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, December 14, 2023 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Billy Powell

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

Proclamation/s

3 Approve the Proclamation recognizing December 15, 2023 as Hall County Day.

Consent

4 Approve the December 11, 2023 Work Session minutes.

5 Approve the November 9, 2023 Voting Meeting Minutes.

6 Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design of Acworth, GA. The estimated annual cost is $657,662.18.

7 Approve the ratification of the purchase of engine repairs and replacement for a 2006 International 2600 Dump Truck for Road Maintenance to Rush Truck Center of Gainesville, GA, in the amount of $54,690.01.

8 Approve the ratification of the 2024 Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of $749,692.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No cash or in-kind match is required.

9 Approve the sole source purchase of hardware, software and services, including Motorola CommandCentral Aware, Radio Location, and Radio Management for 911/Central Communications from Motorola Solutions, Inc. of Schaumburg, IL and establish a capital projects budget in the amount of $480,983.00.

10 Approve the sole source purchase of four (4) Zoll X Series Advanced Monitors/Defibrillators for Fire Rescue to Zoll Medical Corporation of Chelmsford, MA, in the amount of $162,775.76.

11 Approve the award of IFB #028-44 Furnish and Install Two (2) Shipping Containers for Live Firefighting Training for Fire Rescue to Symtech Fire, LLC of New Providence, NJ and establish a capital projects budget in the amount of $122,050.00.

12 Approve the renewal of the Third Party Administrator (TPA) and Excess Worker's Compensation for plan year 2024 with Arthur J. Gallagher Risk Management Services, Inc. of Atlanta, GA and Gallagher Bassett Services, Inc. of Rolling Meadows, IL. The estimated cost of this renewal is $438,899.00; and authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

13 Approve the Employment Agreement for the position of Major for the Sheriff's Office.

14 Approve the Employment Agreement for the position of Administrative Operations Director for the Sheriff's Office.

15 Approve the Recommendation from the Hearing Officer regarding a Revocation of a Short Term Rental License for Stone Resource, LLC located at 6111 Blackberry Lane, Buford, GA 30518.

16 Approve the award of RFQ/P #44-015 Georgia Safe Streets for All (SS4A) Action Plan for Public Works & Utilities to Alta Planning + Design, Inc. of Peachtree Corners, GA, in the amount of $287,981.00.

17 Approval and authorization for the Chairman to execute six (6) amendments to existing easements for the Friendship Road Sewer Project, subject to review and approval by the County Attorney. Commission District 1.

18 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Buford for cooperative paving of a section of New Bethany Road, which are maintained by Hall County, subject to review and approval by the County Attorney.

19 Approval and authorization for the Chairman to execute a Master Services Agreement to consolidate three (3) existing Flock Safety Camera Service Agreements into one (1) co-terminous agreement for the Sheriff's Office with Flock Group, Inc. of Atlanta, GA, subject to review and approval by the County Attorney. The estimated annual cost is $150,000.00.

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

20 **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: 185-unit multi-family development |** Commission District 1 **| Tim Wilbanks, applicant.**

21 **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Highway Business (H-B) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, applicant.**

22 **1731 Friendship Road | Variance |** 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 **| Proposed Use: 185-unit multi-family development and permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, applicant.**

23 **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B (GCOD); Tax Parcels 00122 001021 & 001031B **| Proposed use: used vehicle sales lot |** Commission District 4 **| Antonio Duran, applicant.**

24 **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions |** of a Planned Commercial Development (PCD) on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C **| Proposed use: master sign plan |** Commission District 2 **| Todd Mathes, applicant.**

25 **2367, 2371, and 0 Monroe Drive | Rezone |** from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels 15032F000028, 000028B and 000060 **| Proposed Use: truck parking and dumpster storage |** Commission District 4 **| Bobby Wood, applicant.**

26 **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III (GCOD), Tax Parcel 08139 003001 **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Daniel Perdomo, applicant.**

27 **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 **| Proposed use: welding service |** Commission District 3 **| Paden M. Dunagan, applicant.**

28 **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** Commission District 2 **| Zachary Lewis Boyd Milne, 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 (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 701/2022

SUBJECT: Chairman Richard Higgins

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

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 (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 724/2022

SUBJECT: Commissioner Billy Powell

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

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

Proclamation/s

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 679/2023

SUBJECT: Approve the Proclamation recognizing December 15, 2023 as Hall County Day.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter:
Recommendation:
Approve.

Purpose of Request:
Approve the Proclamation recognizing December 15, 2023 as Hall County Day.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-12-14

Approvals:

Approve	Public Information	Administration	Clerk
AO	BS	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Hall County, Georgia, was created on December 15, 1818, and named after Lyman Hall, who was a signer of the Declaration of Independence and former governor of the State of Georgia; and***

WHEREAS, ***the year 2023 marks the 205th year of Hall County's existence, providing a wonderful opportunity to appreciate the County's rich history, diverse culture and thriving community; and***

WHEREAS, ***we take this opportunity to recognize Hall County's employees that serve its citizens by setting the standard for excellent local government services in the state of Georgia; and***

WHEREAS, ***Hall County's organizational values include: serving citizens, enhancing community, responsible stewardship, valuing transparency, and efficient cooperation; and***

WHEREAS, ***this 205th year has seen meaningful investments, and we thank the many community leaders and stakeholders who play vital roles in creating the legacies that we will long treasure; and***

NOW THEREFORE, BE IT RESOLVED ***that the Hall County Board of Commissioners does hereby proclaim December 15, 2023, to be***

HALL COUNTY DAY

and encourages every citizen to take time this year to celebrate this historic anniversary and honor its contributions to the prosperity of the State of Georgia and Hall County.

