09 degrees 32 minutes 58 seconds East, a distance of 964.81 feet to a 5/8 inch rebar found on the Northerly right-of-way of Thompson Mill Road; thence along said right-of-way South 74 degrees 12 minutes 33 seconds West, a distance of 200.69 feet to a 5/8 inch rebar found; thence South 74 degrees 12 minutes 33 seconds West, a distance of 151.31 feet to a 5/8 inch rebar found; thence South 74 degrees 12 minutes 33 seconds West, a distance of 198.80 feet to a 1/2 inch rebar found; thence South 72 degrees 38 minutes 27 seconds West, a distance of 50.00 feet to a 5/8 inch rebar found, said point being the True Point of Beginning.

Said tract of land contains 13.976 Acres

AREA TABLE

PARCEL	ACRES	SQUARE FEET
TRACT 1	1.903	82,916
TRACT 2	2.165	94,287
TRACT 3	0.339	14,750
TRACT 4	0.999	43,505
TRACT 5	2.003	87,238
TRACT 6	2.014	87,718
TRACT 7	4.553	198,389
TOTAL AREA	13.976	608,803

SURVEYOR CERTIFICATION (ALTA/NSPS)

To: Rochester & Associates, Inc
NewMetro Acquisitions, LLC, an Arizona limited liability company
Calloway Title and Escrow, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b-1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on May 16, 2023.

Date: May 16, 2023

GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

Craig A. Jennings
Georgia Professional
Land Surveyor # 3043

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,410 , AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S SERIES TOTAL STATION AND TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 294,869 FEET. JTN INIT.

SURVEYOR CERTIFICATION (GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Craig A. Jennings
Georgia Professional
Land Surveyor # 3043

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

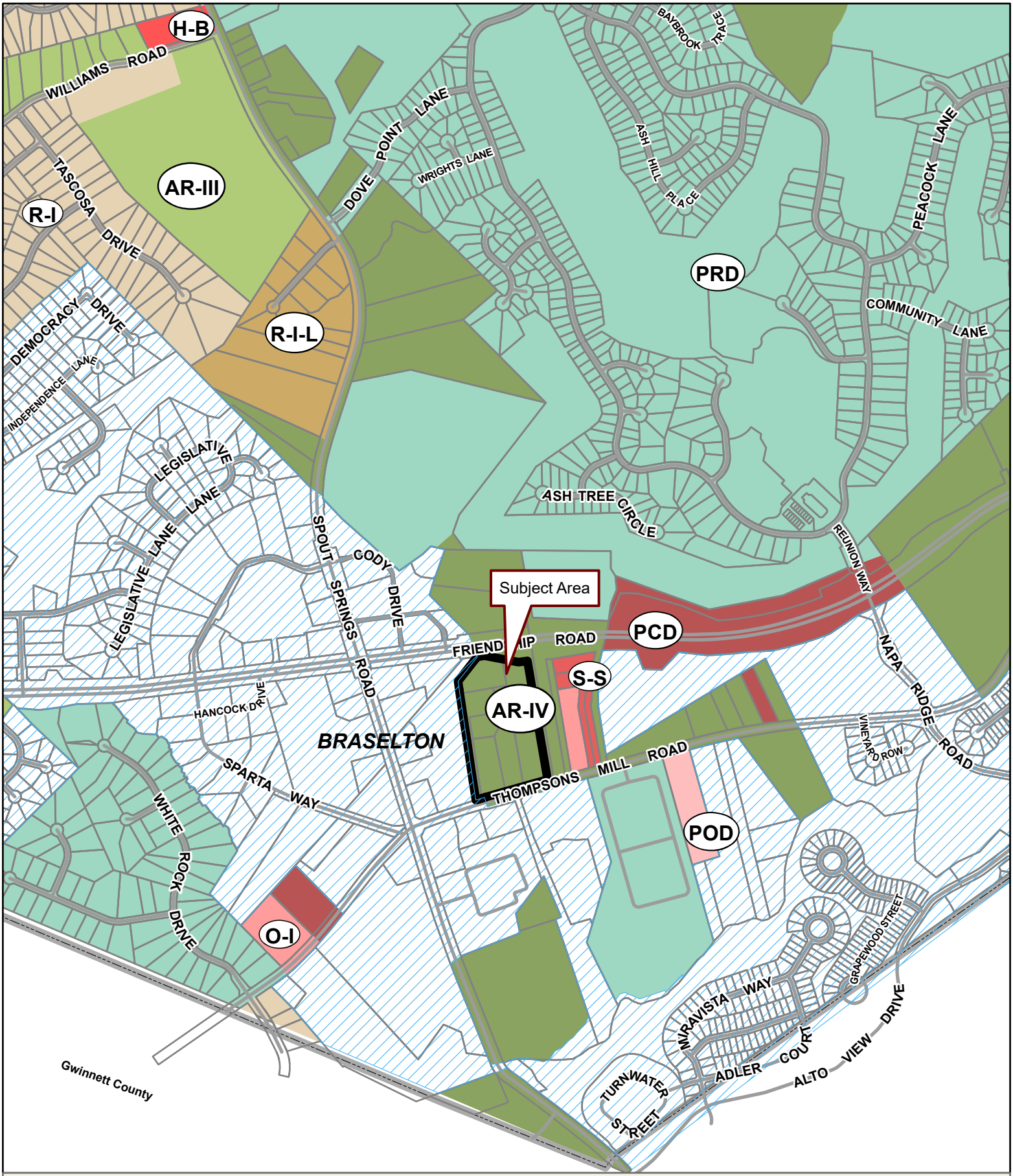
ALTA/NSPS LAND TITLE SURVEY

Coffey Assemblage

FOR

Rochester & Associates, Inc
NewMetro Acquisitions, LLC
Calloway Title and Escrow, LLC

GS JOB NO: 20165273	DRAWING SCALE: 1" = 40'	SURVEY DATE: 05-16-2023	
FIELD WORK: JES	CITY: UNINCORPORATED	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR: CAB	COUNTY: HALL STATE: GA	No. Date	Description
REVIEWED: CAJ	GENERAL MILITIA DISTRICT: 392		
DWG FILE: 20165273-05.dwg			



Applicant: ROCHESTER/DCCM

Tax Parcel #: 15041 000054, 000055, 000080, 000091, 000092, 000106, AND 000122

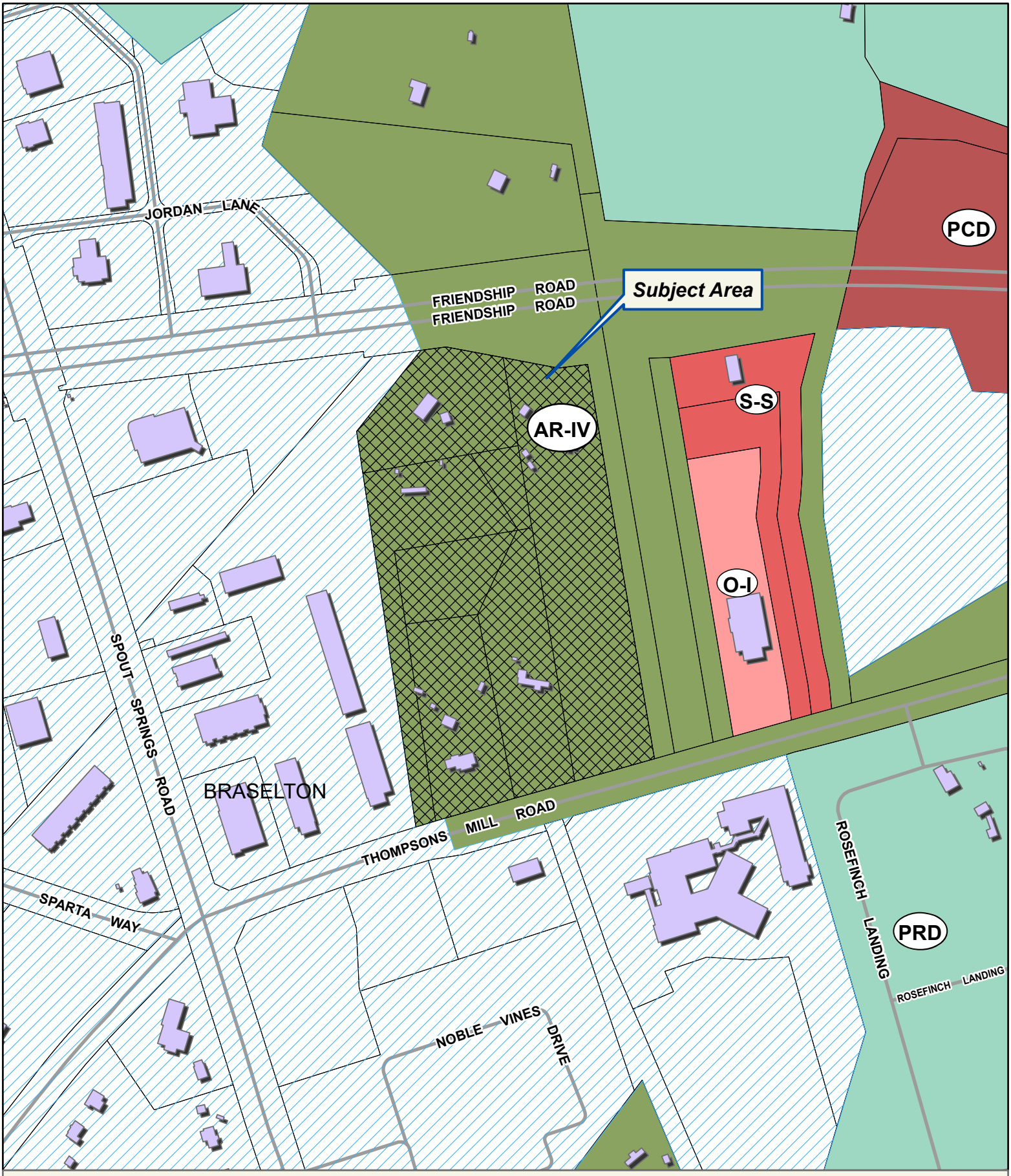
Location: 0, 5342, 5350, 5352, AND 5354 THOMPSONS MILL ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/05/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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Commission District 1 **PC Mtg. Date: 09/05/23**

0 87.5 175 350
Feet

Zoning Boundary
City Limits
Subject Area

N

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PLAN 1 FARMHOUSE

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

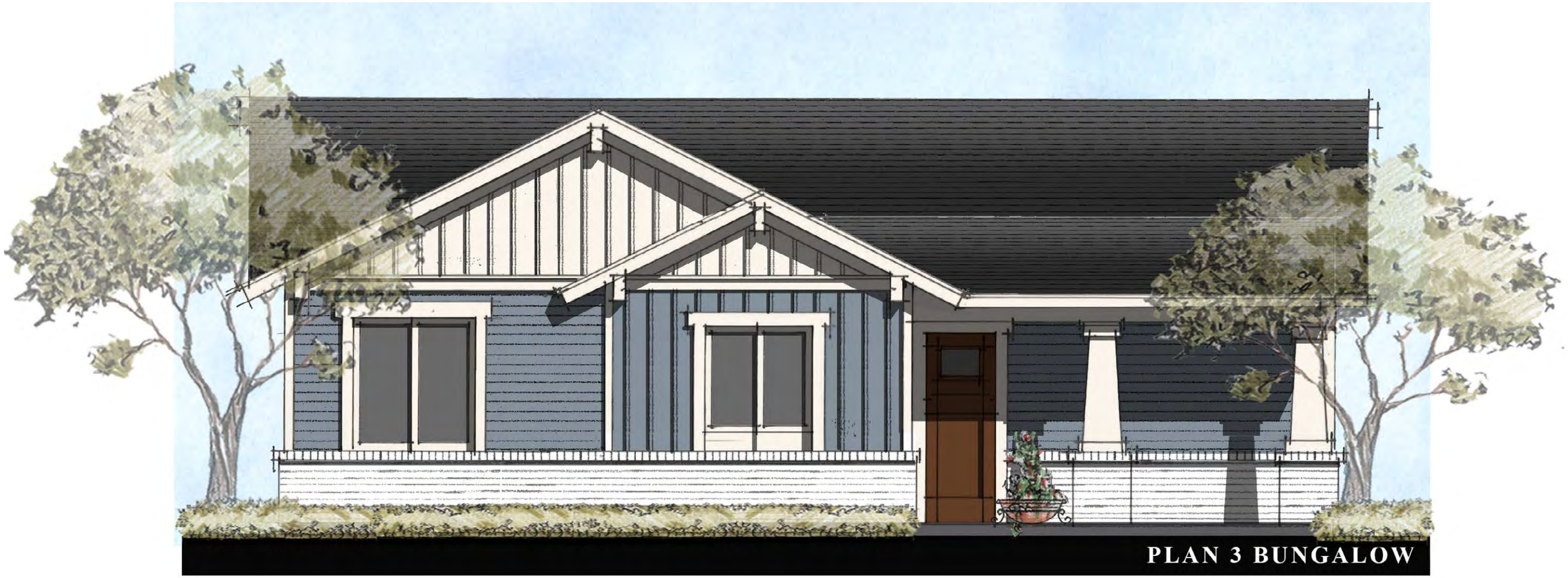
PLAN 1 FARMHOUSE v.2

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PLAN 2 FARMHOUSE

PLAN 2 FARMHOUSE V2



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

FILED IN OFFICE
PROBATE COURT
HALL COUNTY, GA

2013 APR 15 AM 10: 45

IN THE PROBATE COURT
COUNTY OF HALL
STATE OF GEORGIA

IN RE: ESTATE OF)
)
Kenneth Edwin Coffey,) **ESTATE NO.** E-13-110
DECEASED)

LETTERS OF ADMINISTRATION

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

WHEREAS, Kenneth Edwin Coffey died intestate (initial one:)

PWL domiciled in this County;

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

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

(Initial all which apply:)

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

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

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

IN TESTIMONY WHEREOF, I have hereunto affixed my signature as Judge of the Probate Court of said County and the seal of this office this 15th day of April, 20 13.

Patty Walters Laine
Judge of the Probate Court

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

Issued by:

_____ (Seal)

STATE OF GEORGIA
COUNTY OF HALL
I, Judge of the Probate Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness the official seal and signature of Probate Court this 16th day of April 2013
[signature]
Judge, Clerk Hall County Probate Eff. July 2012

Bradley K. Dunckel

From: Stephen Lovett <slovett@nortoncommercial.com>
Sent: Tuesday, July 11, 2023 1:40 PM
To: Bradley K. Dunckel
Cc: Kedrick C. Scott
Subject: Re: 5342 Thompson Mill Road

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

So Clarence Michael Coffey (also shown as C Michael Coffey) is one owner. He is the uncle of Casey Coffey, who is the executor of his dad's will, Kenneth Edwin Coffey). So yes, definitely just 2 owners.

From: Bradley K. Dunckel <bkdunckel@rochester-assoc.com>
Date: Tuesday, July 11, 2023 at 1:33 PM
To: Stephen Lovett <slovett@nortoncommercial.com>
Cc: Kedrick C. Scott <kcscott@rochester-assoc.com>
Subject: RE: 5342 Thompson Mill Road

Stephen,
Are these the only two owners? I think the county is also seeing a Kenneth Coffey on the tax map.
Thanks,
Bradley

Bradley Dunckel, PE
Director of Development Strategies

Rochester | DCCM
678.450.5175 p 770.363.1997 c

From: Stephen Lovett <slovett@nortoncommercial.com>
Sent: Tuesday, July 11, 2023 9:46 AM
To: Bradley K. Dunckel <bkdunckel@rochester-assoc.com>
Cc: Kedrick C. Scott <kcscott@rochester-assoc.com>
Subject: Re: 5342 Thompson Mill Road

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

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in General Militia District 392, Hall County, Georgia, and being more particularly described as follows:

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Said tract of land contains 13.976 Acres

Friendship Rd
347
15041 000080
15041 000122
15041 000106
15041 000091
15041 000054
15041 000092
15041 000055
Thompson Mill Rd

Parcel Map

TRAFFIC IMPACT STUDY
FOR
RESIDENTIAL DEVELOPMENT ON THOMPSON MILL ROAD

HALL COUNTY, GEORGIA

Prepared for:

Rochester & Associates, LLC.
425 Oak Street Northwest
Gainesville, GA 30501

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

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A & R Project # 23-071

TABLE OF CONTENTS

Item		Page
1.0	**Introduction**	**1**
2.0	**Existing Facilities / Conditions**	**3**
2.1	Roadway Facilities	3
2.1.1	Thompson Mill Road	3
2.1.2	Spout Springs Road	3
2.1.3	Napa Ridge Road	3
3.0	**Study Methodology**	**4**
3.1	Unsignalized Intersections	4
3.2	Signalized Intersections	5
4.0	**Existing 2023 Traffic Analysis**	**6**
4.1	Existing Traffic Volumes	6
4.2	Existing Traffic Operations	9
5.0	**Proposed Development**	**10**
5.1	Trip Generation	12
5.2	Trip Distribution	12
6.0	**Future 2025 Traffic Analysis**	**14**
6.1	Future “No-Build” Conditions	14
6.1.1	Annual Traffic Growth	14
6.2	Future “Build” Conditions	14
6.3	Auxiliary Lane Analysis	17
6.4	Future Traffic Operations	18
7.0	**Conclusions and Recommendations**	**20**
7.1	Recommendation for Site Access Configuration	20

Appendix

LIST OF TABLES

Item **Page**

Table 1 – Level-of-service Criteria for Unsignalized Intersections 4
Table 2 – Level-of-service Criteria for Signalized Intersections 5
Table 3 – Existing Intersection Operations 9
Table 4 – Trip Generation 12
Table 5 – GDOT Requirements for Left Turn Lanes 17
Table 6 – GDOT Requirements for Deceleration Lanes 17
Table 7 – Future Intersection Operations 18

LIST OF FIGURES

Item **Page**

Figure 1 – Location Map 2
Figure 2 – Existing Weekday Peak Hour Volumes 7
Figure 3 – Existing Traffic Control and Lane Geometry 8
Figure 4 – Site Plan 11
Figure 5 – Trip Distribution and Site Generated Peak Hour Volumes 13
Figure 6 – Future (No-Build) Peak Hour Volumes 15
Figure 7 – Future (Build) Peak Hour Volumes 16
Figure 8 – Future Traffic Control and Lane Geometry 19

1.0 INTRODUCTION

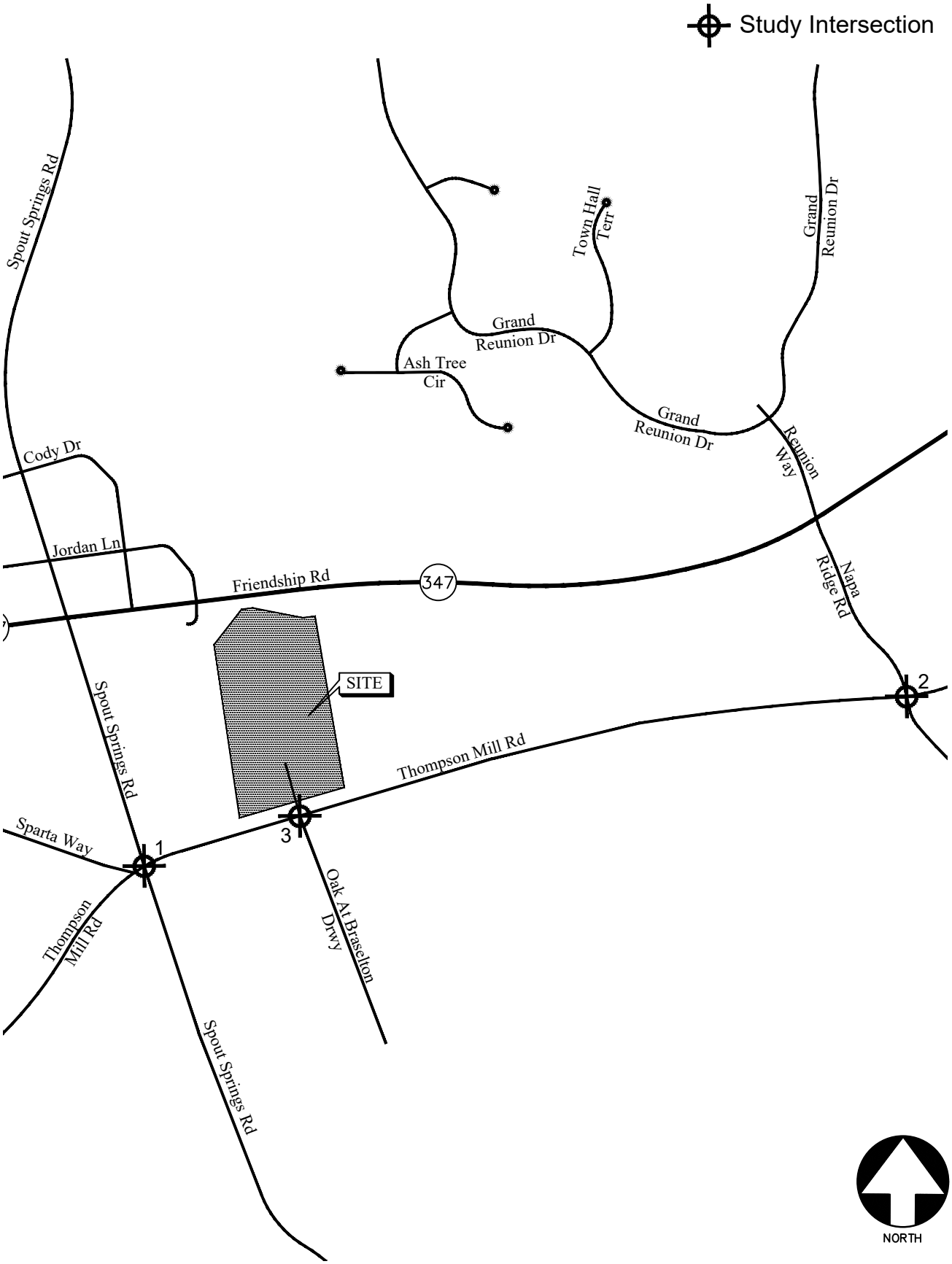
The purpose of this study is to determine the traffic impact from the proposed residential development located of Thompson Mill Road across from Oaks at Braselton, in Hall County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The proposed development will consist of 133 Units of Single-Family Detached Housing.