Adopted this 14th day of December 2023.

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 (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 694/2023

SUBJECT: Approve the December 11, 2023 Work Session minutes.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: CA

Recommendation:
Approval.

Purpose of Request:
Approve the December 11, 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?	2023-12-14

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	CR	JR

Attachments:

December 11, 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, December 11, 2023 - 03:00 PM

Call to Order

Chairman Higgins at 3:00 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, and County Attorney William Linkous III

Administration

Ms. Crumley addressed the Board.

1 Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design of Acworth, GA. The estimated annual cost is $657,662.18.

Consent

Corrections and Maintenance

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

2 Approve the ratification of the purchase of engine repairs and replacement for a 2006 International 2600 Dump Truck for Road Maintenance to Rush Truck Center of Gainesville, GA, in the amount of $54,690.01.

Consent

Court Administration

Jason Stephenson, Court Administrator, addressed the Board.

3 Approve the ratification of the 2024 Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of $749,692.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No cash or in-kind match is required.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

4 Approve the sole source purchase of hardware, software and services, including Motorola CommandCentral Aware, Radio Location, and Radio Management for 911/Central Communications from Motorola Solutions, Inc. of Schaumburg, IL, in the amount of $480,983.00.

Consent

Financial Services

Wes Geddings, Director of Financial Services, addressed the Board.

5 Presentation of the Hall County FY 2023 Annual Audit Report.

Amanda Wilkson, CPA, Bates & Carter, addressed the Board and discussed the FY 2023 Annual Audit Report.

Fire Rescue

Jerry Smith, Interim Fire Chief, addressed the Board.

6 Approve the sole source purchase of four (4) Zoll X Series Advanced Monitors/Defibrillators for Fire Rescue to Zoll Medical Corporation of Chelmsford, MA, in the amount of $162,775.76.

Consent

7 Approve the award of IFB #028-44 Furnish and Install Two (2) Shipping Containers for Live Firefighting Training for Fire Rescue to Symtech Fire, LLC of New Providence, NJ and establish a capital projects budget in the amount of $122,050.00.

Consent

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

8 Approve the renewal of the Third Party Administrator (TPA) and Excess Worker's Compensation for plan year 2024 with Arthur J. Gallagher Risk Management Services, Inc. of Atlanta, GA and Gallagher Bassett Services, Inc. of Rolling Meadows, IL. The estimated cost of this renewal is $438,899.00; and authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

Consent (Commissioner Stowe - recused)

9 Approve the Employment Agreement for the position of Major for the Sheriff's Office.

Consent

10 Approve the Employment Agreement for the position of Administrative Operations Director for the Sheriff's Office.

Consent

Planning and Development

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

11 Approve the Recommendation from the Hearing Officer regarding a Revocation of a Short Term Rental License for Stone Resource, LLC located at 6111 Blackberry Lane, Buford, GA 30518.

Consent

12 **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: 185-unit multi-family development |** Commission District 1 **| Tim Wilbanks, applicant.**

13 **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Highway Business (H-B) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, applicant.**

14 **1731 Friendship Road | Variance |** 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 **| Proposed Use: 185-unit multi-family development and permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, applicant.**

15 **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B (GCOD); Tax Parcels 00122 001021 & 001031B **| Proposed use: used vehicle sales lot |** Commission District 4 **| Antonio Duran, applicant.**

16 **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions |** of a Planned Commercial Development (PCD) on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C **| Proposed use: master sign plan |** Commission District 2 **| Todd Mathes, applicant.**

17 **2367, 2371, and 0 Monroe Drive | Rezone |** from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels 15032F000028, 000028B and 000060 **| Proposed Use: truck parking and dumpster storage |** Commission District 4 **| Bobby Wood, applicant.**

18 **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III (GCOD), Tax Parcel: 08139 003001 **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Daniel Perdomo, applicant.**

19 **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 **| Proposed use: welding service |** Commission District 3 **| Paden M. Dunagan, applicant.**

20 **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** Commission District 2 **| Zachary Lewis Boyd Milne, applicant.**

Public Works and Utilities

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

21 Approve the award of RFQ/P #44-015 Georgia Safe Streets for All (SS4A) Action Plan for Public Works & Utilities to Alta Planning + Design, Inc. of Peachtree Corners, GA, in the amount of $287,981.00.

Consent

22 Approval and authorization for the Chairman to execute six (6) amendments to existing easements for the Friendship Road Sewer Project, subject to review and approval by the County Attorney. Commission District 1.

Consent

23 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Buford for cooperative paving of a section of New Bethany Road, which are maintained by Hall County, subject to review and approval by the County Attorney.

Consent

Sheriff's Office

Major Brad Parks, Sheriff's Office, addressed the Board.

24 Approval and authorization for the Chairman to execute a Master Services Agreement to consolidate three (3) existing Flock Safety Camera Service Agreements into one (1) co-terminous agreement for the Sheriff's Office with Flock Group, Inc. of Atlanta, GA, subject to review and approval by the County Attorney. The estimated annual cost is $150,000.00.

Consent

County Administrator

Ms. Crumley addressed the Board. He stated the following:

- *Hall County Offices will be closed on Friday, December 22, 2023 and Monday, December 25, 2023 in observance of the Christmas Holiday.*
- *Hall County Offices will also be closed on Monday, January 1, 2024 in observance of the New Years Day holiday.*
- *Presented a 'WIN' video highlighting mental health awareness featuring the Hall County Sheriff's Office. Sheriff Gerald Couch delivered remarks and discussed current mental health initiatives being carried out by the Sheriff's Office.*

Public Comments

There were no comments from the public.

Commission Time

Commissioner Kathy Cooper, Commission District 1, wished everyone a Merry Christmas

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

- *Evan Breakspear, Jackson EMC*

Adjourn

Chairman Higgins adjourned the meeting at 3:47 p.m.

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 695/2023

SUBJECT: Approve the November 9, 2023 Voting Meeting Minutes.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: CA

Recommendation:
Approval.

Purpose of Request:
Approve the November 9, 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?	2023-12-14

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	CR	JR

Attachments:

November 9, 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, November 09, 2023 - 06:00 PM

Call to Order

Vice Chairman Powell 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 County Administrator Zach Propes, 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

Chairman Higgins was present by phone.

Approve Agenda

(Motion made following the pledge.)

Commissioner Stowe/Commissioner Cooper — approve — unanimous

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

3 Approve the Proclamation recognizing November 1, 2023 as National Family Literacy Day.

Commissioner Powell presented Penny Walker and Carolyn Launer with the Proclamation.

Commissioner Stowe/Commissioner Poole — approve — unanimous

4 Approve the Proclamation recognizing November 2023 as National American Indian Heritage Month.

Commissioner Stowe presented Penny Walker and Carolyn Launer with the Proclamation.

Commissioner Stowe/Commissioner Poole — approve — unanimous

Consent

Commissioner Stowe/Commissioner Poole — approve — unanimous

5 Approve the November 6, 2023 Work Session Meeting minutes.

6 Approve the November 6, 2023 Executive Session minutes.

7 Approve the November 6, 2023 Meeting minutes.

8 Approve the October 26, 2023 Voting Meeting minutes.

9 Approve the October 26, 2023 Executive Session minutes.

10 Approve the October 26, 2023 Meeting minutes.

11 Approve the re-appointment of Dr. Antonio Rios to the Board of Health to serve a term from January 1, 2024 to December 31, 2028. Commission Districts 1, 2, 3 & 4.

12 Approve the re-appointment of Rev. Don Harrison to the Board of Health to serve a term from January 1, 2024 to December 31, 2028. Commission Districts 1, 2, 3 & 4.

13 Approve the re-appointment of Srikanth Yamala to the Chestatee Chattahoochee RC&D Council to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.

14 Approve the re-appointment of Commissioner Gregg Poole to the Chestatee Chattahoochee RC&D Council to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.

15 Approve the re-appointment of Commissioner Billy Powell to the Gainesville Hall Development Authority to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.

16 Approve the re-appointment of Commissioner Jeff Stowe to the Parks & Leisure Services Board to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.

17 Approve the re-appointment of Jennifer Pettitt to the Board of Tax Assessors to serve a term from January 1, 2024 to December 31, 2027. Commission District 1.

18 Approval and authorization for the Chairman to execute an Extension of the Letter of Intent between Hall County and Glade Farm, LLC originally executed on January 15, 2010, and any all additional documents necessary to effectuate the transaction, subject to review and approval by County Attorney.

19 Approve the contract for Everbridge Mass Notification Alert System for Emergency Management to Everbridge, Inc. of Pasadena, CA, in the amount of $64,914.71.

20 Approve the proposed Environmental Health Fee Schedule, effective January 1, 2024.

21 Approve the award of IFB #026-44 Sheriff's Office Training Center Metal Storage Building for the Sheriff's Office to KBP Construction Plus, LLC, of Winder, GA, in the amount of $103,932.65.

22 Approve the award of IFB #025-44 Furnish and Install Security Fencing for the Hall County Courthouse Parking Deck for the Sheriff's Office to Blue Ridge Fence, Inc. of Lula, GA, in the amount of $63,639.00.

23 Approve the 2024 Board of Commissioners Meeting Schedule.

Other Business - Appointments for Consideration

24 Appointment to the Board of Tax Assessors to serve a term from January 1, 2024 to December 31, 2027. Commission District 3.

Commissioner Poole/Commissioner Stowe — appoint Casey Ryals — unanimous

Other Business - Planning and Development

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

25 Public Hearing to amend section 17.410 entitled "Standards for Telecommunication Antennas and Towers" and section 17.412 entitled "Standards for Small Wireless Facilities Placed in the County Right-of-Way" within Title 17 of the Official Code of Ordinances of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes.

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

There were no comments from the public.

Commissioner Stowe/Commissioner Poole — approve — unanimous

Other Business - Public Works and Utilities

Jorge Gomez, Assistant Director of Public Works and Utilities addressed the Board.

26 Approve the release of a $95,002.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and sidewalks in Stephens Point Subdivision Phase II. Commission District 2.

Commissioner Powell/Commissioner Stowe — approve — unanimous

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

Ms. Doveton addressed the Board.

27 **3902 & 0 Belmont Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV (GCOD), Tax Parcels: 15013 000017B and 000074 (pt.) **| Proposed Use: truck parking and office |** Commission District 3 **| Gus E. Simpson, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *James Irvin, 164 Professional Drive, Baldwin*

Opposition:

- *William C. Jenkins, 3950 Blmont Highway, Talmo*
- *Barry Latty, 3858 Belmont Highway, Talmo*

Commissioner Poole/Commissioner Cooper — approve with the seventeen (17) conditions listed below — Vote: 3 to 2

Commissioner Cooper — aye

Commissioner Powell — nay

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion passed.