The development proposes a full access driveway on Thompson Mill Road aligned with Oaks at Braselton Driveway.

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

- Thompson Mill Road at Spout Springs Road
- Thompson Mill Road at Napa Ridge Road
- Thompson Mill Road at Oaks at Braselton Driveway
-

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP FIGURE 1

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2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Thompson Mill Road

Thompson Mill Road is an east-west, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID's 139-0493 & 135-0476) indicate that the daily traffic volume on Thompson Mill Road in 2021 was 13,600 and 5,930 vehicles per day to the east and west of the Spout Springs Road. GDOT classifies Thompson Mill Road as a Local (Urban) roadway.

2.1.2 Spout Springs Road

Spout Springs Road is a north-south, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. GDOT traffic counts (Station ID's 139-0437 & 135-7360) indicate that the daily traffic volume on Spout Springs Road in 2021 was 11,100 and 9,750 vehicles per day to the north and south of the Thompson Mill Road. GDOT classifies Spout Springs Road as a Minor Arterial (Urban) towards north and Major Collector roadway towards south.

2.1.3 Napa Ridge Road

Napa Ridge Road is a north-south, two-lane, undivided roadway and posted with a speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

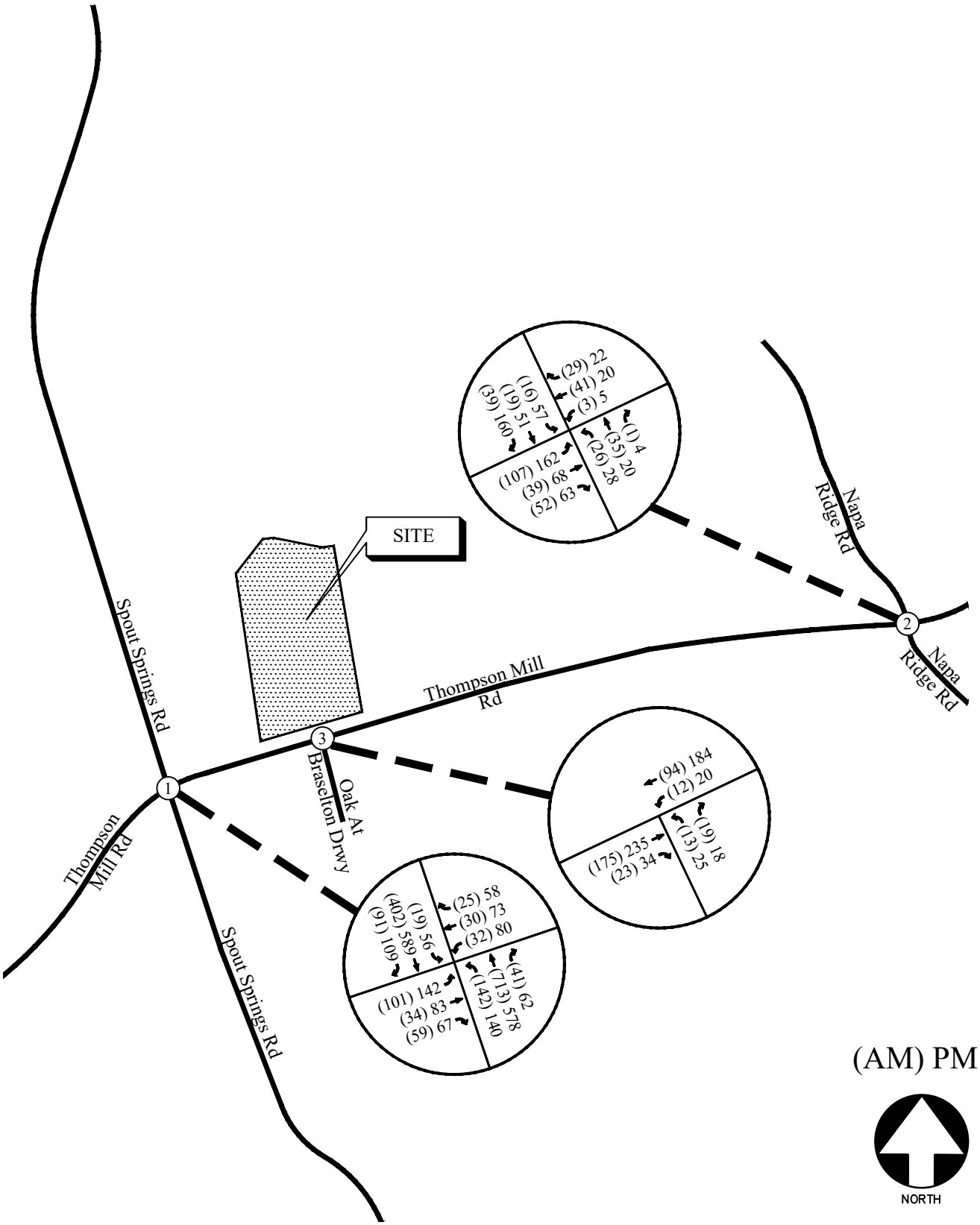
4.0 EXISTING 2023 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

- Thompson Mill Road at Spout Springs Road
- Thompson Mill Road at Napa Ridge Road
- Thompson Mill Road at Oaks at Braselton Driveway

Turning movement counts were collected on Tuesday, May 02, 2023. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

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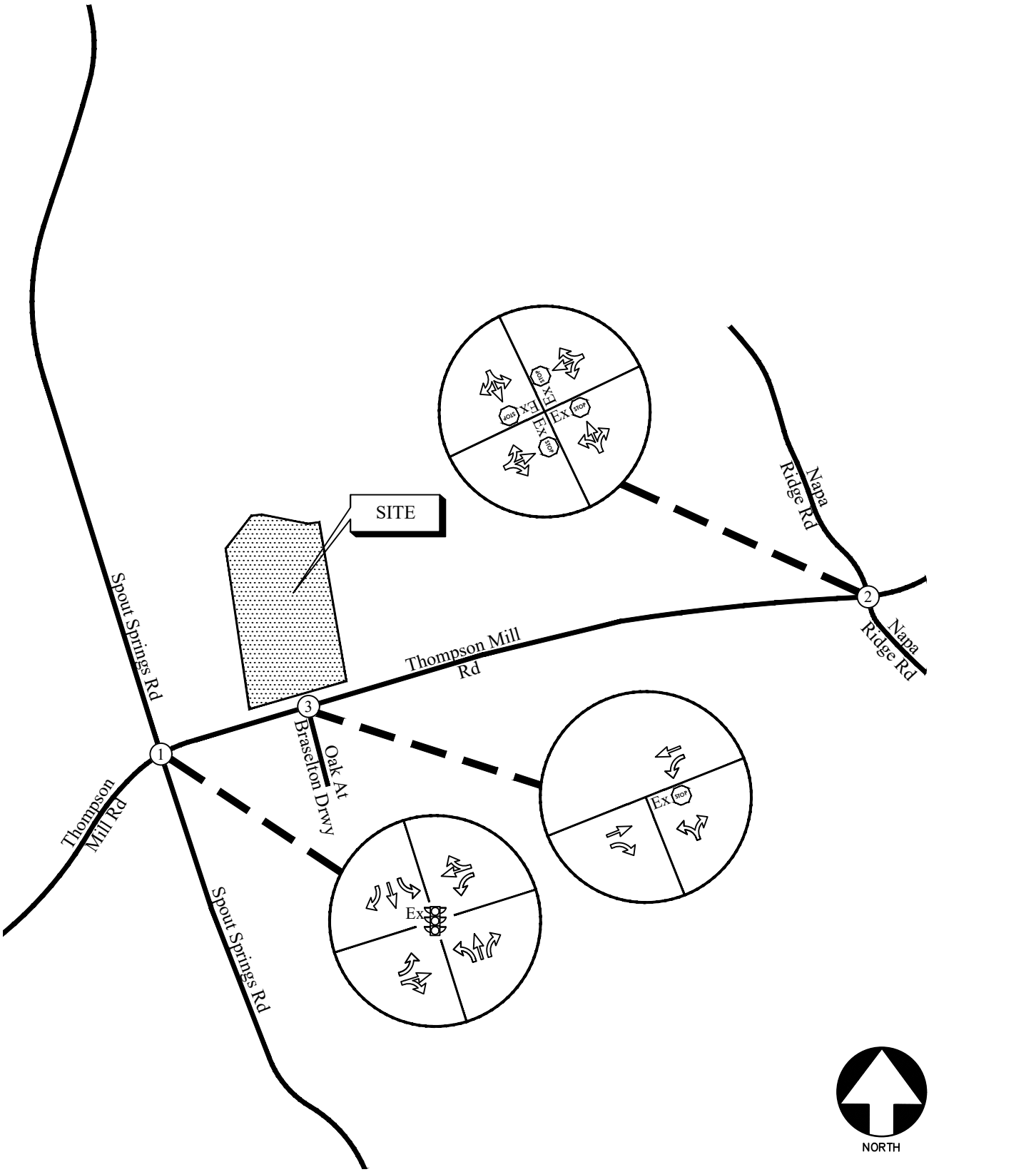

EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

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4.2 Existing Traffic Operations

Existing 2023 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The result of the analysis is shown in Table 3. The existing traffic control and lane geometry for the intersections are shown in Figure 3.

- Thompson Mill Road at Spout Springs Road
- Thompson Mill Road at Napa Ridge Road
- Thompson Mill Road at Oaks at Braselton Driveway

TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**Thompson Mill Road at Spout Springs Road**	Signalised	**B (18.8)**	**C (24.6)**
	-Eastbound Approach		D (52.7)	D (53.2)
	- Westbound Approach		E (59.7)	E (56.1)
	-Northbound Approach		B (12.3)	B (14.3)
	-Southbound Approach		B (10.3)	B (15.4)
2	**Thompson Mill Road at Napa Ridge Road**	All-Way Stop Controlled	**A (8.6)**	**B (10.3)**
	-Eastbound Approach		A (8.3)	A (8.7)
	- Westbound Approach		A (9.1)	B (11.1)
	-Northbound Approach		A (7.9)	A (8.3)
	-Southbound Approach		A (8.0)	B (10.1)
3	**Thompson Mill Road at Oaks at Braselton Driveway**	Stop Controlled on NB Approach		
	-Westbound Left		A (7.7)	A (7.8)
	-Northbound Approach		B (10.0)	B (11.3)

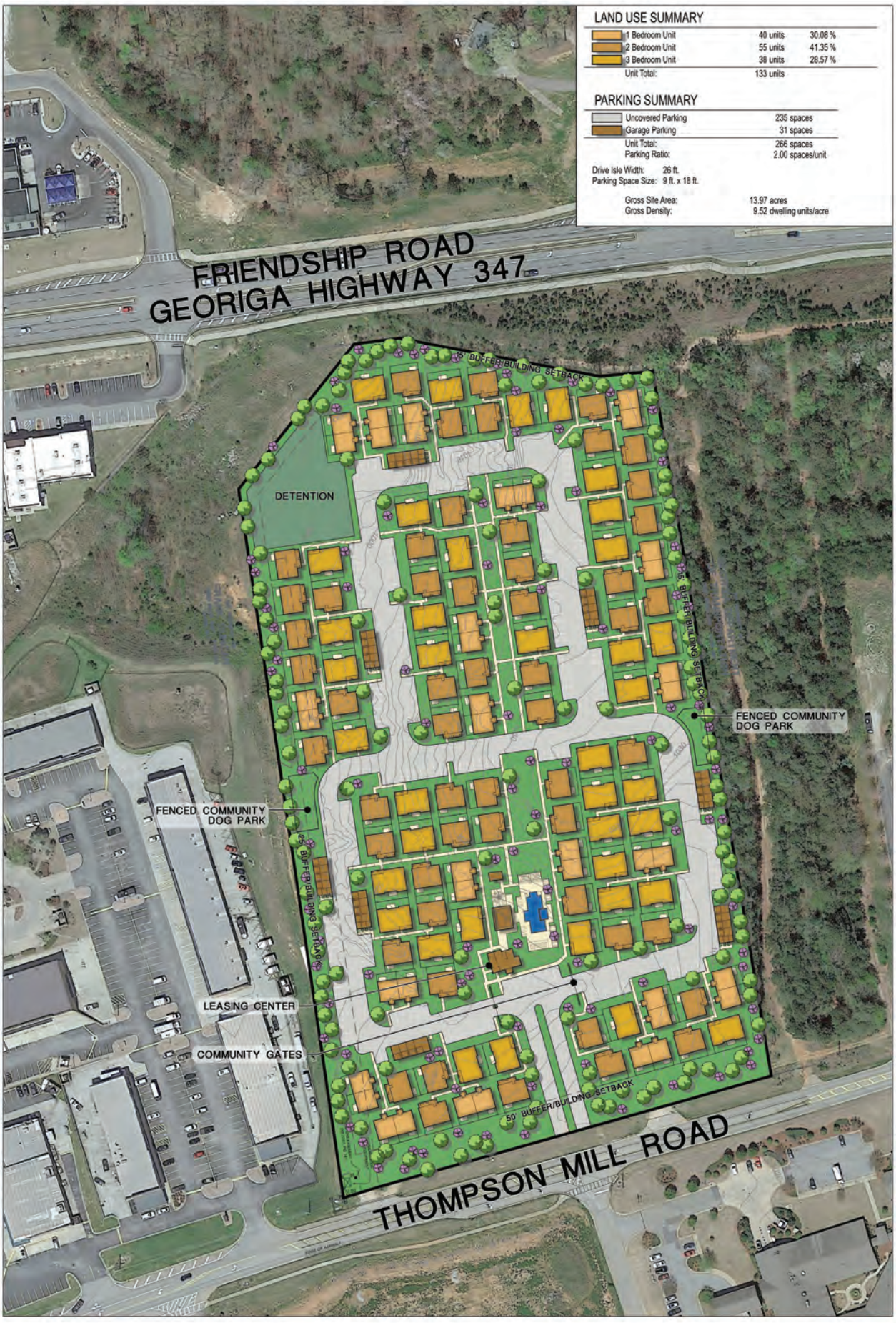
The results of existing traffic operations analysis indicate that all study intersection are operating at satisfactory level of service “C” or better in both the AM and PM peak hours.

5.0 PROPOSED DEVELOPMENT

The proposed development will consist of 133 Units of Single-Family Detached Housing.

The development proposes a full access driveway on Thompson Mill Road aligning with Oaks at Braselton Driveway.

A site plan is shown in Figure 4.



ALTERNATIVE F
AVILLA THOMPSON MILL

NexMetro Communites LLC
HALL COUNTY, GEORGIA

0 60 120 240
Scale: 1" = 120'
North Date: June 7, 2023

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: C:\230060-NEXF\Cadfiles\PLANNING\Site Planning\Alt F Rev1.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

5.1 Trip Generation

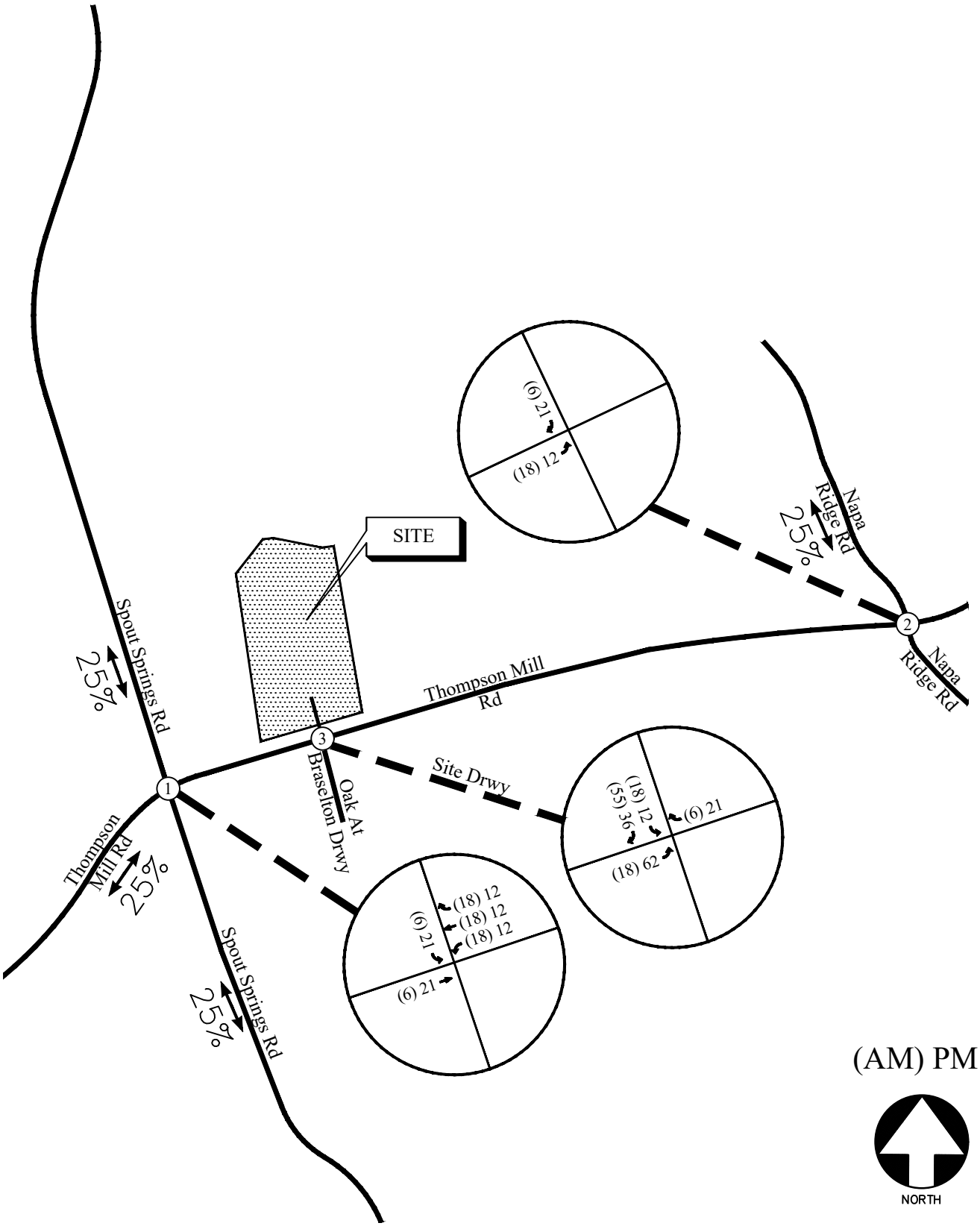
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: *210 – Single Family Detached Housing.* The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 210 – Single Family Detached Housing	133 Units	24	73	97	82	48	130	1,312