Conditions:

1. *Development is approved as generally shown on the concept plan dated July 31, 2023 and described in the updated letter of intent received dated October 2, 2023, 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. *The proposed dump truck storage shall be limited to a maximum of 35 trucks on-site at any one time.*
3. *Light fixtures shall be installed with full cut-offs. Any existing fixtures shall be retrofitted to be full cut-off.*
4. *All proposed on-site improvements shall be located beyond proposed GDOT project limits.*
5. *Any building to be utilized for the business shall be inspected for compliance with commercial building code requirements. Should any improvements be required for compliance, work shall be completed and inspected prior to the issuance of a certificate of occupancy or business license.*
6. *All truck parking shall be located outside of the 300-foot Gateway Corridors Overlay District limit as depicted on Hall County GIS maps.*
7. *No gravel shall be permitted within the Gateway Corridors Overlay District. All employee parking areas and driveways shall be paved with asphalt or concrete.*
8. *No approval of the proposed use in Hall County shall constitute approval of the use on any portion of the property within Jackson County.*
9. *Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.*
10. *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."*
11. *The hours of operation for the business shall be 6:30am-7:00pm Monday through Friday, and 6:30am-12:30pm on Saturday, and the business will be closed on Sundays.*
12. *The driveway shall be paved from the edge of road to the limits of the Gateway Corridors Overlay District (measuring 300 feet from the centerline of the road).*
13. *The existing manufactured home and accessory buildings located within the limits of the Gateway Corridors Overlay District (measuring 300 feet from the centerline of the road) shall be exempt from GCOD standards, as the use will be dedicated to a caretaker/employee's residence for the business.*
14. *Direct sales of dirt, sand, gravel, mulch, and rock is prohibited on site.*
15. *There shall be a decel lane and turning lane added in accordance with Department of Transportation (DOT) specifications.*
16. *The annual business license renewal for calendar year 2025 shall be subject to Board of Commissioners approval.*
17. *There shall be no auctions, sales of vehicles, equipment or materials allowed on site.*

28 **6777 and 6804 Spout Springs Road | Rezone |** from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 (pt.) **| Proposed Use: 95-unit townhome development |** Commission District 1 **| Walker Anderson Homes, applicant.**

Mr. Lawhon introduced items 28 and 29, which were heard together. Ms. Doveton discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 33 and 34:

Favor:

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*
- *Corbitt Williams*

Opposition:

- *Joel Bell, 6756 Spout Springs Road, Flowery Branch*

Commissioner Cooper/Commissioner Stowe — approve with the thirteen (13) conditions listed below — unanimous

Conditions:

1. *The development shall not exceed a maximum of 95 units and may be 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 minimum heated floor area (HFA) shall be 1,800 square feet.*
4. *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 of17.180.060, Planned Residential Development along all exterior boundaries.*
6. *All associated stream buffers shall be contained completely within HOA common areas and shall not be on any individual lot.*
7. *All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
8. *The development shall be limited to a maximum of two (2) model homes prior to recording of the final plat.*

9. *The following variances are granted herein:*
    a. *70% of garage door area shall be allowed.*
    b. *The street design as presented in the conceptual plan shall be subject to review and approval of the Hall County Engineering Department.*
    c. *The design shall be subject to review and approval of Hall County Fire Marshal.*
    d. *Sewer design shall be subject to review and approval of the County Engineer.*
    e. *The building elevations shall be reviewed and approved by the Planning Director.*
10. *Driveways are required to be 22 feet with parking for two cars.*
11. *There shall be no on street parking allowed.*
12. *There shall be a 6 foot privacy fence or screening installed on the property line bordering the seven lots located on Lancaster Crossing.*
13. *There shall be at least 30 offsite parking spaces.*

29 **6804 Spout Springs Road | Amend Conditions |** of a Planned Residential Development (PRD) on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 **| Proposed Use: 95-unit townhome development |** Commission District 1 **| Walker Anderson Homes, applicant.**

Items 28 and 29 were heard together. See item 28 for public hearing details.

Commissioner Cooper/Commissioner Stowe — approve with the thirteen (13) conditions listed below — unanimous

Conditions:

1. *The development shall not exceed a maximum of 95 units and may be 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 minimum heated floor area (HFA) shall be 1,800 square feet.*
4. *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 of17.180.060, Planned Residential Development along all exterior boundaries.*
6. *All associated stream buffers shall be contained completely within HOA common areas and shall not be on any individual lot.*
7. *All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
8. *The development shall be limited to a maximum of two (2) model homes prior to recording of the final plat.*
9. *The following variances are granted herein:*
    a. *70% of garage door area shall be allowed.*
    b. *The street design as presented in the conceptual plan shall be subject to review and approval of the Hall County Engineering Department.*
    c. *The design shall be subject to review and approval of Hall County Fire Marshal.*
    d. *Sewer design shall be subject to review and approval of the County Engineer.*
    e. *The building elevations shall be reviewed and approved by the Planning Director.*
10. *Driveways are required to be 22 feet with parking for two cars.*
11. *There shall be no on street parking allowed.*
12. *There shall be a 6 foot privacy fence or screening installed on the property line bordering the seven lots located on Lancaster Crossing.*
13. *There shall be at least 30 off site parking spaces.*

30 **8730 Forrester Road | Use Subject to County Commission Approval |** on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: expansion of commercial kennel |** Commission District 3 **| Steven & Holly Crumley, applicants.**