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

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6.0 FUTURE 2025 TRAFFIC ANALYSIS

The future 2025 traffic operations are analysed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

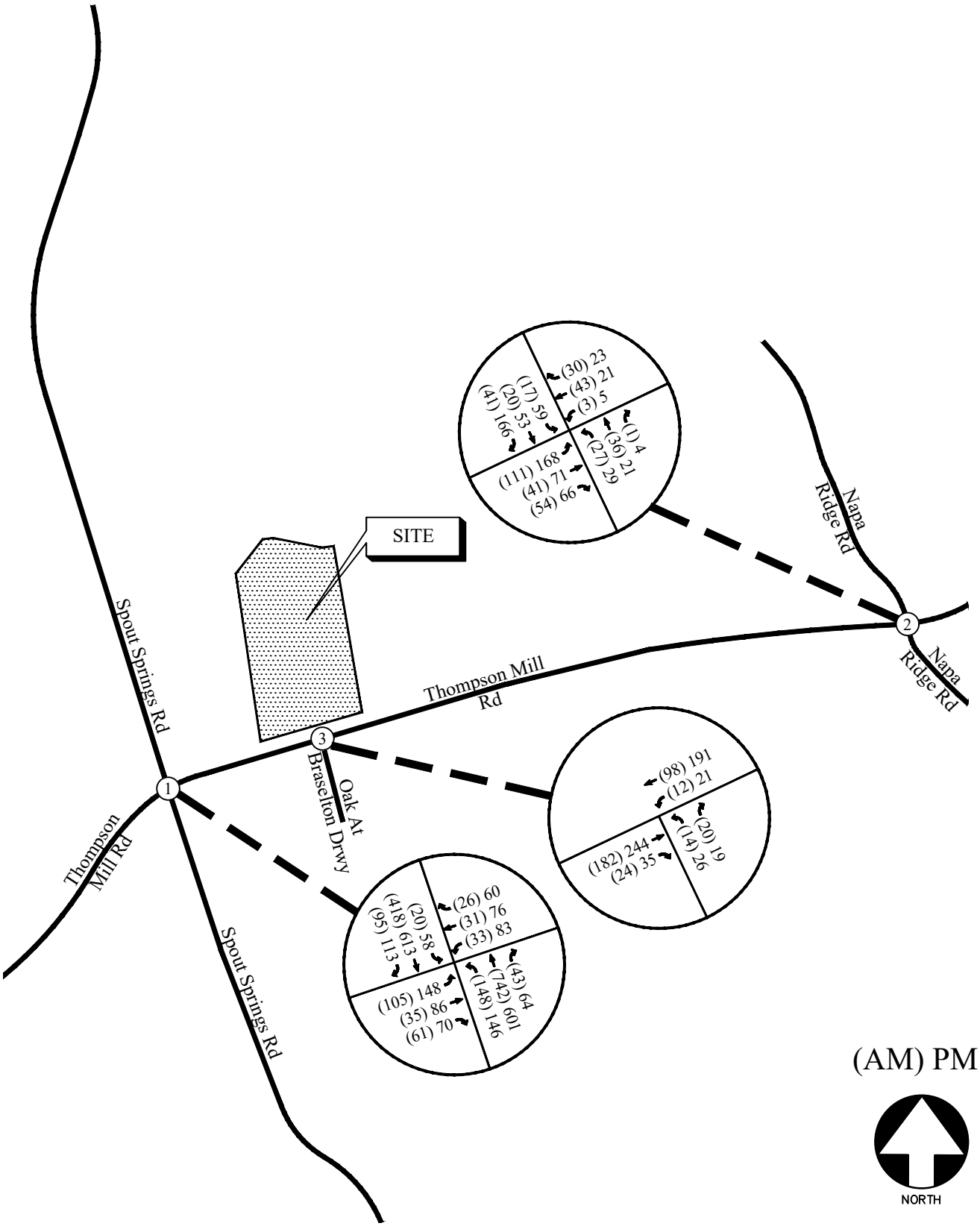
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 2% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future "No-Build" volumes on the roadway are shown in Figure 6.

6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 6

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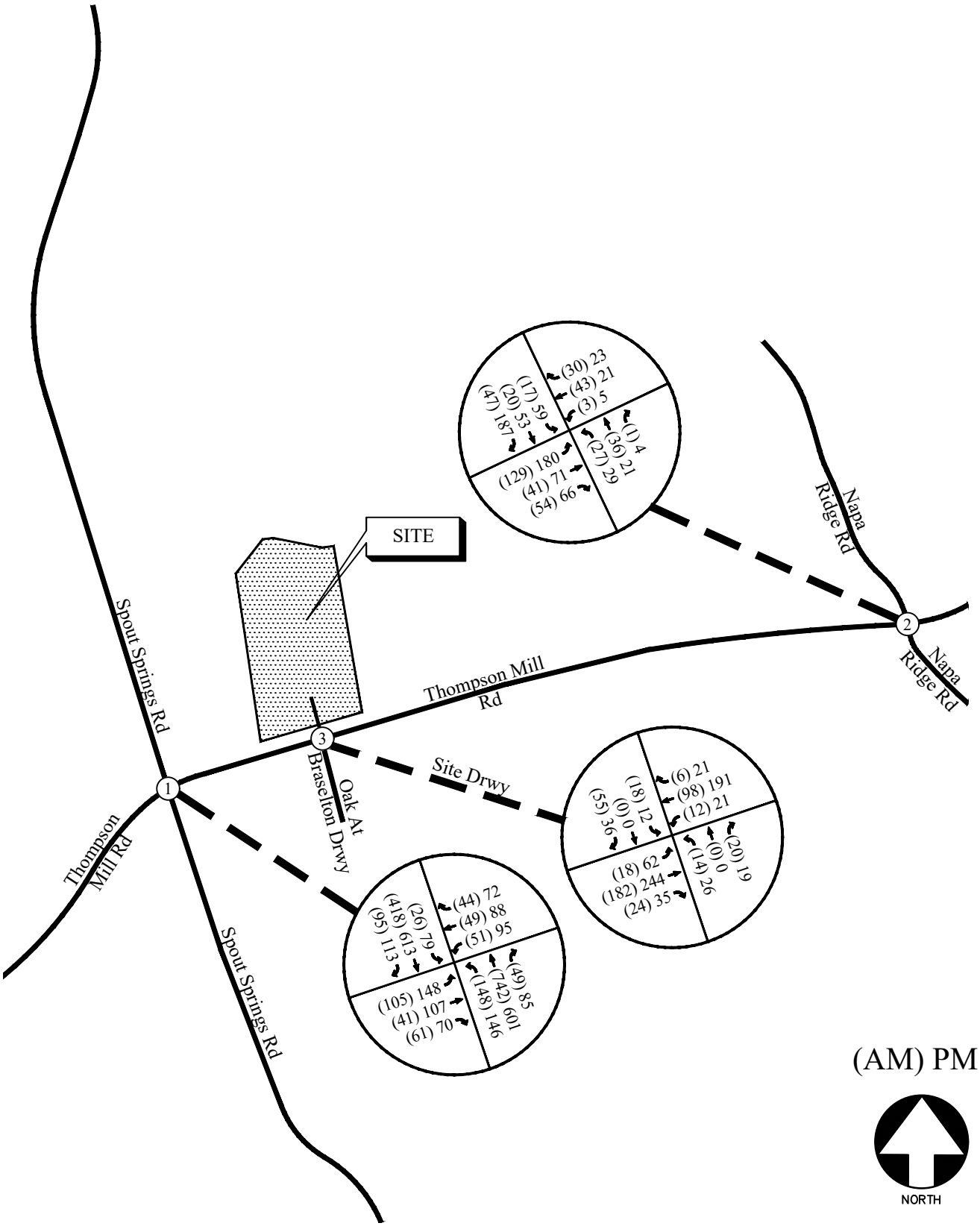


FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume entering and exiting the site is 1,294 vehicles.

6.3.1.1 Left Turn Lane Analysis

For two lane roadways with AADT's greater than 10,000 vehicles and a posted speed limit of 45 mph, the daily site generated traffic left-turn movements threshold to warrant a left-turn lane is 175 left-turning vehicles a day. The projected left-turn volumes per day for each driveway is included below.

TABLE 5 – GDOT REQUIREMENTS FOR LEFT TURN LANES

Intersection	Left turn traffic (% total entering)	Left-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants met?
Thompson Mill Road at Oaks at Braselton Driveway / Site Driveway	75%	**485** (total trips) ÷ 2 × 0.75 = (1294) ÷ 2 x 0.75 = 485	45 mph / 2-Lane / > 10,000	175	Yes

A left turn lane is warranted at the site driveway as per GDOT Standards.

6.3.1.2 Deceleration Turn Lane Analysis

For two lane roadways with AADT's greater than 10,000 vehicles and a posted speed limit of 45 mph, the daily site generated traffic right-turn movements threshold to warrant a deceleration lane is 75 right turning vehicles a day. The projected right-turn volumes per day for each driveway is included below.

TABLE 6 – GDOT REQUIREMENTS FOR DECELERATION LANES

Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
Thompson Mill Road at Oaks at Braselton Driveway / Site Driveway	25%	**162** (total trips) ÷ 2 × 0.25 = (1294) ÷ 2 x 0.25 = 162	45 mph / 2-Lane / > 10,000	75	Yes

A deceleration lane is warranted at the site driveway as per GDOT Standards

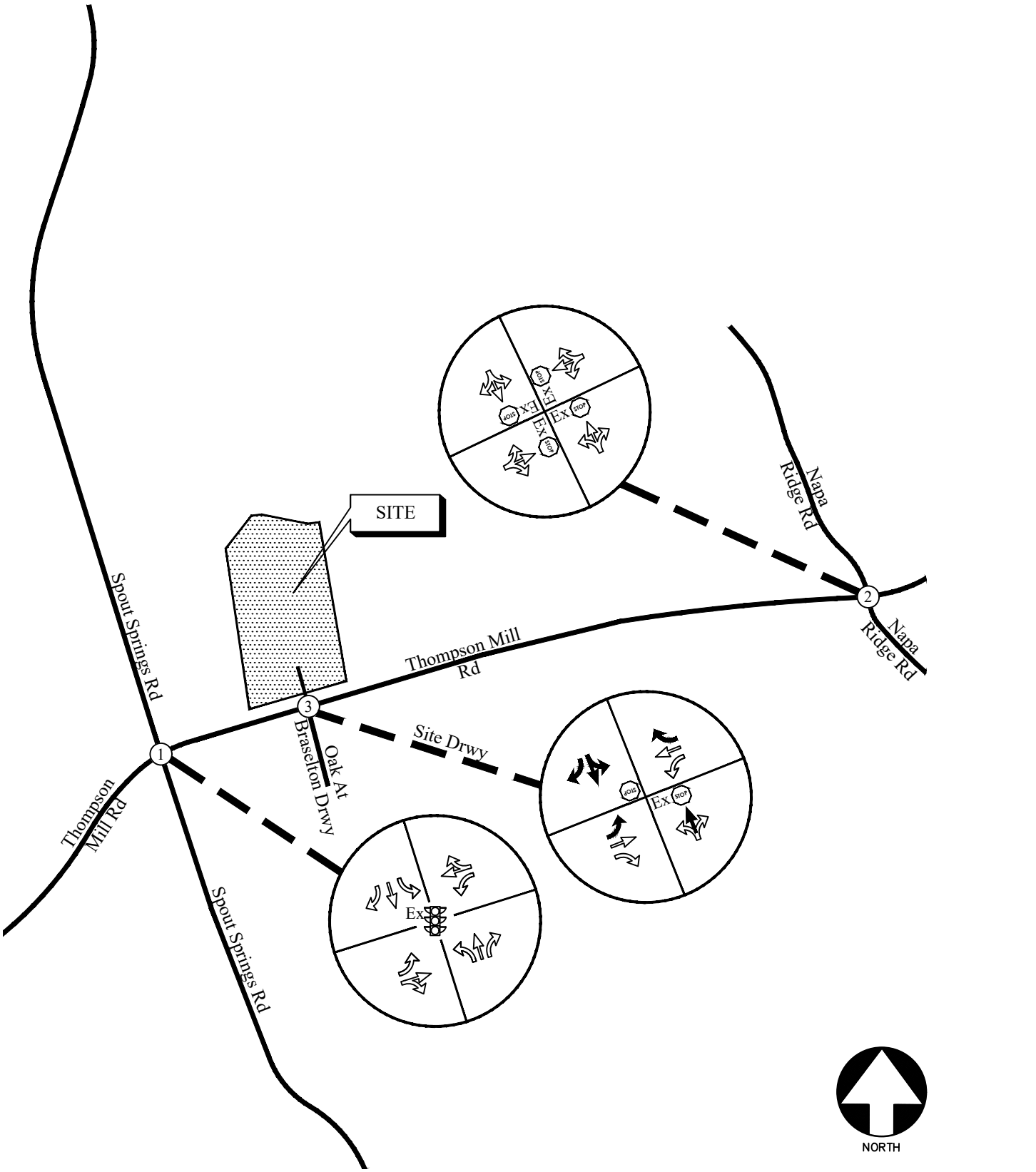
6.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analysed using the volumes in Figure 6 and Figure 7, respectively. The results of the future traffic operations analysis are shown below in Table 7. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 7 – FUTURE INTERSECTION OPERATIONS

Intersection		LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Thompson Mill Road at Spout Springs Road**	**B (19.3)**	**C (25.2)**	**C (21.7)**	**C (26.5)**
	-Eastbound Approach	D (52.5)	D (54.0)	D (50.6)	D (53.7)
	- Westbound Approach	E (59.6)	E (55.9)	E (58.1)	D (54.9)
	-Northbound Approach	B (13.1)	B (14.9)	B (15.2)	B (16.1)
	-Southbound Approach	B (10.8)	B (16.1)	B (12.3)	B (17.3)
2	**Thompson Mill Road at Napa Ridge Road**	**A (8.6)**	**B (10.6)**	**A (8.9)**	**B (11.0)**
	-Eastbound Approach	A (8.4)	A (8.8)	A (9.5)	A (11.9)
	- Westbound Approach	A (9.2)	B (11.5)	A (8.0)	A (8.5)
	-Northbound Approach	A (7.9)	A (8.4)	A (8.5)	A (8.9)
	-Southbound Approach	A (8.1)	B (10.4)	A (8.2)	B (10.8)
3	**Thompson Mill Rd at Oaks at Braselton / Site Drwy**				
	-Eastbound Left	-	-	A (7.5)	A (7.8)
	-Westbound Left	A (7.7)	A (7.8)	A (7.7)	A (7.8)
	-Northbound Approach	B (10.1)	B (11.5)	B (10.9)	C (15.6)
	-Southbound Approach	-	-	A (9.9)	B (11.0)

The results of future traffic operations analysis indicate that all study intersections will continue to operate at satisfactory levels of service "C" or better in both peak hours of "No-Build" and "Build" conditions. The impact of the site generated traffic on the operations of study intersections will be minimal.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this study is to determine the traffic impact from the proposed residential development located north of Thompson Mill Road, across from Oaks at Braselton, in Hall County, Georgia. The proposed development will consist of 133 Units of Single-Family Detached Housing. The development proposes a full access driveway on Thompson Mill Road aligning with Oaks at Braselton Driveway.

Existing and future operations after completion of the project were analysed at the intersections of:

- Thompson Mill Road at Spout Springs Road
- Thompson Mill Road at Napa Ridge Road
- Thompson Mill Road at Oaks at Braselton Driveway / Site Driveway

The analysis included the evaluation of future traffic operations for "No-Build" and "Build" conditions.

The results of future traffic operations analysis indicate that all study intersections will continue to operate at satisfactory levels of service "C" or better in both peak hours of "No-Build" and "Build" conditions. The impact of the site generated traffic on the operations of study intersections will be minimal.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections.

- Site Driveway: Full access driveway on Thompson Mill Road aligned with Oaks at Braselton Driveway
    - One entering and two exiting lanes (one right-turn lane and a shared through/left-turn lane).
    - Stop-sign controlled on the driveway approach with Thompson Mill Road remaining free flow.
    - Provide a left-turn lane by re-striping the existing asphalt.
    - Provide a right-turn lane.
    - Provide / Confirm adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis .....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Rd @ Oaks At Braselton Drwy
7-9 am | 4-6 pm

File Name : 20230205
Site Code : 20230205
Start Date : 05-02-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Oaks At Braselton Drwy Northbound				Southbound				Thompson Mill Road Eastbound				Thompson Mill Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	4	0	5	9	0	0	0	0	0	25	5	30	3	22	0	25	64
07:15 AM	3	0	7	10	0	0	0	0	0	36	6	42	2	20	0	22	74
07:30 AM	5	0	6	11	0	0	0	0	0	45	4	49	1	15	0	16	76
07:45 AM	4	0	4	8	0	0	0	0	0	53	5	58	2	29	0	31	97
Total	16	0	22	38	0	0	0	0	0	159	20	179	8	86	0	94	311
08:00 AM	2	0	5	7	0	0	0	0	0	39	7	46	3	19	0	22	75
08:15 AM	3	0	6	9	0	0	0	0	0	38	6	44	4	24	0	28	81
08:30 AM	4	0	4	8	0	0	0	0	0	45	5	50	3	22	0	25	83
08:45 AM	3	0	5	8	0	0	0	0	0	45	4	49	4	21	0	25	82
Total	12	0	20	32	0	0	0	0	0	167	22	189	14	86	0	100	321
*** BREAK ***																	
04:00 PM	6	0	5	11	0	0	0	0	0	66	8	74	4	28	0	32	117
04:15 PM	5	0	6	11	0	0	0	0	0	50	9	59	5	45	0	50	120
04:30 PM	8	0	4	12	0	0	0	0	0	14	8	22	6	40	0	46	80
04:45 PM	7	0	0	7	0	0	0	0	0	71	7	78	5	47	0	52	137
Total	26	0	15	41	0	0	0	0	0	201	32	233	20	160	0	180	454
05:00 PM	6	0	7	13	0	0	0	0	0	59	9	68	4	50	0	54	135
05:15 PM	5	0	6	11	0	0	0	0	0	58	8	66	6	50	0	56	133
05:30 PM	7	0	5	12	0	0	0	0	0	47	10	57	5	37	0	42	111
05:45 PM	6	0	4	10	0	0	0	0	0	68	9	77	7	43	0	50	137
Total	24	0	22	46	0	0	0	0	0	232	36	268	22	180	0	202	516
Grand Total	78	0	79	157	0	0	0	0	0	759	110	869	64	512	0	576	1602
Apprch %	49.7	0	50.3		0	0	0		0	87.3	12.7		11.1	88.9	0		
Total %	4.9	0	4.9	9.8	0	0	0	0	0	47.4	6.9	54.2	4	32	0	36	