Mr. Lawhon introduced items 30, 31 and 32, which were heard together. Ms. Doveton discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 30, 31 and 32:

Favor:

- *Holly Crumley, 120 Magnolia Place, Homer*

Opposition:

- *Virginia Martin, 5355 Elliott Crossing, Gainesville*
- *Kathryn Askew, 8720 Forrester Road, Lula*

Commissioner Stowe/Chairman Higgins — approve with the six (6) conditions listed below — Vote: 4 to 1

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *Any and all further expansion of the facility or kennel activity will be subject to further review and approval of the Board of Commissioners, and appropriate permits obtained upon approval.*
2. *No residential dwelling may be added to the parcel where the commercial kennel is located.*
3. *The business shall maintain the fencing and planted buffer as described in the applicant's statement.*
4. *The applicant will pursue retroactive building permits for all buildings measuring more than sixteen feet in length and width.*
5. *There shall be a total fine of $1000 imposed.*
6. *The application will require an engineer's report for the work conducted without a building permit or inspections.Once a certificate of occupancy (CO) is issued, the applicant must obtain a retroactive business license for last year and this year.*

31 **8730 Forrester Road | Variance |** from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures |** Commission District 3 **| Steven & Holly Crumley, applicants.**

Items 30, 31 and 32 were heard together. See item 30 for public hearing details.

Commissioner Stowe/Commissioner Cooper — approve with the six (6) conditions listed below — Vote: 4 to 1

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *Any and all further expansion of the facility or kennel activity will be subject to further review and approval of the Board of Commissioners, and appropriate permits obtained upon approval.*
2. *No residential dwelling may be added to the parcel where the commercial kennel is located.*
3. *The business shall maintain the fencing and planted buffer as described in the applicant's statement.*
4. *The applicant will pursue retroactive building permits for all buildings measuring more than sixteen feet in length and width.*
5. *There shall be a total fine of $1000 imposed.*
6. *The application will require an engineer's report for the work conducted without a building permit or inspections.Once a certificate of occupancy (CO) is issued, the applicant must obtain a retroactive business license for last year and this year.*

32 **8730 Forrester Road | Variance |** from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures |** Commission District 3 **| Steven & Holly Crumley, applicants.**

Items 30, 31 and 32 were heard together. See item 30 for public hearing details.

Commissioner Stowe/Commissioner Cooper — approve with the six (6) conditions listed below — Vote: 4 to 1

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *Any and all further expansion of the facility or kennel activity will be subject to further review and approval of the Board of Commissioners, and appropriate permits obtained upon approval.*
2. *No residential dwelling may be added to the parcel where the commercial kennel is located.*
3. *The business shall maintain the fencing and planted buffer as described in the applicant's statement.*
4. *The applicant will pursue retroactive building permits for all buildings measuring more than sixteen feet in length and width.*
5. *There shall be a total fine of $1000 imposed.*
6. *The application will require an engineer's report for the work conducted without a building permit or inspections.Once a certificate of occupancy (CO) is issued, the applicant must obtain a retroactive business license for last year and this year.*

33 **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone |** from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD) to Light Industrial (I-I) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 **| Proposed Use: boat/RV storage and an office/warehouse |** Commission District 3 | **Dutton Properties, applicant.**

Mr. Lawhon introduced items 33, 34 and 35, which were heard together. Ms. Doveton discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 33, 34 and 35:

Favor:

- *Ed Myers, 752 Chattahoochee Place, Gainesville*

Opposition:

- *Marty Smallwood, 3366 Small Woods Lane, Gainesville*
- *Mark Kirves, 3338 Wilkerson Drive, Gainesville*
- *Ken Coggins, 3471 Big View Road, Gainesville*
- *Michael O'Chasey, 3342 Wilkerson Drive, Gainesville*
- *Richard Prior, 3342 Nottingham Forest Drive, Gainesville*
- *Terry Lucas, 4614 Babbing Creek Way, Gainesville*
- *Petra Urban, 3418 Cleveland Highway, Gainesville*
- *Mary Alice Smith, 3342 Nottingham Forest Drive, Gainesville*
- *Robert Simmons, 4010 Donna Drive, Gainesville*
- *Ken Simmons, 3950 Donna Drive, Gainesville*

Commissioner Poole/Commissioner Cooper — approve tabling item 33 until the January 25, 2024 Voting Meeting — unanimous

34 **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval |** 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 **| Proposed Use: outdoor storage within Gateway Corridors Overlay District |** Commission District 3 **| Dutton Properties, applicant.**

Items 33, 34 and 35 were heard together. See item 33 for public hearing details.

Commissioner Poole/Commissioner Stowe — approve tabling item 34 until the January 25, 2024 Voting Meeting — unanimous

35 **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance |** 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 **| Proposed Use: boat/RV storage and office/warehouse |** Commission District 3 **| Dutton Properties, applicant.**

Items 33, 34 and 35 were heard together. See item 33 for public hearing details.

Commissioner Poole/Commissioner Stowe — approve tabling item 35 until the January 25, 2024 Voting Meeting — unanimous

36 **812 Atlanta Highway | Appeal a Planning Commission Decision for a Variance |** from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 **| Proposed Use: residential addition |** Commission District 4 **| Robert Murillo, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Robert Murrillo, 535 Dixon Drive, Gainesville*

Commissioner Stowe/Commissioner Poole — approve appeal with the two (2) conditions listed below— unanimous

1. *Must obtain a retroactive permit for the 519 square foot addition. The cost will be $217.98, which reflects a penalty (3 x $72.66 = $217.98).*
2. *The application will require an engineer's report for the work conducted without a building permit or inspections.*

County Administrator

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

- *Hall County Offices will be closed on Thursday, November 23, 2023 and Friday, November 24, 2023 in observance of the Thanksgiving holiday.*

Commission Time

Commissioner Billy Powell, District 2, announced that he will run for re-election in 2024 as District 2 Commissioner and stated he is excited in the opportunities that lie ahead and would appreciate support for another term.

Commissioner Gregg Poole, District 3, mentioned spot zoning and how many industrial parks are located within residential areas.

Adjourn

Commissioner Stowe/Commissioner Poole — adjourn at 8:32 p.m. — unanimous

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 665/2023

SUBJECT: Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design of Acworth, GA. The estimated annual cost is $657,662.18.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: KC

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design of Acworth, GA. The estimated annual cost is $657,662.18.

History:

Facts and Issues:
This is year three (3) of a possible five (5) years for this demand service contract. The estimated total annual cost is based upon historical spend.

Options:

Funding Requested	$ 657,662.18
Are funds within current budget?	Yes
Source of Funds	Various
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Approve	Purchasing	Budget
AP	CR	AP	EW
Finance	**Attorney**	**Administration**	**Clerk**
WG	WLI	CR	JR

Attachments:

Financial Supplement
Signature Request and Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 665/2023

Funds Requested: $ 657,662.18

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	TBD	TBD	542500-OTHER EQUIPMENT	$657,662.18

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: KC

Phone: x5504

Hall County Government
FINANCIAL SERVICES

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 11/28/2023

To: Richard Higgins, Chairman, Board of Commissioners

From: Andy Penick, Purchasing Manager

Your signature is requested to execute the attached renewal document for:

Bid/Contract No: #41-011

Department(s) Requesting Contract: Administration

Award Recipient Name: Miller EG Design

Date of BOC Vote: 12/14/2023

☐ Price Increase Requested Percentage Increase: **0%**

☒ Demand Service Contract Awarded Amount: Open

☐ Commodity Contract Awarded Amount: Open

Comments:

Originally approved by the Board on 01/14/2021, Agenda Item #200/2020
For the amount of $1,297,250.00

This is Renewal #3 of a possible five (5) year contract.
Prior year spend was $657,662.18.

Hall County Government
FINANCIAL SERVICES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 I f: 770.531.7112

FINANCIAL SERVICES DIRECTOR
Wesley Geddings

November 15, 2023

Tim Miller
Miller EG Design
315 Northpoint Pkwy SE
Suite F
Acworth, GA 30102

Subject: RFQ\P #41-011-3, Demand Services for Fabrication & Installation of Hall County Signage

Dear Tim,

Attached you will find a supplemental agreement extending the Contract #41-011 term from January 14, 2024 to January 15, 2025. as per the same terms and conditions of the Bid #41-011.

New purchase orders will be issued for fiscal year 2024 and a purchase order number must appear on all invoices exceeding $3,000.00 in value.

If you are in agreement with the renewal, please print, sign, notarize and return one copy via email to me. A copy will be returned to you upon execution by Hall County.

If you have not done so recently, please proceed to notify your insurance agent to furnish an updated certificate of liability form. We also need a new W9 and a contact list including name, email and phone number(s) for your company. I must have this before I may issue a Notice to Proceed on your renewal.

I would request that you please respond by November 15, 2023. Hall County appreciates your cooperation with this process.

Hall County Board of Commissioners

Andy Penick
Purchasing Manager

cc: Contract File

CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS

Bid/Contract No: RFP #41-011

Bid/Contract Name: Demand Services for Fabrication & Installation of Hall County Signage

State of Georgia
County of Hall

Contract #41-002-3

Supplement Agreement #3

Demand Services for Fabrication & Installation of Hall County Signage November 15, 2023

Whereas, the County desires to extend the contract period for a one-year period through January 15, 2025, in accordance with the terms and conditions of Bid #41-011, Demand Services for On-Call Fabrication & Installation of Hall County Signage, dated January 15, 2019, and

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

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

1. By extending the contract coverage for a one year period through January 15, 2025,

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

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

Miller E.G. Design, LLC

By: Timothy G. Miller
Print Name: TIMOTHY G. MILLER
Title: OWNER

Sworn to and subscribed before me this

15th Day of November, 2023

Notary Public: Kami P. Lewis

Notary commission expires: November 16, 2024

[Locus Sigilli – Seal or Stamp]

HALL COUNTY, GEORGIA

By. _____
Richard Higgins, Chairman
Hall County Board of Commissioners

Date: _____

Attestment: _____
County Clerk

Approved as to Form

William J. Linkous III
William J. Linkous III, County Attorney

State of Georgia
County of Hall

Contract #41-002-3

Attachment A

Nov 14, 2023

Demand Services for On-Call Fabrication & Installation of Hall County Signage

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

No Price Increases for 2024

State of Georgia
County of Hall

Contract #41-011-3

Attachment A – 2024 Pricing Sheet

Demand Services for Fabrication and Installation of Hall County Signage November 14, 2023