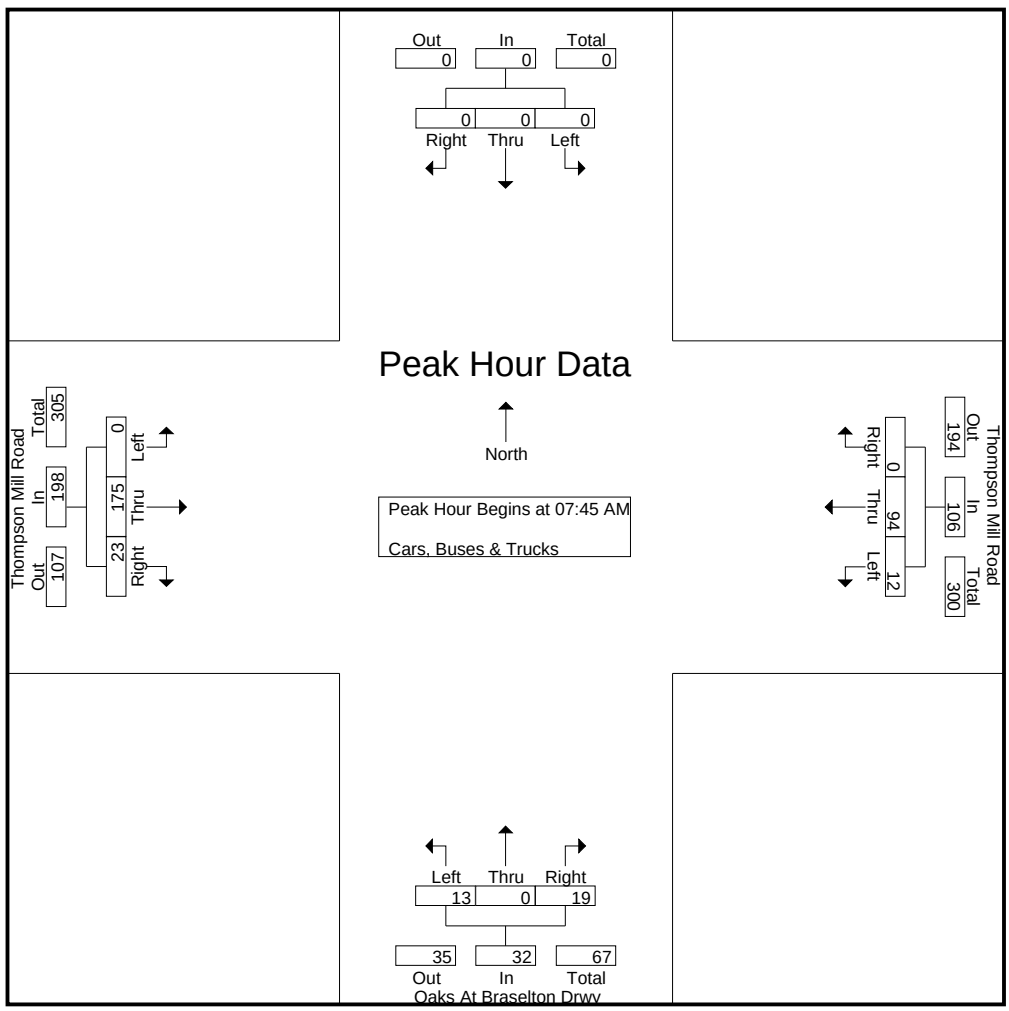
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Rd @ Oaks At Braselton Drwy
7-9 am | 4-6 pm

File Name : 20230205
Site Code : 20230205
Start Date : 05-02-2023
Page No : 2

	Oaks At Braselton Drwy Northbound				Southbound				Thompson Mill Road Eastbound				Thompson Mill Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**4**	0	4	8	0	0	0	0	0	**53**	5	**58**	2	**29**	0	**31**	**97**
08:00 AM	2	0	5	7	0	0	0	0	0	39	**7**	46	3	19	0	22	75
08:15 AM	3	0	**6**	**9**	0	0	0	0	0	38	6	44	**4**	24	0	28	81
08:30 AM	4	0	4	8	0	0	0	0	0	45	5	50	3	22	0	25	83
Total Volume	13	0	19	32	0	0	0	0	0	175	23	198	12	94	0	106	336
% App. Total	40.6	0	59.4		0	0	0		0	88.4	11.6		11.3	88.7	0		
PHF	.813	.000	.792	.889	.000	.000	.000	.000	.000	.825	.821	.853	.750	.810	.000	.855	.866



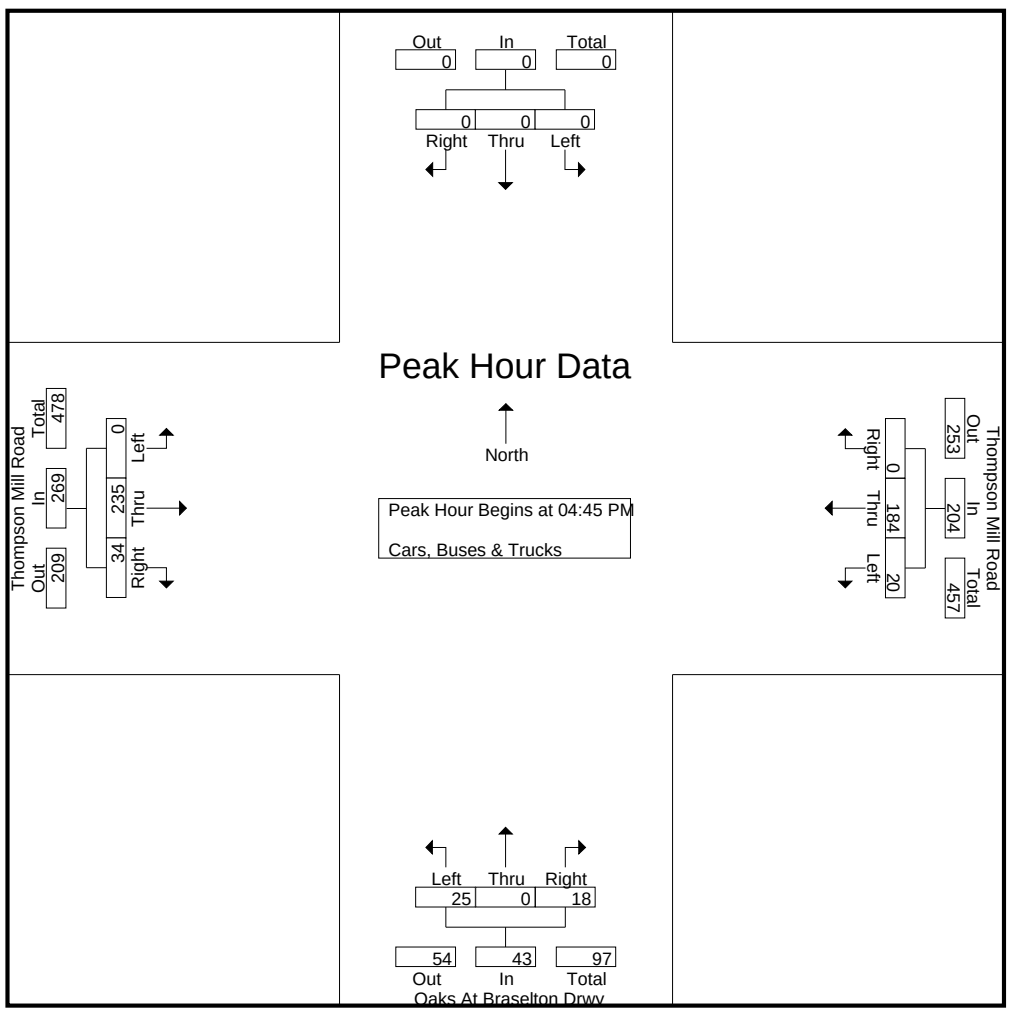
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Rd @ Oaks At Braselton Drwy
7-9 am | 4-6 pm

File Name : 20230205
Site Code : 20230205
Start Date : 05-02-2023
Page No : 3

	Oaks At Braselton Drwy Northbound				Southbound				Thompson Mill Road Eastbound				Thompson Mill Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	**7**	0	0	7	0	0	0	0	0	**71**	7	**78**	5	47	0	52	**137**
05:00 PM	6	0	**7**	**13**	0	0	0	0	0	59	9	68	4	**50**	0	54	135
05:15 PM	5	0	6	11	0	0	0	0	0	58	8	66	**6**	50	0	**56**	133
05:30 PM	7	0	5	12	0	0	0	0	0	47	**10**	57	5	37	0	42	111
Total Volume	25	0	18	43	0	0	0	0	0	235	34	269	20	184	0	204	516
% App. Total	58.1	0	41.9		0	0	0		0	87.4	12.6		9.8	90.2	0		
PHF	.893	.000	.643	.827	.000	.000	.000	.000	.000	.827	.850	.862	.833	.920	.000	.911	.942



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Road @ Napa Ridge Rd
7-9 am | 4-6 pm

File Name : 20230206
Site Code : 20230206
Start Date : 05-02-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Napa Ridge Rd Northbound				Napa Ridge Rd Southbound				Thompson Mill Road Eastbound				Thompson Mill Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	5	8	1	14	3	4	11	18	16	5	9	30	0	9	5	14	76
07:15 AM	6	9	0	15	4	3	8	15	25	6	11	42	0	8	6	14	86
07:30 AM	5	10	1	16	5	5	7	17	28	9	12	49	1	4	5	10	92
07:45 AM	7	11	0	18	4	6	15	25	32	9	17	58	1	9	6	16	117
Total	23	38	2	63	16	18	41	75	101	29	49	179	2	30	22	54	371
08:00 AM	6	9	0	15	3	5	7	15	25	10	11	46	0	9	7	16	92
08:15 AM	5	8	1	14	5	4	11	20	23	10	11	44	1	12	9	22	100
08:30 AM	8	7	0	15	4	4	6	14	27	10	13	50	1	11	7	19	98
08:45 AM	9	6	1	16	3	3	5	11	26	13	10	49	1	11	6	18	94
Total	28	30	2	60	15	16	29	60	101	43	45	189	3	43	29	75	384
09:00 AM	7	8	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
*** BREAK ***																	
Total	7	8	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
*** BREAK ***																	
04:00 PM	4	2	1	7	9	12	23	44	47	13	14	74	1	5	5	11	136
04:15 PM	5	3	1	9	17	11	42	70	33	15	11	59	2	3	6	11	149
04:30 PM	6	5	2	13	8	15	35	58	49	16	16	81	1	5	7	13	165
04:45 PM	8	4	1	13	17	13	38	68	45	18	15	78	1	6	5	12	171
Total	23	14	5	42	51	51	138	240	174	62	56	292	5	19	23	47	621
05:00 PM	9	6	0	15	14	12	41	67	35	17	16	68	2	4	4	10	160
05:15 PM	5	5	1	11	18	11	46	75	33	17	16	66	1	5	6	12	164
05:30 PM	7	4	0	11	8	14	32	54	35	10	12	57	1	3	5	9	131
05:45 PM	8	5	1	14	11	13	38	62	51	13	13	77	1	4	3	8	161
Total	29	20	2	51	51	50	157	258	154	57	57	268	5	16	18	39	616
Grand Total	110	110	11	231	133	135	365	633	530	191	207	928	15	108	92	215	2007
Apprch %	47.6	47.6	4.8		21	21.3	57.7		57.1	20.6	22.3		7	50.2	42.8		
Total %	5.5	5.5	0.5	11.5	6.6	6.7	18.2	31.5	26.4	9.5	10.3	46.2	0.7	5.4	4.6	10.7	

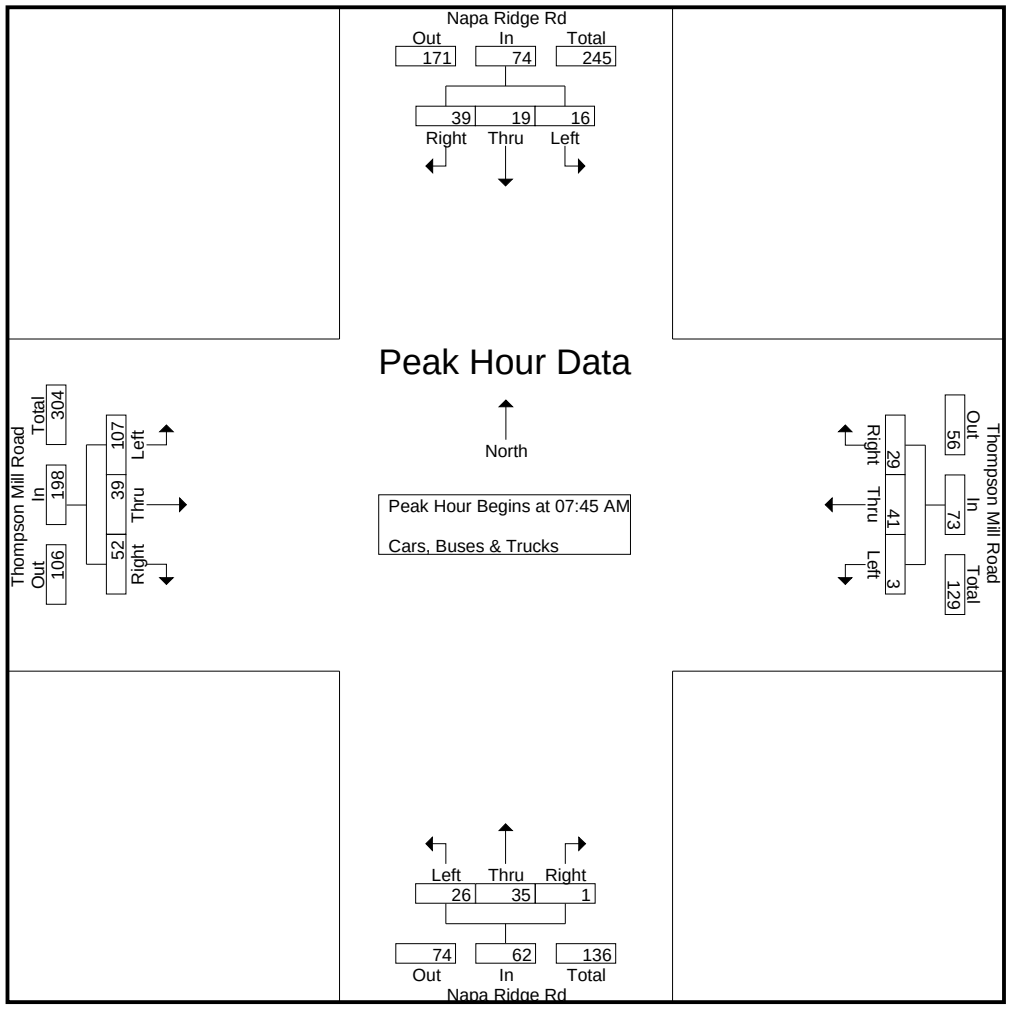
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Road @ Napa Ridge Rd
7-9 am | 4-6 pm

File Name : 20230206
Site Code : 20230206
Start Date : 05-02-2023
Page No : 2

	Napa Ridge Rd Northbound				Napa Ridge Rd Southbound				Thompson Mill Road Eastbound				Thompson Mill Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	7	**11**	0	**18**	4	**6**	**15**	**25**	**32**	9	**17**	**58**	**1**	9	6	16	**117**
08:00 AM	6	9	0	15	3	5	7	15	25	**10**	11	46	0	9	7	16	92
08:15 AM	5	8	**1**	14	**5**	4	11	20	23	10	11	44	1	**12**	**9**	**22**	100
08:30 AM	**8**	7	0	15	4	4	6	14	27	10	13	50	1	11	7	19	98
Total Volume	26	35	1	62	16	19	39	74	107	39	52	198	3	41	29	73	407
% App. Total	41.9	56.5	1.6		21.6	25.7	52.7		54	19.7	26.3		4.1	56.2	39.7		
PHF	.813	.795	.250	.861	.800	.792	.650	.740	.836	.975	.765	.853	.750	.854	.806	.830	.870



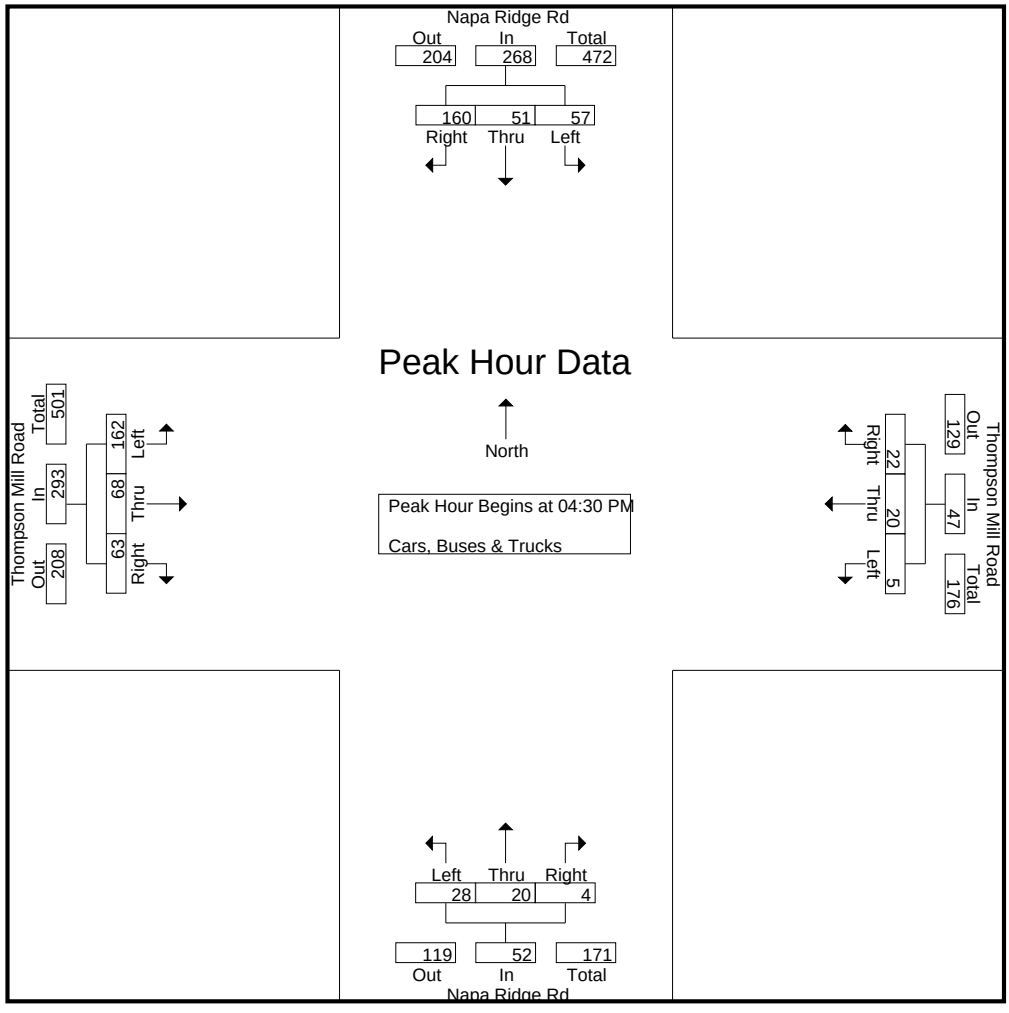
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Road @ Napa Ridge Rd
7-9 am | 4-6 pm

File Name : 20230206
Site Code : 20230206
Start Date : 05-02-2023
Page No : 3

	Napa Ridge Rd Northbound				Napa Ridge Rd Southbound				Thompson Mill Road Eastbound				Thompson Mill Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	6	5	**2**	13	8	**15**	35	58	**49**	16	**16**	**81**	1	5	**7**	**13**	165
04:45 PM	8	4	1	13	17	13	38	68	45	**18**	15	78	1	**6**	5	12	**171**
05:00 PM	**9**	**6**	0	**15**	14	12	41	67	35	17	16	68	**2**	4	4	10	160
05:15 PM	5	5	1	11	**18**	11	**46**	**75**	33	17	16	66	1	5	6	12	164
Total Volume	28	20	4	52	57	51	160	268	162	68	63	293	5	20	22	47	660
% App. Total	53.8	38.5	7.7		21.3	19	59.7		55.3	23.2	21.5		10.6	42.6	46.8		
PHF	.778	.833	.500	.867	.792	.850	.870	.893	.827	.944	.984	.904	.625	.833	.786	.904	.965



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Road @ Spout Springs Road
7-9 am | 4-6 pm

File Name : 20230174
Site Code : 20230173
Start Date : 05-02-2023

Groups Printed- Cars, Buses & Trucks

	Spout Springs Rd Northbound				Spout Springs Rd Southbound				Thompson Mill Rd Eastbound				Thompson Mill Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	30	166	10	206	6	90	18	114	16	5	11	32	12	9	4	25	377
07:15 AM	26	178	5	209	1	91	19	111	23	6	17	46	3	8	6	17	383
07:30 AM	37	202	14	253	8	114	21	143	22	9	18	49	5	4	5	14	459
07:45 AM	41	178	12	231	4	100	25	129	30	9	17	56	18	9	7	34	450
Total	134	724	41	899	19	395	83	497	91	29	63	183	38	30	22	90	1669
08:00 AM	38	155	10	203	6	97	26	129	26	10	7	43	6	9	7	22	397
08:15 AM	25	149	13	187	13	84	10	107	23	10	11	44	9	12	12	33	371
08:30 AM	33	158	16	207	6	116	26	148	22	10	18	50	7	11	3	21	426
08:45 AM	26	120	11	157	16	102	23	141	26	13	10	49	11	11	6	28	375
Total	122	582	50	754	41	399	85	525	97	43	46	186	33	43	28	104	1569
*** BREAK ***																	
04:00 PM	23	151	10	184	9	165	26	200	29	21	21	71	13	10	10	33	488
04:15 PM	42	143	11	196	17	163	20	200	28	16	15	59	21	18	16	55	510
04:30 PM	25	150	19	194	8	143	29	180	42	28	16	86	16	16	18	50	510
04:45 PM	36	143	16	195	17	131	30	178	37	21	20	78	22	20	11	53	504
Total	126	587	56	769	51	602	105	758	136	86	72	294	72	64	55	191	2012
05:00 PM	37	142	16	195	14	152	30	196	35	18	16	69	21	19	13	53	513
05:15 PM	31	138	17	186	18	127	29	174	33	19	16	68	18	25	14	57	485
05:30 PM	25	134	13	172	8	148	24	180	26	10	21	57	14	17	14	45	454
05:45 PM	19	108	17	144	11	137	27	175	36	20	21	77	20	16	12	48	444
Total	112	522	63	697	51	564	110	725	130	67	74	271	73	77	53	203	1896
Grand Total	494	2415	210	3119	162	1960	383	2505	454	225	255	934	216	214	158	588	7146
Apprch %	15.8	77.4	6.7		6.5	78.2	15.3		48.6	24.1	27.3		36.7	36.4	26.9		
Total %	6.9	33.8	2.9	43.6	2.3	27.4	5.4	35.1	6.4	3.1	3.6	13.1	3	3	2.2	8.2	

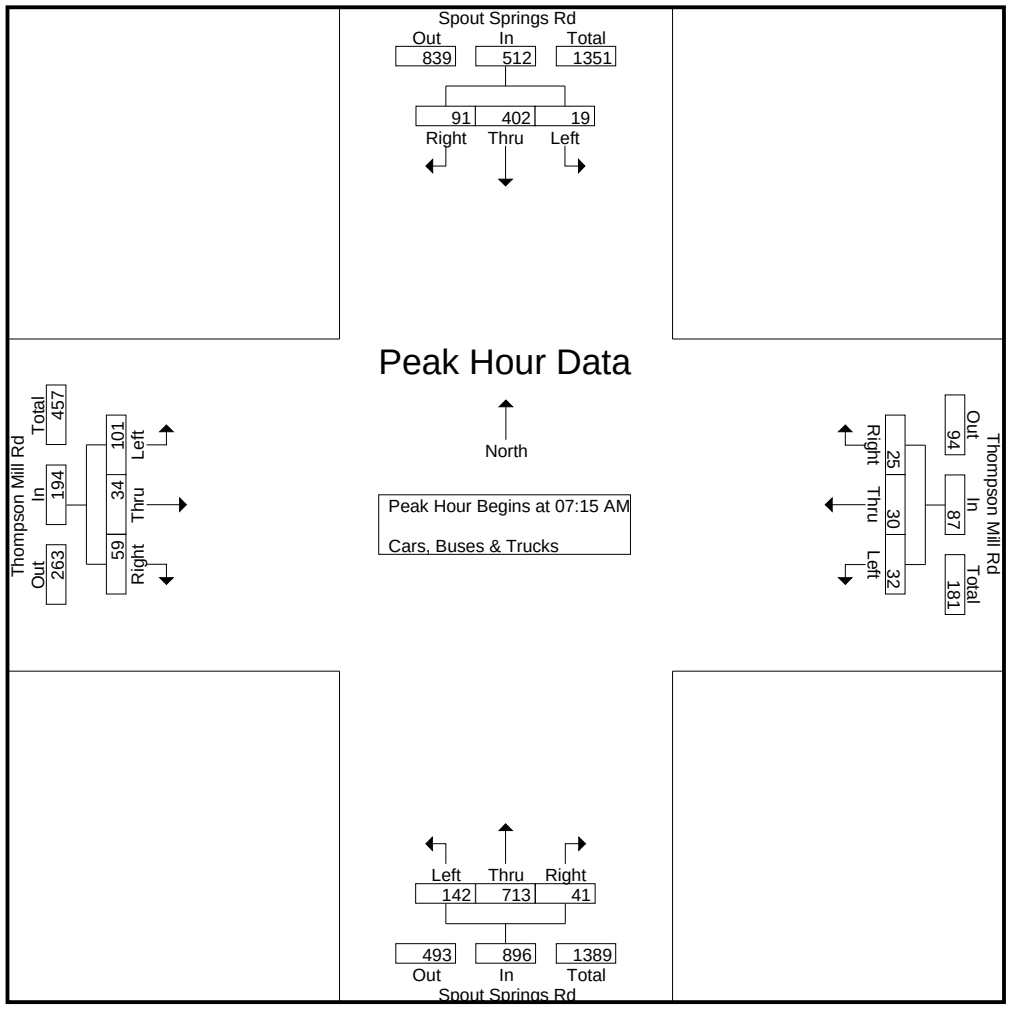
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Road @ Spout Springs Road
7-9 am | 4-6 pm

File Name : 20230174
Site Code : 20230173
Start Date : 05-02-2023

	Spout Springs Rd Northbound				Spout Springs Rd Southbound				Thompson Mill Rd Eastbound				Thompson Mill Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	26	178	5	209	1	91	19	111	23	6	17	46	3	8	6	17	383
07:30 AM	37	**202**	**14**	**253**	**8**	**114**	21	**143**	22	9	**18**	49	5	4	5	14	**459**
07:45 AM	**41**	178	12	231	4	100	25	129	**30**	9	17	**56**	**18**	**9**	**7**	**34**	450
08:00 AM	38	155	10	203	6	97	**26**	129	26	**10**	7	43	6	9	7	22	397
Total Volume	142	713	41	896	19	402	91	512	101	34	59	194	32	30	25	87	1689
% App. Total	15.8	79.6	4.6		3.7	78.5	17.8		52.1	17.5	30.4		36.8	34.5	28.7		
PHF	.866	.882	.732	.885	.594	.882	.875	.895	.842	.850	.819	.866	.444	.833	.893	.640	.920



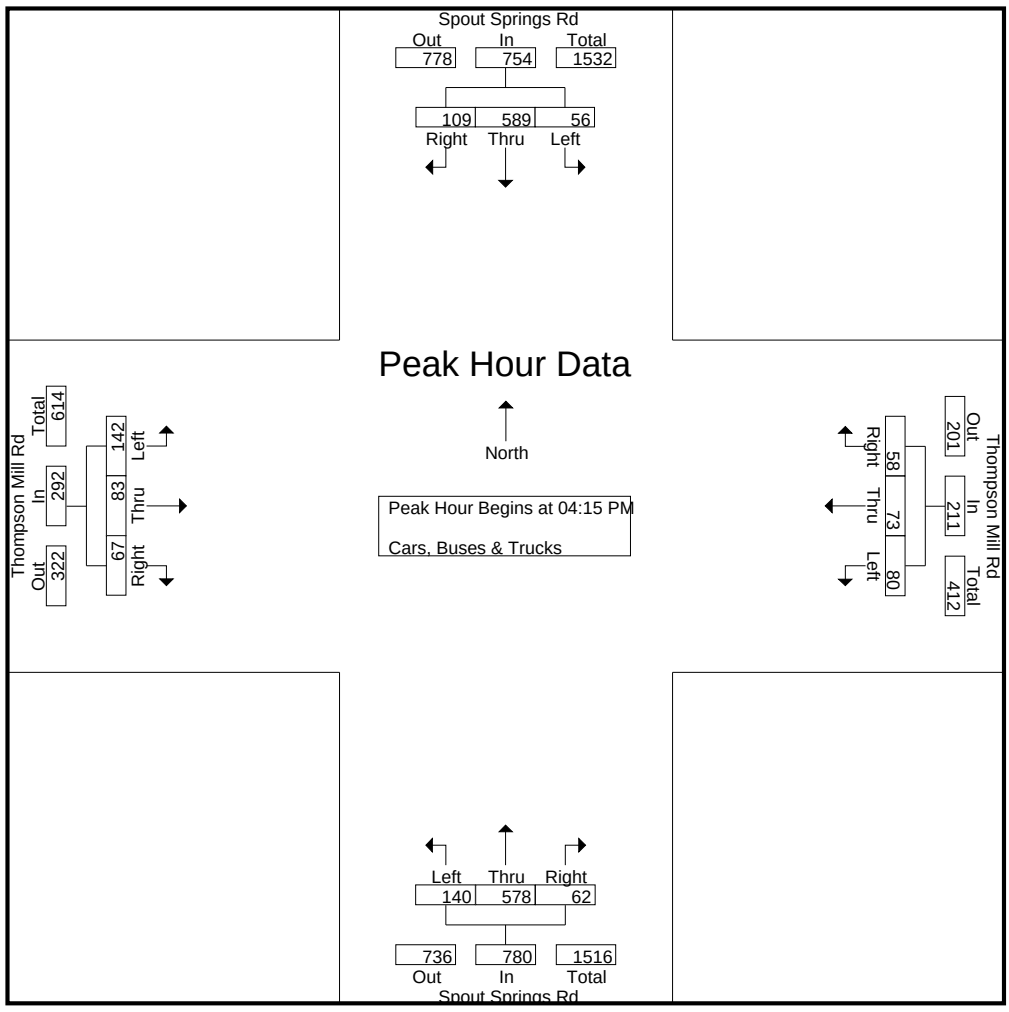
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Thompson Mill Road @ Spout Springs Road
7-9 am | 4-6 pm

File Name : 20230174
Site Code : 20230173
Start Date : 05-02-2023
Page No : 3

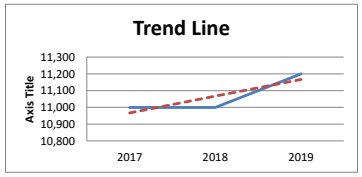
	Spout Springs Rd Northbound				Spout Springs Rd Southbound				Thompson Mill Rd Eastbound				Thompson Mill Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	**42**	143	11	**196**	**17**	**163**	20	**200**	28	16	15	59	21	18	16	**55**	510
04:30 PM	25	**150**	**19**	194	8	143	29	180	**42**	**28**	16	**86**	16	16	**18**	50	510
04:45 PM	36	143	16	195	17	131	**30**	178	37	21	**20**	78	**22**	**20**	11	53	504
05:00 PM	37	142	16	195	14	152	30	196	35	18	16	69	21	19	13	53	**513**
Total Volume	140	578	62	780	56	589	109	754	142	83	67	292	80	73	58	211	2037
% App. Total	17.9	74.1	7.9		7.4	78.1	14.5		48.6	28.4	22.9		37.9	34.6	27.5		
PHF	.833	.963	.816	.995	.824	.903	.908	.943	.845	.741	.838	.849	.909	.913	.806	.959	.993



LINEAR REGRESSION OF DAILY TRAFFIC

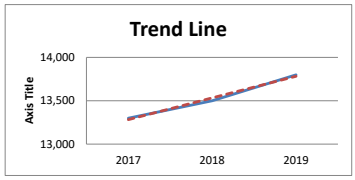
Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019
Spout Springs Rd (S of Williams	0.9%	0.75	139-0437	00128700	11,000	11,000	11,200
Thompson Mill Rd (E of Vineyar	1.9%	0.99	139-0493	00360200	13,300	13,500	13,800
Blackjack Rd (S of Live oak Rd)	1.9%	0.96	139-8174	00065400	1,590	1,610	1,650
Doc Hughes Rd (E of Lake Cove (	1.8%	0.99	135-8523	00014700	4,740	4,810	4,910
Doc Hughes Rd (E of Lake Cove (	1.7%	1.00	139-8175	00066800	600	610	620
Weighted Average	**1.5%**	0.96	Sum of Count Stations =		31,230	31,530	32,180

Location	Traffic Counter	RCLINK	2017	2018	2019
Spout Springs Rd (S of Williams Rd)	139-0437	00128700	11,000	11,000	11,200



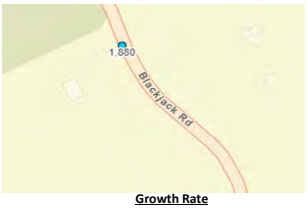
Growth Rate	0.9%	Intercept	-190,733	Slope	100.00
Trend Line			10,967	11,067	11,167

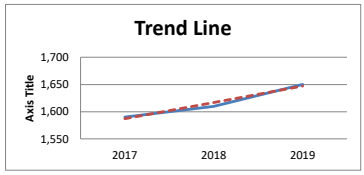
Location	Traffic Counter	RCLINK	2017	2018	2019
Thompson Mill Rd (E of Vineyard Row)	139-0493	00360200	13,300	13,500	13,800



Growth Rate	1.9%	Intercept	-490,967	Slope	250.00
Trend Line			13,283	13,533	13,783

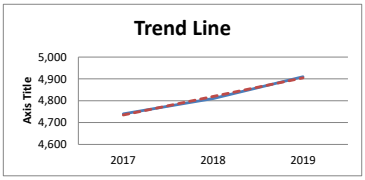
Location	Traffic Counter	RCLINK	2017	2018	2019
Blackjack Rd (S of Live oak Rd)	139-8174	00065400	1,590	1,610	1,650





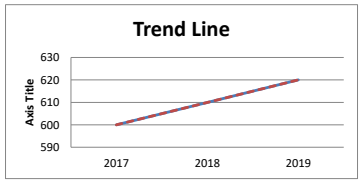
Growth Rate	1.9%	Intercept	-58,923	Slope	30.00
Trend Line			1,587	1,617	1,647

Location	Traffic Counter	RCLINK	2017	2018	2019
Doc Hughes Rd (E of Lake Cove Ct)	135-8523	00014700	4,740	4,810	4,910



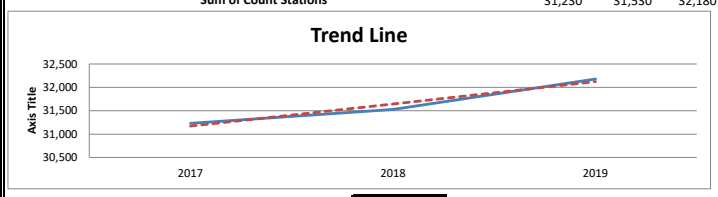
Growth Rate	1.8%	Intercept	-166,710	Slope	85.00
Trend Line			4,735	4,820	4,905

Location	Traffic Counter	RCLINK	2017	2018	2019
Doc Hughes Rd (E of Lake Cove Ct)	139-8175	00066800	600	610	620



Growth Rate	1.7%	Intercept	-19,570	Slope	10.00
Trend Line			600	610	620

Weighted Average	2017	2018	2019
Sum of Count Stations	31,230	31,530	32,180



Growth Rate	1.5%	Intercept	-926,903	Slope	475.00
Trend Line			31,172	31,647	32,122

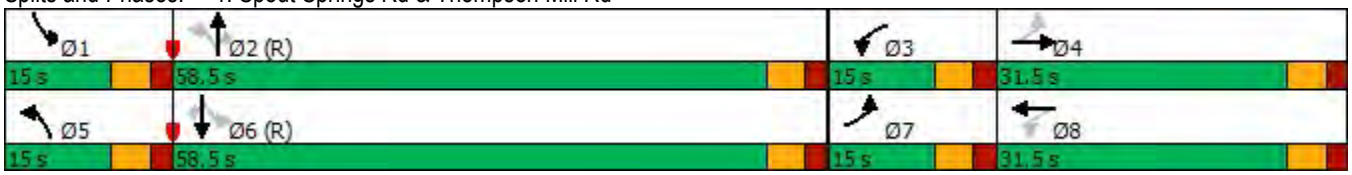
EXISTING INTERSECTION ANALYSIS

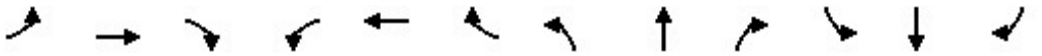
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	101	34	32	30	142	713	41	19	402	91
Future Volume (vph)	101	34	32	30	142	713	41	19	402	91
Lane Group Flow (vph)	110	101	35	60	154	775	45	21	437	99
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	15.0	31.5	15.0	30.5	15.0	35.5	35.5	15.0	33.5	33.5
Total Split (s)	15.0	31.5	15.0	31.5	15.0	58.5	58.5	15.0	58.5	58.5
Total Split (%)	12.5%	26.3%	12.5%	26.3%	12.5%	48.8%	48.8%	12.5%	48.8%	48.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.55	0.44	0.19	0.41	0.25	0.61	0.04	0.05	0.39	0.10
Control Delay	52.6	28.1	40.9	40.4	6.6	15.0	0.1	6.5	14.6	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.6	28.1	40.9	40.4	6.6	15.0	0.1	6.5	14.6	1.6
Queue Length 50th (ft)	77	29	24	26	34	268	0	4	174	0
Queue Length 95th (ft)	127	85	51	69	67	610	0	14	297	18
Internal Link Dist (ft)		891		812		386			435	
Turn Bay Length (ft)	175		235		245		115	50		100
Base Capacity (vph)	204	408	214	390	630	1280	1126	440	1133	1010
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.54	0.25	0.16	0.15	0.24	0.61	0.04	0.05	0.39	0.10

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 1: Spout Springs Rd & Thompson Mill Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	34	59	32	30	25	142	713	41	19	402	91
Future Volume (veh/h)	101	34	59	32	30	25	142	713	41	19	402	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1841	1841	1841	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	110	37	64	35	33	27	154	775	45	21	437	99
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	4	4	4	4	4	4	3	3	3	3	3	3
Cap, veh/h	211	58	101	158	49	40	604	1244	1054	384	1196	1013
Arrive On Green	0.07	0.10	0.10	0.03	0.05	0.05	0.05	0.67	0.67	0.02	0.64	0.64
Sat Flow, veh/h	1753	605	1047	1753	937	766	1767	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	110	0	101	35	0	60	154	775	45	21	437	99
Grp Sat Flow(s),veh/h/ln	1753	0	1652	1753	0	1703	1767	1856	1572	1767	1856	1572
Q Serve(g_s), s	6.9	0.0	7.1	2.2	0.0	4.2	3.5	28.4	1.2	0.5	13.1	2.9
Cycle Q Clear(g_c), s	6.9	0.0	7.1	2.2	0.0	4.2	3.5	28.4	1.2	0.5	13.1	2.9
Prop In Lane	1.00		0.63	1.00		0.45	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	211	0	160	158	0	90	604	1244	1054	384	1196	1013
V/C Ratio(X)	0.52	0.00	0.63	0.22	0.00	0.67	0.25	0.62	0.04	0.05	0.37	0.10
Avail Cap(c_a), veh/h	223	0	358	247	0	369	661	1244	1054	487	1196	1013
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.5	0.0	52.2	51.7	0.0	55.8	7.1	11.2	6.7	9.5	9.9	8.1
Incr Delay (d2), s/veh	2.0	0.0	4.1	0.7	0.0	8.2	0.2	2.4	0.1	0.1	0.9	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	0.0	3.0	1.0	0.0	1.9	1.2	11.0	0.4	0.2	5.2	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	49.5	0.0	56.3	52.4	0.0	64.0	7.4	13.6	6.8	9.6	10.8	8.3
LnGrp LOS	D	A	E	D	A	E	A	B	A	A	B	A
Approach Vol, veh/h		211			95			974			557	
Approach Delay, s/veh		52.7			59.7			12.3			10.3	
Approach LOS		D			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	85.9	8.9	17.1	11.1	82.8	14.2	11.8
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	9.5	53.0	9.5	26.0	9.5	53.0	9.5	26.0
Max Q Clear Time (g_c+I1), s	2.5	30.4	4.2	9.1	5.5	15.1	8.9	6.2
Green Ext Time (p_c), s	0.0	10.5	0.0	0.4	0.1	6.7	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	18.8
HCM 6th LOS	B

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	107	39	52	3	41	29	26	35	1	16	19	39
Future Vol, veh/h	107	39	52	3	41	29	26	35	1	16	19	39
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	123	45	60	3	47	33	30	40	1	18	22	45
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.1	7.9	8.3	8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	42%	54%	4%	22%
Vol Thru, %	56%	20%	56%	26%
Vol Right, %	2%	26%	40%	53%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	62	198	73	74
LT Vol	26	107	3	16
Through Vol	35	39	41	19
RT Vol	1	52	29	39
Lane Flow Rate	71	228	84	85
Geometry Grp	1	1	1	1
Degree of Util (X)	0.095	0.277	0.101	0.105
Departure Headway (Hd)	4.812	4.377	4.354	4.453
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	745	822	823	805
Service Time	2.838	2.398	2.379	2.478
HCM Lane V/C Ratio	0.095	0.277	0.102	0.106
HCM Control Delay	8.3	9.1	7.9	8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	1.1	0.3	0.4

Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	175	23	12	94	13	19
Future Vol, veh/h	175	23	12	94	13	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	None
Storage Length	-	135	245	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	201	26	14	108	15	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	201	0	337	201
Stage 1	-	-	-	-	201	-
Stage 2	-	-	-	-	136	-
Critical Hdwy	-	-	4.14	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.236	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1359	-	658	840
Stage 1	-	-	-	-	833	-
Stage 2	-	-	-	-	890	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1359	-	651	840
Mov Cap-2 Maneuver	-	-	-	-	651	-
Stage 1	-	-	-	-	833	-
Stage 2	-	-	-	-	881	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	10
HCM LOS			B

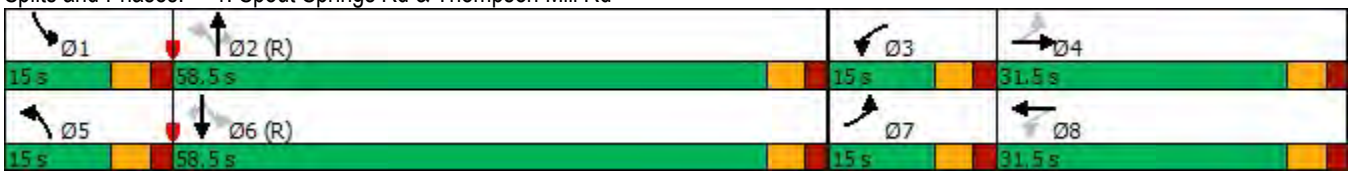
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	751	-	-	1359	-
HCM Lane V/C Ratio	0.049	-	-	0.01	-
HCM Control Delay (s)	10	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

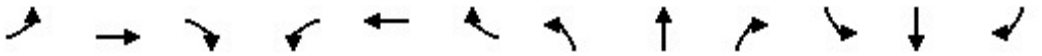
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	142	83	80	73	140	578	62	56	589	109
Future Volume (vph)	142	83	80	73	140	578	62	56	589	109
Lane Group Flow (vph)	143	152	81	133	141	584	63	57	595	110
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	15.0	31.5	15.0	30.5	15.0	35.5	35.5	15.0	33.5	33.5
Total Split (s)	15.0	31.5	15.0	31.5	15.0	58.5	58.5	15.0	58.5	58.5
Total Split (%)	12.5%	26.3%	12.5%	26.3%	12.5%	48.8%	48.8%	12.5%	48.8%	48.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.59	0.57	0.33	0.60	0.33	0.54	0.07	0.13	0.59	0.12
Control Delay	47.7	47.6	38.8	49.1	10.2	19.7	0.1	8.9	22.7	2.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.7	47.6	38.8	49.1	10.2	19.7	0.1	8.9	22.7	2.7
Queue Length 50th (ft)	96	94	52	78	38	289	0	14	308	0
Queue Length 95th (ft)	148	161	91	140	74	464	0	35	509	27
Internal Link Dist (ft)		891		812		386			435	
Turn Bay Length (ft)	175		235		245		115	50		100
Base Capacity (vph)	244	393	256	393	438	1075	965	473	1010	922
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.39	0.32	0.34	0.32	0.54	0.07	0.12	0.59	0.12

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 1: Spout Springs Rd & Thompson Mill Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	142	83	67	80	73	58	140	578	62	56	589	109
Future Volume (veh/h)	142	83	67	80	73	58	140	578	62	56	589	109
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1841	1841	1841	1856	1856	1856	1856	1856	1870
Adj Flow Rate, veh/h	143	84	68	81	74	59	141	584	63	57	595	110
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	4	4	4	4	4	4	3	3	3	3	3	2
Cap, veh/h	224	115	93	199	92	73	440	1122	951	452	1098	938
Arrive On Green	0.08	0.12	0.12	0.05	0.10	0.10	0.05	0.60	0.60	0.04	0.59	0.59
Sat Flow, veh/h	1753	941	762	1753	948	756	1767	1856	1572	1767	1856	1585
Grp Volume(v), veh/h	143	0	152	81	0	133	141	584	63	57	595	110
Grp Sat Flow(s),veh/h/ln	1753	0	1704	1753	0	1705	1767	1856	1572	1767	1856	1585
Q Serve(g_s), s	8.8	0.0	10.3	4.9	0.0	9.2	3.7	21.8	2.0	1.5	23.1	3.7
Cycle Q Clear(g_c), s	8.8	0.0	10.3	4.9	0.0	9.2	3.7	21.8	2.0	1.5	23.1	3.7
Prop In Lane	1.00		0.45	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	224	0	208	199	0	166	440	1122	951	452	1098	938
V/C Ratio(X)	0.64	0.00	0.73	0.41	0.00	0.80	0.32	0.52	0.07	0.13	0.54	0.12
Avail Cap(c_a), veh/h	224	0	369	243	0	369	494	1122	951	529	1098	938
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.7	0.0	50.8	45.5	0.0	53.0	11.2	13.7	9.8	10.4	14.7	10.7
Incr Delay (d2), s/veh	5.9	0.0	4.9	1.3	0.0	8.7	0.4	1.7	0.1	0.1	1.9	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.1	0.0	4.6	2.2	0.0	4.2	1.4	8.9	0.7	0.5	9.6	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.6	0.0	55.6	46.9	0.0	61.8	11.6	15.4	9.9	10.6	16.6	11.0
LnGrp LOS	D	A	E	D	A	E	B	B	A	B	B	B
Approach Vol, veh/h		295			214			788			762	
Approach Delay, s/veh		53.2			56.1			14.3			15.4	
Approach LOS		D			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.8	78.1	12.0	20.2	11.3	76.5	15.0	17.2
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	9.5	53.0	9.5	26.0	9.5	53.0	9.5	26.0
Max Q Clear Time (g_c+I1), s	3.5	23.8	6.9	12.3	5.7	25.1	10.8	11.2
Green Ext Time (p_c), s	0.0	8.4	0.0	0.6	0.1	8.8	0.0	0.5

Intersection Summary	
HCM 6th Ctrl Delay	24.6
HCM 6th LOS	C

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	162	68	63	5	20	22	28	20	4	57	51	160
Future Vol, veh/h	162	68	63	5	20	22	28	20	4	57	51	160
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	169	71	66	5	21	23	29	21	4	59	53	167
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.1	8.3	8.7	10.1
HCM LOS	B	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	54%	55%	11%	21%
Vol Thru, %	38%	23%	43%	19%
Vol Right, %	8%	22%	47%	60%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	52	293	47	268
LT Vol	28	162	5	57
Through Vol	20	68	20	51
RT Vol	4	63	22	160
Lane Flow Rate	54	305	49	279
Geometry Grp	1	1	1	1
Degree of Util (X)	0.078	0.406	0.066	0.353
Departure Headway (Hd)	5.208	4.789	4.881	4.556
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	682	748	727	787
Service Time	3.279	2.845	2.957	2.605
HCM Lane V/C Ratio	0.079	0.408	0.067	0.355
HCM Control Delay	8.7	11.1	8.3	10.1
HCM Lane LOS	A	B	A	B
HCM 95th-tile Q	0.3	2	0.2	1.6

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	235	34	20	184	25	18
Future Vol, veh/h	235	34	20	184	25	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	None
Storage Length	-	135	245	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	4	4	2	2	2
Mvmt Flow	250	36	21	196	27	19

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	250	0	488	250
Stage 1	-	-	-	-	250	-
Stage 2	-	-	-	-	238	-
Critical Hdwy	-	-	4.14	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.236	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1304	-	539	789
Stage 1	-	-	-	-	792	-
Stage 2	-	-	-	-	802	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1304	-	530	789
Mov Cap-2 Maneuver	-	-	-	-	530	-
Stage 1	-	-	-	-	792	-
Stage 2	-	-	-	-	789	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	11.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	614	-	-	1304	-
HCM Lane V/C Ratio	0.075	-	-	0.016	-
HCM Control Delay (s)	11.3	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

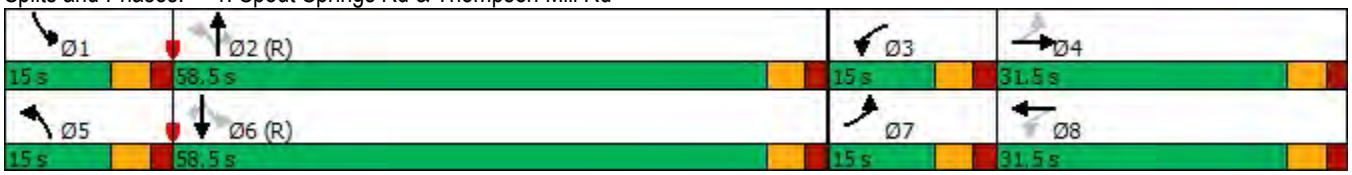
FUTURE "NO-BUILD" INTERSECTION ANALYSIS

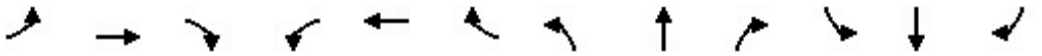
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	105	35	33	31	148	742	43	20	418	95
Future Volume (vph)	105	35	33	31	148	742	43	20	418	95
Lane Group Flow (vph)	114	104	36	62	161	807	47	22	454	103
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	15.0	31.5	15.0	30.5	15.0	35.5	35.5	15.0	33.5	33.5
Total Split (s)	15.0	31.5	15.0	31.5	15.0	58.5	58.5	15.0	58.5	58.5
Total Split (%)	12.5%	26.3%	12.5%	26.3%	12.5%	48.8%	48.8%	12.5%	48.8%	48.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.57	0.45	0.19	0.42	0.27	0.65	0.04	0.06	0.40	0.10
Control Delay	53.5	28.0	40.9	40.3	6.8	17.3	0.1	6.6	14.9	1.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	53.5	28.0	40.9	40.3	6.8	17.3	0.1	6.6	14.9	1.8
Queue Length 50th (ft)	80	29	24	27	36	407	0	4	184	0
Queue Length 95th (ft)	131	86	52	71	70	658	0	15	313	20
Internal Link Dist (ft)		891		812		386			435	
Turn Bay Length (ft)	175		235		245		115	50		100
Base Capacity (vph)	204	409	215	390	615	1243	1097	404	1129	1007
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.56	0.25	0.17	0.16	0.26	0.65	0.04	0.05	0.40	0.10

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 120
Control Type: Actuated-Coordinated

Splits and Phases: 1: Spout Springs Rd & Thompson Mill Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	105	35	61	33	31	26	148	742	43	20	418	95
Future Volume (veh/h)	105	35	61	33	31	26	148	742	43	20	418	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1841	1841	1841	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	114	38	66	36	34	28	161	807	47	22	454	103
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	4	4	4	4	4	4	3	3	3	3	3	3
Cap, veh/h	215	60	104	161	50	42	588	1237	1048	361	1186	1005
Arrive On Green	0.07	0.10	0.10	0.03	0.05	0.05	0.05	0.67	0.67	0.02	0.64	0.64
Sat Flow, veh/h	1753	604	1048	1753	934	769	1767	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	114	0	104	36	0	62	161	807	47	22	454	103
Grp Sat Flow(s),veh/h/ln	1753	0	1652	1753	0	1702	1767	1856	1572	1767	1856	1572
Q Serve(g_s), s	7.1	0.0	7.3	2.3	0.0	4.3	3.8	30.8	1.2	0.5	14.0	3.0
Cycle Q Clear(g_c), s	7.1	0.0	7.3	2.3	0.0	4.3	3.8	30.8	1.2	0.5	14.0	3.0
Prop In Lane	1.00		0.63	1.00		0.45	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	215	0	164	161	0	92	588	1237	1048	361	1186	1005
V/C Ratio(X)	0.53	0.00	0.63	0.22	0.00	0.67	0.27	0.65	0.04	0.06	0.38	0.10
Avail Cap(c_a), veh/h	223	0	358	248	0	369	641	1237	1048	463	1186	1005
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.1	0.0	51.9	51.5	0.0	55.7	7.4	11.8	6.9	10.3	10.3	8.4
Incr Delay (d2), s/veh	2.2	0.0	4.0	0.7	0.0	8.3	0.2	2.7	0.1	0.1	0.9	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.0	3.1	1.0	0.0	2.0	1.3	12.1	0.4	0.2	5.5	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	49.3	0.0	55.9	52.2	0.0	64.0	7.7	14.5	7.0	10.3	11.3	8.6
LnGrp LOS	D	A	E	D	A	E	A	B	A	B	B	A
Approach Vol, veh/h		218			98			1015			579	
Approach Delay, s/veh		52.5			59.6			13.1			10.8	
Approach LOS		D			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.1	85.5	9.0	17.4	11.4	82.2	14.4	12.0
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	9.5	53.0	9.5	26.0	9.5	53.0	9.5	26.0
Max Q Clear Time (g_c+I1), s	2.5	32.8	4.3	9.3	5.8	16.0	9.1	6.3
Green Ext Time (p_c), s	0.0	10.3	0.0	0.4	0.1	7.0	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	19.3
HCM 6th LOS	B

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	111	41	54	3	43	30	27	36	1	17	20	41
Future Vol, veh/h	111	41	54	3	43	30	27	36	1	17	20	41
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	128	47	62	3	49	34	31	41	1	20	23	47
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.2	7.9	8.4	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	42%	54%	4%	22%
Vol Thru, %	56%	20%	57%	26%
Vol Right, %	2%	26%	39%	53%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	64	206	76	78
LT Vol	27	111	3	17
Through Vol	36	41	43	20
RT Vol	1	54	30	41
Lane Flow Rate	74	237	87	90
Geometry Grp	1	1	1	1
Degree of Util (X)	0.099	0.29	0.106	0.112
Departure Headway (Hd)	4.851	4.402	4.388	4.489
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	739	817	817	798
Service Time	2.881	2.424	2.415	2.518
HCM Lane V/C Ratio	0.1	0.29	0.106	0.113
HCM Control Delay	8.4	9.2	7.9	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	1.2	0.4	0.4

Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	182	24	12	98	14	20
Future Vol, veh/h	182	24	12	98	14	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	None
Storage Length	-	135	245	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	209	28	14	113	16	23

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	209	0	350	209
Stage 1	-	-	-	-	209	-
Stage 2	-	-	-	-	141	-
Critical Hdwy	-	-	4.14	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.236	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1350	-	647	831
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	886	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1350	-	641	831
Mov Cap-2 Maneuver	-	-	-	-	641	-
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	877	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	10.1
HCM LOS			B

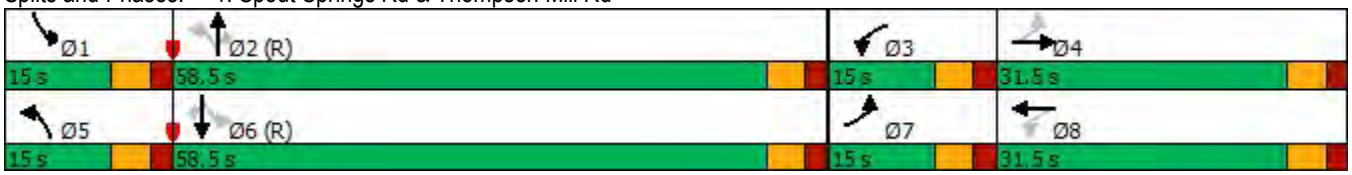
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	741	-	-	1350	-
HCM Lane V/C Ratio	0.053	-	-	0.01	-
HCM Control Delay (s)	10.1	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

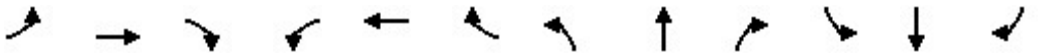
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	148	86	83	76	146	601	64	58	613	113
Future Volume (vph)	148	86	83	76	146	601	64	58	613	113
Lane Group Flow (vph)	149	158	84	138	147	607	65	59	619	114
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	15.0	31.5	15.0	30.5	15.0	35.5	35.5	15.0	33.5	33.5
Total Split (s)	15.0	31.5	15.0	31.5	15.0	58.5	58.5	15.0	58.5	58.5
Total Split (%)	12.5%	26.3%	12.5%	26.3%	12.5%	48.8%	48.8%	12.5%	48.8%	48.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.61	0.59	0.34	0.61	0.36	0.57	0.07	0.14	0.62	0.12
Control Delay	48.5	47.9	38.7	49.9	10.8	20.6	0.1	9.2	24.0	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.5	47.9	38.7	49.9	10.8	20.6	0.1	9.2	24.0	3.0
Queue Length 50th (ft)	100	99	54	83	40	308	0	15	331	0
Queue Length 95th (ft)	152	166	93	146	78	496	0	36	547	29
Internal Link Dist (ft)		891		812		386			435	
Turn Bay Length (ft)	175		235		245		115	50		100
Base Capacity (vph)	245	393	256	393	417	1068	959	451	1000	914
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.40	0.33	0.35	0.35	0.57	0.07	0.13	0.62	0.12

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 1: Spout Springs Rd & Thompson Mill Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	86	70	83	76	60	146	601	64	58	613	113
Future Volume (veh/h)	148	86	70	83	76	60	146	601	64	58	613	113
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1841	1841	1841	1856	1856	1856	1856	1856	1870
Adj Flow Rate, veh/h	149	87	71	84	77	61	147	607	65	59	619	114
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	4	4	4	4	4	4	3	3	3	3	3	2
Cap, veh/h	225	116	95	199	95	75	422	1116	946	433	1090	931
Arrive On Green	0.08	0.12	0.12	0.06	0.10	0.10	0.05	0.60	0.60	0.04	0.59	0.59
Sat Flow, veh/h	1753	938	765	1753	951	754	1767	1856	1572	1767	1856	1585
Grp Volume(v), veh/h	149	0	158	84	0	138	147	607	65	59	619	114
Grp Sat Flow(s),veh/h/ln	1753	0	1703	1753	0	1705	1767	1856	1572	1767	1856	1585
Q Serve(g_s), s	9.1	0.0	10.8	5.1	0.0	9.5	3.9	23.2	2.1	1.6	24.8	3.8
Cycle Q Clear(g_c), s	9.1	0.0	10.8	5.1	0.0	9.5	3.9	23.2	2.1	1.6	24.8	3.8
Prop In Lane	1.00		0.45	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	225	0	210	199	0	171	422	1116	946	433	1090	931
V/C Ratio(X)	0.66	0.00	0.75	0.42	0.00	0.81	0.35	0.54	0.07	0.14	0.57	0.12
Avail Cap(c_a), veh/h	225	0	369	240	0	369	473	1116	946	510	1090	931
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.6	0.0	50.8	45.2	0.0	52.9	11.8	14.2	9.9	10.9	15.3	11.0
Incr Delay (d2), s/veh	7.1	0.0	5.3	1.4	0.0	8.7	0.5	1.9	0.1	0.1	2.1	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	0.0	4.8	2.2	0.0	4.4	1.5	9.6	0.7	0.6	10.3	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	51.7	0.0	56.1	46.6	0.0	61.6	12.3	16.1	10.1	11.1	17.5	11.3
LnGrp LOS	D	A	E	D	A	E	B	B	B	B	B	B
Approach Vol, veh/h		307			222			819			792	
Approach Delay, s/veh		54.0			55.9			14.9			16.1	
Approach LOS		D			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.8	77.7	12.2	20.3	11.5	76.0	15.0	17.5
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	9.5	53.0	9.5	26.0	9.5	53.0	9.5	26.0
Max Q Clear Time (g_c+I1), s	3.6	25.2	7.1	12.8	5.9	26.8	11.1	11.5
Green Ext Time (p_c), s	0.0	8.6	0.0	0.6	0.1	9.1	0.0	0.5

Intersection Summary	
HCM 6th Ctrl Delay	25.2
HCM 6th LOS	C

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	168	71	66	5	21	23	29	21	4	59	53	166
Future Vol, veh/h	168	71	66	5	21	23	29	21	4	59	53	166
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	175	74	69	5	22	24	30	22	4	61	55	173
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.5	8.4	8.8	10.4
HCM LOS	B	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	54%	55%	10%	21%
Vol Thru, %	39%	23%	43%	19%
Vol Right, %	7%	22%	47%	60%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	305	49	278
LT Vol	29	168	5	59
Through Vol	21	71	21	53
RT Vol	4	66	23	166
Lane Flow Rate	56	318	51	290
Geometry Grp	1	1	1	1
Degree of Util (X)	0.082	0.426	0.07	0.37
Departure Headway (Hd)	5.269	4.825	4.935	4.599
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	674	740	718	779
Service Time	3.349	2.888	3.02	2.655
HCM Lane V/C Ratio	0.083	0.43	0.071	0.372
HCM Control Delay	8.8	11.5	8.4	10.4
HCM Lane LOS	A	B	A	B
HCM 95th-tile Q	0.3	2.1	0.2	1.7