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

Sign Type	Description	FY2024 Price
A	Building ID Monument Sign – Large	$26,347.36
B	Building ID Monument Sign – Small	$18,117.84
B.veL	Building ID Sign – VE Large	$2,730.00
B.veXL	Vehicular Directional Sign – VE Extra Large	$2,826.72
C	Vehicular Directional Sign	$742.56
C – NO POST	Vehicular Directional Sign – No Post	$596.96
C.1	Vehicular Directional Sign – High	$644.57
C.1(df)	Vehicular Directional Sign – High – Double-faced	$1,142.52
D.1	Informational Sign – High	$549.12
D.1 – NO POST	Informational Sign – High – No Post	$423.28
D.1(df)	Informational Sign – High – Double-faced	$690.22
D.2	Informational Sign – Low	$514.80
D.2(df)	Informational Sign – Low – Double-faced	$604.46
E	Park Identification Sign	$7,379.84
Average Installation Cost	$1,562	
Additional Cost	$*	

*Please note, per the RFQ/P page 6, section V.2 "As Task Orders are requested, estimated site work, equipment costs and materials should be given for the installation of the sign requested." Therefore, footings, foundations, structural engineering, and similar tasks and items are not included in prices.

Sign Type	Description (on orders of 10 or more)	FY2024 Price
A	Building ID Monument Sign – Large	$24,239.28
B	Building ID Monument Sign – Small	$16,656.64
B.veL	Building ID Sign – VE Large	$2,502.05
B.veXL	Vehicular Directional Sign – VE Extra Large	$2,590.69
C	Vehicular Directional Sign	$541.84
C – NO POST	Vehicular Directional Sign – No Post	$547.11
C.1	Vehicular Directional Sign – High	$590.75
C.1(df)	Vehicular Directional Sign – High – Double-faced	$1,047.12
D.1	Informational Sign – High	$505.44
D.1 – NO POST	Informational Sign – High – No Post	$503.27
D.1(df)	Informational Sign – High – Double-faced	$632.58
D.2	Informational Sign – Low	$471.12
D.2(df)	Informational Sign – Low – Double-faced	$553.99
E	Park Identification Sign	$6,793.28

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 659/2023

SUBJECT: Approve the ratification of the purchase of engine repairs and replacement for a 2006 International 2600 Dump Truck for Road Maintenance to Rush Truck Center of Gainesville, GA, in the amount of $54,690.01.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: WD

Recommendation:
Approve.

Purpose of Request:
Approve the ratification of the purchase of engine repairs and replacement for a 2006 International 2600 Dump Truck for Road Maintenance to Rush Truck Center of Gainesville, GA, in the amount of $54,690.01.

History:

Facts and Issues:
Vehicle is a 2006 International Dump Truck. Mileage: 184,345. Hours: 12,390. Total estimated mileage: 743,400

The cause of the engine failure was a main bearing damaged in November 2022.

This repair was made to the engine block.

Options:

Funding Requested	$ 54,690.01
Are funds within current budget?	Yes
Source of Funds	Development Services
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? 2023-12-15

Approvals:

Submit	Purchasing	Budget	Finance
WD	AY	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Rush_Req_2024-9241610_Updated_78.pdf

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 659/2023

Funds Requested: $ 54,690.01

Request Budgeted: Yes

Proposed Source of Funding:

Development Services

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	272-DEVELOPMENT SERVICES FUND	4220-ROAD MAINTENANCE	522205-VEHICLE MAINTENANCE	$54,690.01

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WD

Phone: 770-531-6872

RUSH TRUCK CENTER, GAINESVILLE

2045 ATLAS CIR
PO Box :
GAINESVILLE GA 30501-6135 US
800-785-0475

*** www.rushtruckcenters.com ***

INVOICE DATE
10/02/2023 12:05:41CST
INVOICE NUMBER
CUSTOMER NO. / BRANCH
143099 / 1907
PAGE:1 of 8

SOLD TO :
HALL COUNTY B.O.C.
ATTN FINANCE DEPT
1670 BARBER RD
GAINESVILLE GA
30507-8350 US

For Customer Review

RUSH TRUCK CENTER, GAINESVILLE

2045 ATLAS CIR
PO Box :
GAINESVILLE GA 30501-6135 US
800-785-0475

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	40836360	770-531-7082	96447-Charles Kelly	29156

Cust Unit # 78 — License #
Phone # 770-531-7082 — Contact #
COMPLETION DATE:
RTL UNIT: — YEAR: 2006 MAKE/MODEL: INTERNATIONAL/7600:IH
SERIAL: 1HTWYSBT66J349269 — MILEAGE: 179,038 MI

Date in Service....:
Engine Make/Model..: CATERPILLAR/C13
Engine Serial No...:
Trans Model.....: /
Front Diff Model...:
Front Diff Serial..:
Rear Diff Model....:
Rear Diff Serial...:

Job 1 PERFORM ENGINE REPLACEMENT

Removed hood and radiator and drained coolant

(Tech 76198 on 2023-08-18 at 12:28:42)

Removing harness and fuel lines

(Tech 76198 on 2023-08-18 at 14:35:39)

removed wireing harness #Removed fule lines and air lines

(Tech 76198 on 2023-08-18 at 16:27:18)

Removed power steering hoses and removed engine mount bolts and

removed engine

(Tech 76198 on 2023-08-21 at 12:25:37)

Started pulling needed parts off old engine

(Tech 76198 on 2023-08-21 at 15:44:11)

mis punch

SUBTOTAL	TAX STATUS/STATE	SALES TAX	PLEASE PAY (USD)

Customer or Customer's Agent X _____

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TERMS
Net 10 days

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(Tech 76198 on 2023-08-25 at 08:22:16)

swapped parts over to new engine

(Tech 76198 on 2023-08-25 at 13:32:16)