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	244	35	21	191	26	19
Future Vol, veh/h	244	35	21	191	26	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	None
Storage Length	-	135	245	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	4	4	2	2	2
Mvmt Flow	260	37	22	203	28	20

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	260	0	507	260
Stage 1	-	-	-	-	260	-
Stage 2	-	-	-	-	247	-
Critical Hdwy	-	-	4.14	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.236	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1293	-	525	779
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	794	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1293	-	516	779
Mov Cap-2 Maneuver	-	-	-	-	516	-
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	781	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	602	-	-	1293	-
HCM Lane V/C Ratio	0.08	-	-	0.017	-
HCM Control Delay (s)	11.5	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

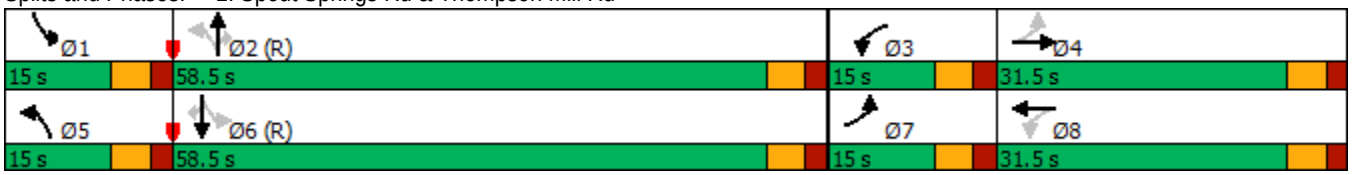
FUTURE "BUILD" INTERSECTION ANALYSIS

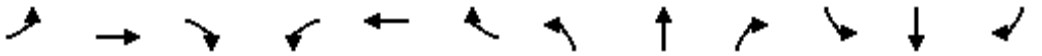
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	105	41	51	49	148	742	49	26	418	95
Future Volume (vph)	105	41	51	49	148	742	49	26	418	95
Lane Group Flow (vph)	114	111	55	101	161	807	53	28	454	103
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	15.0	31.5	15.0	30.5	15.0	35.5	35.5	15.0	33.5	33.5
Total Split (s)	15.0	31.5	15.0	31.5	15.0	58.5	58.5	15.0	58.5	58.5
Total Split (%)	12.5%	26.3%	12.5%	26.3%	12.5%	48.8%	48.8%	12.5%	48.8%	48.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.50	0.47	0.25	0.57	0.28	0.68	0.05	0.09	0.43	0.11
Control Delay	47.2	33.2	40.2	46.5	7.9	19.9	0.1	7.5	17.0	1.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.2	33.2	40.2	46.5	7.9	19.9	0.1	7.5	17.0	1.9
Queue Length 50th (ft)	78	42	37	52	39	432	0	6	195	0
Queue Length 95th (ft)	128	101	71	108	73	685	0	18	325	21
Internal Link Dist (ft)		891		812		386			435	
Turn Bay Length (ft)	175		235		245		115	50		100
Base Capacity (vph)	232	404	244	395	578	1180	1047	370	1062	964
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.27	0.23	0.26	0.28	0.68	0.05	0.08	0.43	0.11

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 120
Control Type: Actuated-Coordinated

Splits and Phases: 1: Spout Springs Rd & Thompson Mill Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	105	41	61	51	49	44	148	742	49	26	418	95
Future Volume (veh/h)	105	41	61	51	49	44	148	742	49	26	418	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1841	1841	1841	1856	1856	1856	1856	1856	1870
Adj Flow Rate, veh/h	114	45	66	55	53	48	161	807	53	28	454	103
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	4	4	4	4	4	4	3	3	3	3	3	2
Cap, veh/h	214	77	112	190	70	63	563	1187	1006	336	1139	973
Arrive On Green	0.07	0.11	0.11	0.04	0.08	0.08	0.05	0.64	0.64	0.03	0.61	0.61
Sat Flow, veh/h	1753	674	989	1753	890	806	1767	1856	1572	1767	1856	1585
Grp Volume(v), veh/h	114	0	111	55	0	101	161	807	53	28	454	103
Grp Sat Flow(s),veh/h/ln	1753	0	1663	1753	0	1696	1767	1856	1572	1767	1856	1585
Q Serve(g_s), s	7.0	0.0	7.6	3.4	0.0	7.0	4.0	33.3	1.5	0.7	15.0	3.2
Cycle Q Clear(g_c), s	7.0	0.0	7.6	3.4	0.0	7.0	4.0	33.3	1.5	0.7	15.0	3.2
Prop In Lane	1.00		0.59	1.00		0.48	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	214	0	189	190	0	132	563	1187	1006	336	1139	973
V/C Ratio(X)	0.53	0.00	0.59	0.29	0.00	0.76	0.29	0.68	0.05	0.08	0.40	0.11
Avail Cap(c_a), veh/h	224	0	360	262	0	367	613	1187	1006	431	1139	973
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.8	0.0	50.5	48.4	0.0	54.2	8.6	13.8	8.1	11.9	11.8	9.6
Incr Delay (d2), s/veh	2.2	0.0	2.9	0.8	0.0	8.7	0.3	3.2	0.1	0.1	1.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	0.0	3.2	1.5	0.0	3.2	1.4	13.4	0.5	0.3	6.1	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	48.0	0.0	53.4	49.2	0.0	62.9	8.8	16.9	8.2	12.0	12.9	9.8
LnGrp LOS	D	A	D	D	A	E	A	B	A	B	B	A
Approach Vol, veh/h		225			156			1021			585	
Approach Delay, s/veh		50.6			58.1			15.2			12.3	
Approach LOS		D			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.5	82.3	10.1	19.1	11.6	79.2	14.3	14.9
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	9.5	53.0	9.5	26.0	9.5	53.0	9.5	26.0
Max Q Clear Time (g_c+I1), s	2.7	35.3	5.4	9.6	6.0	17.0	9.0	9.0
Green Ext Time (p_c), s	0.0	9.5	0.0	0.4	0.1	6.9	0.0	0.4

Intersection Summary	
HCM 6th Ctrl Delay	21.7
HCM 6th LOS	C

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	129	41	54	3	43	30	27	36	1	17	20	47
Future Vol, veh/h	129	41	54	3	43	30	27	36	1	17	20	47
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	148	47	62	3	49	34	31	41	1	20	23	54
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.5	8	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	42%	58%	4%	20%
Vol Thru, %	56%	18%	57%	24%
Vol Right, %	2%	24%	39%	56%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	64	224	76	84
LT Vol	27	129	3	17
Through Vol	36	41	43	20
RT Vol	1	54	30	47
Lane Flow Rate	74	257	87	97
Geometry Grp	1	1	1	1
Degree of Util (X)	0.1	0.318	0.108	0.121
Departure Headway (Hd)	4.913	4.441	4.432	4.52
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	729	811	808	792
Service Time	2.948	2.465	2.462	2.553
HCM Lane V/C Ratio	0.102	0.317	0.108	0.122
HCM Control Delay	8.5	9.5	8	8.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	1.4	0.4	0.4

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	182	24	12	98	6	14	0	20	18	0	53
Future Vol, veh/h	18	182	24	12	98	6	14	0	20	18	0	53
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	235	-	135	245	-	175	-	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	21	209	28	14	113	7	16	0	23	21	0	61

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	120	0	0	209	0	0	426	399	209	404	392	113
Stage 1	-	-	-	-	-	-	251	251	-	141	141	-
Stage 2	-	-	-	-	-	-	175	148	-	263	251	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1455	-	-	1350	-	-	539	539	831	557	544	940
Stage 1	-	-	-	-	-	-	753	699	-	862	780	-
Stage 2	-	-	-	-	-	-	827	775	-	742	699	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1455	-	-	1350	-	-	495	526	831	531	531	940
Mov Cap-2 Maneuver	-	-	-	-	-	-	495	526	-	531	531	-
Stage 1	-	-	-	-	-	-	742	689	-	850	772	-
Stage 2	-	-	-	-	-	-	765	767	-	711	689	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.8	10.9	9.9
HCM LOS			B	A

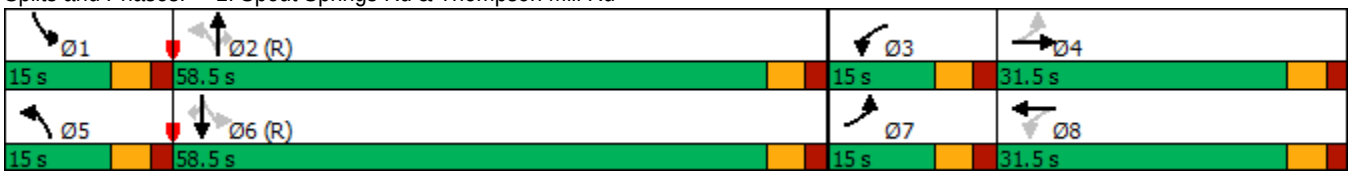
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	649	1455	-	-	1350	-	-	531	940
HCM Lane V/C Ratio	0.06	0.014	-	-	0.01	-	-	0.039	0.065
HCM Control Delay (s)	10.9	7.5	-	-	7.7	-	-	12.1	9.1
HCM Lane LOS	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.1	0.2

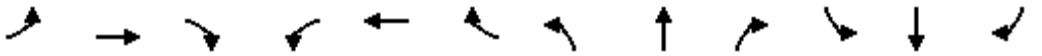
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	148	107	95	88	146	601	85	79	613	113
Future Volume (vph)	148	107	95	88	146	601	85	79	613	113
Lane Group Flow (vph)	149	179	96	162	147	607	86	80	619	114
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	15.0	31.5	15.0	30.5	15.0	35.5	35.5	15.0	33.5	33.5
Total Split (s)	15.0	31.5	15.0	31.5	15.0	58.5	58.5	15.0	58.5	58.5
Total Split (%)	12.5%	26.3%	12.5%	26.3%	12.5%	48.8%	48.8%	12.5%	48.8%	48.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.60	0.70	0.42	0.64	0.37	0.59	0.09	0.20	0.64	0.13
Control Delay	46.5	56.6	39.3	50.6	11.7	22.7	1.3	10.2	25.8	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.5	56.6	39.3	50.6	11.7	22.7	1.3	10.2	25.8	3.2
Queue Length 50th (ft)	97	120	61	101	42	325	0	22	343	0
Queue Length 95th (ft)	148	190	101	167	82	525	13	49	569	30
Internal Link Dist (ft)		891		812		386			435	
Turn Bay Length (ft)	175		235		245		115	50		100
Base Capacity (vph)	248	392	238	393	406	1031	930	434	971	883
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.46	0.40	0.41	0.36	0.59	0.09	0.18	0.64	0.13

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 1: Spout Springs Rd & Thompson Mill Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	107	70	95	88	72	146	601	85	79	613	113
Future Volume (veh/h)	148	107	70	95	88	72	146	601	85	79	613	113
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1841	1841	1841	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	149	108	71	96	89	73	147	607	86	80	619	114
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	4	4	4	4	4	4	3	3	3	3	3	3
Cap, veh/h	225	137	90	205	107	88	407	1084	918	413	1060	899
Arrive On Green	0.08	0.13	0.13	0.06	0.11	0.11	0.05	0.58	0.58	0.04	0.57	0.57
Sat Flow, veh/h	1753	1037	681	1753	935	767	1767	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	149	0	179	96	0	162	147	607	86	80	619	114
Grp Sat Flow(s),veh/h/ln	1753	0	1718	1753	0	1703	1767	1856	1572	1767	1856	1572
Q Serve(g_s), s	9.0	0.0	12.1	5.7	0.0	11.2	4.1	24.3	2.9	2.2	25.7	4.0
Cycle Q Clear(g_c), s	9.0	0.0	12.1	5.7	0.0	11.2	4.1	24.3	2.9	2.2	25.7	4.0
Prop In Lane	1.00		0.40	1.00		0.45	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	225	0	227	205	0	195	407	1084	918	413	1060	899
V/C Ratio(X)	0.66	0.00	0.79	0.47	0.00	0.83	0.36	0.56	0.09	0.19	0.58	0.13
Avail Cap(c_a), veh/h	225	0	372	235	0	369	456	1084	918	484	1060	899
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.2	0.0	50.5	43.5	0.0	52.0	12.8	15.4	11.0	12.0	16.5	11.9
Incr Delay (d2), s/veh	7.1	0.0	6.1	1.7	0.0	8.7	0.5	2.1	0.2	0.2	2.4	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	5.5	2.5	0.0	5.1	1.5	10.1	1.0	0.8	10.9	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.3	0.0	56.6	45.1	0.0	60.7	13.3	17.5	11.2	12.2	18.9	12.2
LnGrp LOS	D	A	E	D	A	E	B	B	B	B	B	B
Approach Vol, veh/h		328			258			840			813	
Approach Delay, s/veh		53.7			54.9			16.1			17.3	
Approach LOS		D			D			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.2	75.6	12.9	21.3	11.7	74.1	15.0	19.3
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	9.5	53.0	9.5	26.0	9.5	53.0	9.5	26.0
Max Q Clear Time (g_c+I1), s	4.2	26.3	7.7	14.1	6.1	27.7	11.0	13.2
Green Ext Time (p_c), s	0.1	8.7	0.0	0.6	0.1	8.9	0.0	0.6

Intersection Summary	
HCM 6th Ctrl Delay	26.5
HCM 6th LOS	C

Intersection	
Intersection Delay, s/veh	11
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	180	71	66	5	21	23	29	21	4	59	53	187
Future Vol, veh/h	180	71	66	5	21	23	29	21	4	59	53	187
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles, %	4	4	4	4	4	2	2	2	2	2	2	2
Mvmt Flow	188	74	69	5	22	24	30	22	4	61	55	195
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.9	8.5	8.9	10.8
HCM LOS	B	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	54%	57%	10%	20%
Vol Thru, %	39%	22%	43%	18%
Vol Right, %	7%	21%	47%	63%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	317	49	299
LT Vol	29	180	5	59
Through Vol	21	71	21	53
RT Vol	4	66	23	187
Lane Flow Rate	56	330	51	311
Geometry Grp	1	1	1	1
Degree of Util (X)	0.083	0.448	0.071	0.4
Departure Headway (Hd)	5.341	4.887	5.013	4.621
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	664	730	705	772
Service Time	3.429	2.957	3.11	2.681
HCM Lane V/C Ratio	0.084	0.452	0.072	0.403
HCM Control Delay	8.9	11.9	8.5	10.8
HCM Lane LOS	A	B	A	B
HCM 95th-tile Q	0.3	2.3	0.2	1.9

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	244	35	21	191	21	26	0	19	12	0	36
Future Vol, veh/h	62	244	35	21	191	21	26	0	19	12	0	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	235	-	135	245	-	175	-	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	66	260	37	22	203	22	28	0	20	13	0	38

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	225	0	0	260	0	0	669	661	260	649	639	203
Stage 1	-	-	-	-	-	-	392	392	-	247	247	-
Stage 2	-	-	-	-	-	-	277	269	-	402	392	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1332	-	-	1293	-	-	371	383	779	383	394	838
Stage 1	-	-	-	-	-	-	633	606	-	757	702	-
Stage 2	-	-	-	-	-	-	729	687	-	625	606	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1332	-	-	1293	-	-	336	358	779	354	368	838
Mov Cap-2 Maneuver	-	-	-	-	-	-	336	358	-	354	368	-
Stage 1	-	-	-	-	-	-	601	576	-	719	690	-
Stage 2	-	-	-	-	-	-	684	675	-	579	576	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	0.7	14.1	11
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	442	1332	-	-	1293	-	-	354	838
HCM Lane V/C Ratio	0.108	0.05	-	-	0.017	-	-	0.036	0.046
HCM Control Delay (s)	14.1	7.8	-	-	7.8	-	-	15.6	9.5
HCM Lane LOS	B	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.4	0.2	-	-	0.1	-	-	0.1	0.1

TRAFFIC VOLUME WORKSHEETS

23-071 - Residential Development on Thompson Mill Road - Hall County

Traffic Volumes

A&R Engineering
June 2023

1.ThompsonMillRd@SpoutSpringsRd

A.M. Peak Hour

	Spout Springs Road **Northbound**				Spout Springs Road **Southbound**				Thompson Mill Road **Eastbound**				Thompson Mill Road **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	142	713	41	896	19	402	91	512	101	34	59	194	32	30	25	87
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	148	742	43	933	20	418	95	533	105	35	61	201	33	31	26	90
Total New Trips:	0	0	6	6	6	0	0	6	0	6	0	6	18	18	18	54
Future 2025 Traffic Volumes:	148	742	49	939	26	418	95	539	105	41	61	207	51	49	44	144

P.M. Peak Hour

	Spout Springs Road **Northbound**				Spout Springs Road **Southbound**				Thompson Mill Road **Eastbound**				Thompson Mill Road **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	140	578	62	780	56	589	109	754	142	83	67	292	80	73	58	211
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	146	601	64	811	58	613	113	784	148	86	70	304	83	76	60	219
Total New Trips:	0	0	21	21	21	0	0	21	0	21	0	21	12	12	12	36
Future 2025 Traffic Volumes:	146	601	85	832	79	613	113	805	148	107	70	325	95	88	72	255

23-071 - Residential Development on Thompson Mill Road - Hall County

Traffic Volumes

A&R Engineering
June 2023

2. ThompsonMillRd @ NapeRidgeRd

A.M. Peak Hour

	Napa Bridge Road **Northbound**				Napa Bridge Road **Southbound**				Thompson Mill Road **Eastbound**				Thompson Mill Road **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	26	35	1	62	16	19	39	74	107	39	52	198	3	41	29	73
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	27	36	1	64	17	20	41	78	111	41	54	206	3	43	30	76
Total New Trips:	0	0	0	0	0	0	6	6	18	0	0	18	0	0	0	0
Future 2025 Traffic Volumes:	27	36	1	64	17	20	47	84	129	41	54	224	3	43	30	76

P.M. Peak Hour

	Napa Bridge Road **Northbound**				Napa Bridge Road **Southbound**				Thompson Mill Road **Eastbound**				Thompson Mill Road **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	28	20	4	52	57	51	160	268	162	68	63	293	5	20	22	47
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	29	21	4	54	59	53	166	278	168	71	66	305	5	21	23	49
Total New Trips:	0	0	0	0	0	0	21	21	12	0	0	12	0	0	0	0
Future 2025 Traffic Volumes:	29	21	4	54	59	53	187	299	180	71	66	317	5	21	23	49

23-071 - Residential Development on Thompson Mill Road - Hall County

Traffic Volumes

A&R Engineering
June 2023

3.ThompsonMill@OaksBraselton-SD

A.M. Peak Hour

	Oaks at Braselton Driveway **Northbound**				Site Driveway **Southbound**				Thompson Mill Road **Eastbound**				Thompson Mill Road **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	13	0	19	32	0	0	0	0	0	175	23	198	12	94	0	106
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	14	0	20	34	0	0	0	0	0	182	24	206	12	98	0	110
Total New Trips:	0	0	0	0	18	0	55	73	18	0	0	18	0	0	6	6
Future 2025 Traffic Volumes:	14	0	20	34	18	0	55	73	18	182	24	224	12	98	6	116

P.M. Peak Hour

	Oaks at Braselton Driveway **Northbound**				Site Driveway **Southbound**				Thompson Mill Road **Eastbound**				Thompson Mill Road **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	25	0	18	43	0	0	0	0	0	235	34	269	20	184	0	204
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	26	0	19	45	0	0	0	0	0	244	35	279	21	191	0	212
Total New Trips:	0	0	0	0	12	0	36	48	62	0	0	62	0	0	21	21
Future 2025 Traffic Volumes:	26	0	19	45	12	0	36	48	62	244	35	341	21	191	21	233

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 3, 2023 11:37 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 9.5.23

Please find Environmental Health comments below:

Items 1A,B,C 3534 Oakland Lane, Parra: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system.

Items 2A,B,C 4157 Pine Vale Road, Rosa: All proposed structures must meet required setbacks to existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system if a retroactive building permit is required by the county.

Item 3, 3579 Poplar Springs Rd, Magana: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 4, 2353 Athens Hwy, Modaber: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4260 Winder Hwy, Masstar Signs: No comment. Public sewer.

Item 6, 3922 Green Drive, Poole: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat of Lot 5 into 3 parcels as currently proposed. Any reconfigurations of currently submitted plat due to other county department requirements will require further review; additional requirements/fees may apply and approval of changes/reconfigurations is not implied.

Items 7 & 8, 5800 Thompsons Mill Road/0 Friendship Road, Schmid: Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 9, 5354, 5352,5350, 5342/0 Thompsons Mill Road, Rochester: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

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: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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

Comments in red.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**
   (C) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **No GDOT coordination required.**

   (A) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**
2. **(B) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.** **No GDOT coordination required.**

   3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **GDOT coordination/permit required for driveway access on Poplar Springs Rd**

3. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.** **Will require GDOT coordination/permit for driveway access on Athens Hwy**
4. **(B) 2353 Athens Highway | Variance |** 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza**

Modaber, applicant. **Will require GDOT coordination/permit if landscaping is proposed within the right-or-way**

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.** **No GDOT coordination required.**

5. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.** **GDOT coordination/permit required for driveway access on Clarks Bridge Rd**

6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

7. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.** **GDOT coordination/permit required**

8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.** **GDOT coordination/permit required**

Veronica Chavers
D1TO Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
D1TO Traffic Operations Supervisor

Georgia Department of Transportation

HALL COUNTY
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

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: August 3, 2023

Subject: September 5, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 5, 2023 meeting. Upon review, we provide the following comments.

1. **(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 **| Proposed Use: residential addition** | * Commission District 4 **| Alexandra Parra, applicant.**
   (B) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.**

   a. Engineering: No Comment
   b. Traffic: No Comment
   c. Utilities: No Comment

2. **(A) 4157 Pine Vale Road | Variance |** 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing accessory structure into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (B) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**
   (C) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A| **Proposed Use: bring existing carport into compliance** | * Commission District 1 **| Jeffrey Rosa, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval** |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 **| Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT Permit required
c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| **Proposed Use: commercial signage** | ** Commission District 1 **| Masstar Signs / Craig Inabinett, applicant.**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I |** on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
b. **Traffic:** No Comment
c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD |** on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
b. **Traffic:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 **| William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, 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:** No Comment
c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 4, 2023 11:53 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Michael Vieira (Fire Services)
Subject: Fire Comments

Agenda and Maps for the **Tuesday, September 5, 2023** Hall County Planning Commission Meeting.

1. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 **| Proposed Use: 133 unit rental community |** ** Commission District 1 **| Rochester/DCCM, applicant.**

Hall County Fire Marshal's Comments:

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Site plan does not meet the International Fire Code requirement of Section 503.1 as proposed. If approved plan submittal will require a fire hose lay distance analysis that meets the requirements of section 503.1.1

Anael Dominguez (CDI: Planning)

From: Jessica Prince <jbrobin18@gmail.com>
Sent: Wednesday, August 30, 2023 2:53 PM
To: Jennifer Rivera (Administration)
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: Rochester/DCCM Rezoning Request

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.

Hey Jennifer,

Here is the correct email for the Rochester/DCCM Rezoning Request (thank you for catching my mistake!)

I am writing in regards to a piece of land that has been requested for rezoning. The piece of property is on **Thompson Mill Rd. Rochester/DCCM.**

They are requesting it to be rezoned from AR-IV to PCD Multi-Family.

I am requesting your help in refusing this rezoning of this property. As a resident of Hall County near this rezoning request I am worried about our property value, but as a citizen of Hall County I am worried about the overall state of our county.

I grew up in Gwinnett County, which used to be one of the more prominent counties in Georgia. However, with the fast growth of multi-family developments it quickly declined. It is no longer a desirable place to live. I moved to Hall County to find a safer, more family friendly county to raise my family in.

District 1 is a highly sought after area of Hall County, and we should all be fighting to keep it that way. We all know that with apartments come lower income families which bring in more crime. More crime will bring down the sought after appeal of our district.

Spout Springs is already extremely backed up in the afternoon rush hour commute between Friendship Road and Flowery Branch Road in the afternoon. People are already starting to cut through Thomason Mill to avoid some of the traffic, which used to be more of a rural road that was used by people who lived off of it, but now you are sending more traffic up and down Thomason Mill making it unsafe for those families that live off of there. There are no sidewalks so all the houses along there will not have safe places for their children to ride backs, adults to walk, etc.

Also, I have major concerns over the school district. Spout Springs/Cherokee Bluff is one of the best systems in the county. We moved from Flowery Branch, West Hall District to Cherokee Bluff for our children to have a better education and experience. Parent involvement is key to a successful school. By adding in an extraordinary amount of lower income families that come with apartment complexes you are increasing the number of students that will attend these schools, with less parental support. Help us keep our great school system!

And lastly, but important to note there are also several apartments and multi-family units that are near us already, **none of which are at 100% capacity at the moment**. There is already The Harrison nearby this rezoning request which is still not at 100% capacity. Within a 20 mile radius there other multi-family units that are not at full capacity. This is not what our beloved county and community wishes to see to make it better. Make our county be the example.

I hope that you will highly consider denying this request to keep Hall County great and reputable.

Thank you,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, August 25, 2023 4:44 PM
To: Lindsay Rock
Cc: Richard Higgins (County Commissioner); Frank Sosebee (Planning); trbell@hallcounty.org; Randi Doveton (CDI: Planning); Gina Pilcher; Kathy Cooper (County Commissioner); Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Opposition for 133-Unit Rental Community on Thompson Mill in South Hall Co

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Lindsay Rock <lindsaymrock@yahoo.com>
Sent: Friday, August 25, 2023 4:42 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Opposition for 133-Unit Rental Community on Thompson Mill in South Hall Co

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.

Dear Board of Commissioners and Planning Commissioners:

I wanted to send a quick email to show my opposition for the 133 rental unit community that could be built on Thompson Mill Rd from AR-IV to PRD.

I live in Reunion Country Club and have lived here for 14+ years. While I have enjoyed seeing growth in this area (the hospital, restaurants, more stores), I do not want this growth to include apartments. This is not the type of growth this area needs or wants.

Reasons why I am opposed:
-- This area is already congested with traffic and adding the 133 units would only make traffic worse. We don't have the room for more cars on the road. I travel on Friendship Rd. daily, and we have more and more traffic. Lines at red lights are longer and longer, even during non-rush hour times of day.

--Every business in the area is over-booked or overly busy. I can't get doctor's appointments for myself unless I book months and months in advance. I can't get doctor's appointments for my two small children (ages 2 and 4) when they are sick because the pediatrician office cannot handle the influx of people moving to the area. I have even switched to a larger pediatrician group in the last year and I still have this issue. This is one example showing that the area cannot handle more people.

--There are several rental communities in the area that are not even at full capacity, so why add another one?

--The following communities are listed below with their current percentage of capacity:
1. The Harrison at Braselton (previously Noble Pines) - opened 2019; there are 248 units and as of today, 8/24, they are at 93% capacity. This complex is behind the Aldi and across the street from the proposed rezoning request.

2. The Finch-Braselton also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently 7% occupied.

3. The Chateau at Highlands (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at 25% capacity.

4. Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and currently rented at 1

5. Reunion has yet another "new" section that will be built, and I didn't even want that. It's already too crowded.

-- Property values in Reunion and other nearby subdivisions will most certainly go down. As I said before, I have lived here for 14+ years, and I only want my property value to increase.

-- It's no secret that apartments attract less than desirable people and this would increase crime in the area and bring issues to the schools. I certainly do not want my children attending school with the kids who live in the apartments.

--The Cherokee Bluff school zone of Hall County will only get crowded. Class sizes will be bigger. Teachers will not be able to handle more students than they already have.

-- This is such a nice area with many nice neighborhoods - Reunion, Del Webb, Deaton Creek, Clearwater, Chateau Elan – I strongly believe apartments do not fit in here. Apartments belong in large cities, like Atlanta, and college towns, like Athens. They do not belong in suburban areas where people are raising families with children.

I know a lot of other Reunion residents feel the same and do not want these apartments in our area.

Please do not approve this application on September 18, 2023.

Sincerely,

Dr. Lindsay Rock
7306 Rocking Chair Ln
Hoschton, GA 30548
706.296.0891

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 1:45 PM
To: Ron Scroggins
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Sep. 5, 2023 Planning Commission Meeting - Agenda Item 10

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Ron Scroggins <scroggins.ron@gmail.com>
Sent: Wednesday, August 30, 2023 1:38 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: Gina Pilcher <gpilcher@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Sep. 5, 2023 Planning Commission Meeting - Agenda Item 10

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.

Re: Meeting Agenda Item 10: 5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | Proposed Use: 133 unit rental community | ** Commission District 1 | Rochester/DCCM, applicant.

Mr. Sosobee,

For the past sixteen plus years I have resided in Reunion Country Club and my wife and I strongly oppose the above referenced Rezoning Application. While this planned residential area does not directly adjoin Reunion, it is less than 1.5 miles from

both the Spout Springs and Friendship entrances. The residences planned for this location would therefore have a major impact on the community resources, police, fire, school, etc., available to, and required by, both residents and businesses in the immediate area.

Additionally I question the necessity and commercial viability of a community of 133 rental residential units
consisting of one bedroom attached duplexes, plus two and three bedroom cottages. To validate this concern, I ask you to consider the following:

1. Harrison at Braselton (previously Noble Pines): 248 units at 93% capacity (opened 2019)
2. Finch-Braselton: 275 units at 7% capacity (opened Jul, 2023)
3. Chateau at Highlands: 152 units at 25% capacity (55+, opened Jan, 2023)
4. Mill Creek Springs: 196 units at 10% capacity

Over 550 additional units will be occupied when the above complexes are at 100% capacity. On this basis alone I can't understand how you and your fellow Planning Commissioners could vote to approve this rezoning request for an additional 133 residential units.

However there are additional reasons to deny this rezoning request:

1. The Maximum Density of the proposed development will be 9.52 units per acre while the PRD Requirement is 2 units per acre. This Density is almost five times that specified in the Hall County Code of Ordinances, Supplement 75 Update 1.
2. The developers are proposing zero feet of Exterior Buffer while the Code of Ordinances specifies 50 feet.

I understand the Staff Planning Committee is recommending denial of this Rezoning Request because it is not in compliance with the Hall County Comprehensive Plan.

For the reasons stated above, my wife and I strongly urge you and other members of the Planning Commission to follow the Staff Planning Committee's recommendation and vote to **DENY** this Rezoning Request.

Thank you for your time to consider this communication.

Ron and Nancy Scroggins
7165 Wrights Ln
Hoschton, GA 30548
770-965-0318
scroggins.ron@gmail.com

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, August 31, 2023 10:39 AM
To: Staci Lastinger
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Opposing the 133 unit rental community off thompson mill rd.

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Staci Lastinger <lastinger.staci@yahoo.com>
Sent: Thursday, August 31, 2023 10:38 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Opposing the 133 unit rental community off thompson mill rd.

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.

Good Morning!

I am opposing the 133 unit rental community off Thompson Mill Rd. Below are some of the reasonings that I think this is a bad idea for our community.

1. The Harrison at Braselton (previously Noble Pines) - opened 2019; there are 248 units and as of today, 8/24, they are at 93% capacity. This complex is behind the Aldi and across the street from the proposed rezoning request.

2. The Finch-Braselton also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently 7% occupied.

3. The Chateau at Highlands (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at 25% capacity.

4. Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and currently rented at 10%.

5. We have too many new communities coming into our town and our grocery stores, doctor offices, schools and restaurants can not handle the amount of people we have now. Doctor's offices are having long lead times just to get an appointment or are not taking new patients. We are going to overload our hospitals with all of this new development.

6. Our schools are overloaded with no room for the growth that is already approved and coming. For example Spout Springs had to move Kindergartens around after the 1st two weeks of school because the class size was too large. It was a huge disruption to those sweet babies and teachers.

Please be considerate when thinking about adding into this community when the infrastructure can not handle it. Braselton is a special place that does not need to be overloaded by greedy developers and bringing in more rental communities is going to put pressure on emergency services. It could potentially be bringing crime to the area that we do not want.

Thank you!
Staci Lastinger

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:56 AM
To: Rhonda McKinney
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Opposition to the proposed rezoning for a 133 unit rental community - Rochester/DCCM - Planning meeting scheduled 9/5/23

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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From: Rhonda McKinney <ugarkw@bellsouth.net>
Sent: Tuesday, August 29, 2023 10:06 PM
To: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Marlon McKinney <volmem@bellsouth.net>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Opposition to the proposed rezoning for a 133 unit rental community - Rochester/DCCM - Planning meeting scheduled 9/5/23

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.

Hall County Planning Commission and Board of Commissioners,

We are writing to strongly oppose another rental community, 133-units, being proposed for rezoning scheduled for hearing on Sept 5th by Rochester/DCCM and ask that you strongly consider denying this rezoning request. Unfortunately, like many others, we may not be able to attend this hearing in person on 9/5, the day after Labor Day, but hope that this email will be given equal weight as if we were there in person supporting this opposition.

Not only does this rezoning request appear not to meet the Comprehensive Plan finalized by Hall County which included input from residents/taxpayers, but this area at Thompson Mill and Spout Springs Road is already heavily congested, as is the area around Friendship Road and Spout Springs Road, and Friendship Road and Highway 211. We are not only seeing an Aldi store under construction in the same area as this proposed rezoning request, but several rental communities were already approved and built recently, so we do not need another rental community in this area. We are aware of some other rezonings scheduled for 9/18 that we will also be opposing in a separate email.

Supporting facts regarding rentals in this area where this rezoning is being proposed:
1. The Harrison at Braselton (previously Noble Vines) - opened 2019; there are 248 units and they are at 93% capacity. This complex is behind the Aldi and across the street from the proposed rezoning request.
2. The Finch-Braselton also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently 7% occupied.
3. The Chateau at Highlands (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at 25% capacity.
4. Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and currently rented at 10%.

These are the completed rental communities in this 2 mile radius and not sure if there have been others approved that have not started construction as there are for sale signs, rezoning notifications and land clearing everywhere around us.

We moved to Reunion 10 years ago from Duluth and the Pleasant Hill area in March of 2013 to get away from the congestion and lack of quality of the construction surrounding that area and have seen this area around us in S. Hall County change drastically with all of the rezoning approvals and especially in the last few years.

We've seen a number of tire/oil lube businesses, fast food restaurants, nail salons and storage facilities approved and constructed within yards of each other at the Friendship Road/Spout Springs Road intersection. Not to mention all of the construction currently in progress that will have a huge impact , negative unfortunately, on our roads and schools, not to mention the impact on the response to emergencies, ability to get in to see medical providers and potential decline on our property values now that the Spout Springs widening project has been delayed until 2027 and possibly longer if funding is not secured. Additionally, there are approved rezonings that haven't started construction, i.e. Sherwood Square Townhomes off of Spout Springs and probably others that we aren't aware of yet.

At some point, like now😀 PLEASE, we'd like to ask the county officials to listen to the people, the taxpayers in S. Hall county and pause to see what the impact is going to be on what has already been approved before approving additional rezonings. Friendship Road appears to be the only road, infrastructure, that was proactively widened to support the expected growth prior to the number of rezoning approvals.

These are business deals for these applicants, but they are life impacting to the people/taxpayers who moved to S. Hall county. The applicants and developers build, leave and move onto the next business deal with no concern for the ramifications the people and their families are left to deal with because of their greed and desire to profit from any vacant land available.

It seems sensible that the county allow some of the approved rezonings to have time to build out before approving more as we are already surrounded by red dirt and bulldozers. All of the current construction, once complete, will already have a negative impact on our roads, schools, potential decrease in our property values as we don't have the infrastructure in place to support what has already been approved.

The building associated with these rezonings takes years to complete and the economy and housing market dynamics change during that time and once they are complete, they often don't support what was approved years prior. Unfortunately, at that point, it is too late to ever get that cleared land back and the permanent damage is already done.

We will also be opposing the Tim Wilbanks rezoning request for a 185-unit rental property just outside of the Reunion front entrance and adjacent to the golf course that is scheduled for 9/18 in a separate email and hope to attend any meetings in person as our schedule allows. The beauty surrounding Reunion has already been

negatively impacted by the rezoning approval of the Bailey Farms property so we certainly don't want to see the front entrance of our community ruined as well.

Thank you for your consideration in denying this rezoning request.

Respectfully,

Marlon and Rhonda McKinney
Lot #1016 - Reunion Country Club
7010 Grand Reunion Drive
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, August 28, 2023 8:14 AM
To: Jim Mikoy
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, August 26, 2023 10:00 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

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.

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for

retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There are already a plethora of apartments in the immediate area (listed below) that bring down single family home values. They are not even at full capacity !!!!

The **Harrison at Braselton** (previously Noble Pines) - opened 2019; there are 248 units and as of 8/24, they are at **93% capacity**. This complex is behind the Aldi and across the street from the proposed rezoning request.

The **Finch-Braselton** also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently **7% occupied**.

The **Chateau at Highlands** (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at **25% capacity**.

Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Mr. AND Mrs. Jim Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:58 AM
To: Ksposa
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rezoning objections-applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Ksposa <ksposa@aol.com>
Sent: Tuesday, August 29, 2023 4:37 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning objections-applicant William Schmid , Rochester/DCCM

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To all addressees,

Please be advised that we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-family by applicant William Schmidt, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There are already a plethora of apartments in the immediate area (listed below) that bring down single family home values. They are not even at full capacity !!!!

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Mill Creek Springs - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

There is currently not enough infastructure, schools, roads, medical offices, etc, to handle what is currently available and even less once existing developments are filled to capacity. We do not need to add additional multi-family units to an already over crowded area.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Sincerely,
Kathleen and Jack Sposa
5891 Haven Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, August 30, 2023 7:56 AM
To: Merridee Michelsen
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Rezoning objections

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Merridee Michelsen <michelsenmerridee@gmail.com>
Sent: Tuesday, August 29, 2023 11:25 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Fwd: Rezoning objections

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Merridee Michelsen, PhD

We are the music-makers.....the dreamer of dreams.....

Merridee Michelsen, PhD
Education Psychologist & Diagnostician
Telephone: 770-490-4236
michelsenmerridee@gmail.com

As with other very concerned citizens of Hall County, we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

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Kenneth and Merridee Michelsen
5884 Haven Lane
Hoschton, GA 30548

Aug 4, 2023 at 9:12:21 AM
5352 Thompson Mill Rd
Hoschton GA 30548
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-IV TO PRD FOR A 133 UNIT RENTAL COMMUNITY
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: SEPT 5, 2023
Time: 5:15pm
&
COUNTY COMMISSION
Date: OCT. 12, 2023
Time: 6:00pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

Aug 4, 2023 at 9:14:56 AM
5350 Thompson Mill Rd
Hoschton GA 30548
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-IV TO PRD FOR A 133 UNIT RENTAL COMMUNITY
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15pm
&
COUNTY COMMISSION
Date: OCT 12, 2023
Time: 6:00pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

Aug 4, 2023 at 9:16:43 AM
5350 Thompson Mill Rd
Hoschton GA 30548
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-IY TO PRD FOR A 133 UNIT RENTAL COMMUNITY.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Sept 5, 2023
Time: 5:15pm
&
COUNTY COMMISSION
Date: Oct 12, 2023
Time: 6:00pm
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

Aug 4, 2023 at 9:25:10 AM
Friendship Rd
Hoschton GA 30548
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-IV TO PRD FOR A 133 UNIT RENTAL COMMUNITY.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: SEPT. 5, 2023
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: OCT. 12, 2023
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

Aug 4, 2023 at 9:26:07 AM
Friendship Rd
Hoschton GA 30548
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-IV TO PRD FOR A 133 UNIT RENTAL COMMUNITY.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: SEPT. 5, 2023
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: OCT. 12, 2023
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

Aug 4, 2023 at 9:10:12 AM
5354–5374 Thompson Mill Rd
Hoschton GA 30548
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-IN TO PRD FOR A 153 UNIT RENTAL COMMUNITY.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: JULY 5, 2023
Time: 5:00 P.M.
COUNTY COMMISSION
Date: OCT 12, 2023
Time: 6:00 P.M.
FOR MORE INFORMATION CALL (770) 531-6905