Put engine in unit and stuck front motormount bolts in

(Tech 76198 on 2023-08-25 at 16:08:59)

putting parts on engine

(Tech 76198 on 2023-08-28 at 12:12:09)

connected wirinbg harness and air lines and bolted down the engine

mounts

(Tech 76198 on 2023-08-28 at 16:13:55)

Zip tied up some of the wiring harness and then had to help other techs

(Tech 76198 on 2023-09-06 at 09:22:49)

Connected wiring harness and put oil pick up tube from old engine on

to the new and spun oil pan around were it would be rear sump and put

oil pan back up and torqued to spec

(Tech 76198 on 2023-09-08 at 12:18:53)

Got most of the stuff on engine ready to go

(Tech 76198 on 2023-09-08 at 16:07:41)

Filled engine with coolant and water and jumped unit off

(Tech 76198 on 2023-09-12 at 12:11:31)

Charged a/c and put windsheild wipers on unit

(Tech 76198 on 2023-09-12 at 15:59:07)

put air duct and air box on unit

(Tech 76198 on 2023-09-13 at 12:02:35)

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Got old engine covered up for parts

(Tech 76198 on 2023-09-13 at 14:18:20)

wired up headlights

(Tech 76198 on 2023-09-26 at 14:01:15)

put grill on and headlights

(Tech 76198 on 2023-09-26 at 15:51:21)

Put interior back in and fenders and connected trans

(Tech 76198 on 2023-09-28 at 12:28:14)

needs asbuilt peremeters

(Tech 76198 on 2023-09-28 at 16:37:02)

Towed unit into shop #Pulled hood #Pulled radiator #Drained all fluids#Diaconneceted all air lines #Disconnected all wires and wire conjnectors#Removed motor mount bolts#Removed engine #Swapped over bottom radiator hose housing#Swapped over oil pick up tube #Reattatched oil pan to engine #Put Engine into truck frame #Connected all wires and air lines put all fluids back in engine #Put radiator back in filled with coolant #Connected a/c system and charged to specs #Removed clutch and swapped over to new engine #Removed trans out of back of bed #Put trans in unit and filled to proper level #Put drive line in and torqued to spec #Programmed unit to ecm #Test drove unit and unit drove good unit is now ready for pick up #Needs batterys also have to jump unit off

(Tech 76198 on 2023-10-02 at 11:52:44)

Sales Qty	UOM	Item #	Item Description	UnitRate	Per	Extension

SUBTOTAL	TAX STATUS/STATE	SALES TAX	PLEASE PAY (USD)

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1.000	EA	FREIGHT	SHIPPING AND HANDLING	750.00/1	EA	750.00
10.000	EA	895622:VLV	ZX HD NITRITE FREE RED 50/50 AFC	8.99/1	EA	89.90
			***** SPECIAL SALE PRICE *****			
3.000	EA	4620:NRY	14 OZ PENRAY NC VOC BRAKE CLNR LT	3.19/1	EA	9.57
			***** SPECIAL SALE PRICE *****			
24.000	EA	125152EXX:MBL	MOBIL DELVAC HDEO 15W-40 BULK	7.49/1	EA	179.76
1.000	EA	10R8834:CT	ENG AR COMP	44420.00/1	EA	44420.00
			CAT-REMAN ENGINE	1500.00-/1	EA	1500.00-
1.000	EA	10R8834-C1:CT	ENG AR COMP	19821.11/1	EA	19821.11
1.000	EA	3565415C2:IH	BELT FAN 8PK X 1000 FOR C15/1	65.90/1	EA	65.90
1.000	EA	1517672C91:IH	CLAMP AIR DUCT HOSE (T-BOLT)	34.90/1	EA	34.90
1.000	EA	2199066:R58	T-BOLT CLAMP	20.90/1	EA	20.90
1.000	EA	1668921C1:IH	GASKET OIL FILL PIPE	60.90/1	EA	60.90
1.000	EA		GASKETS & ORINGS - CAT	196.42/1	EA	196.42

LABOR SUBTOTAL:	7200.33
PARTS SUBTOTAL:	65649.36
MISC SUBTOTAL.:	0.00
COUPON SUBTOTAL.:	1500.00-
EPA SUBTOTAL..:	4.00
SHOP SUBTOTAL.:	720.03
MACH SUBTOTAL.:	25.00
JOB SUBTOTAL..:	72098.72

Employee(s) on above job : ,00076198,00076215

SUBTOTAL	TAX STATUS/STATE	SALES TAX	PLEASE PAY (USD)

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Job 2 MANUVER DISABLED TRUCK INTO SHOP & INSTA

used another unit to pull unit into shop

(Tech 76198 on 2023-08-18 at 10:22:44)

Sales Qty	UOM	Item #	Item Description	UnitRate	Per	Extension

LABOR SUBTOTAL:	249.00
PARTS SUBTOTAL:	0.00
MISC SUBTOTAL.:	0.00
COUPON SUBTOTAL.:	0.00
EPA SUBTOTAL..:	4.00
SHOP SUBTOTAL.:	24.90
MACH SUBTOTAL.:	0.00
JOB SUBTOTAL..:	277.90

Employee(s) on above job : ,00076198

Job 3 TRANSMISSION INSTALLATION

Put transmission and clutch in unit and connected ptos and driveline

and torqued to spec

(Tech 76198 on 2023-09-27 at 14:48:54)

Sales Qty	UOM	Item #	Item Description	UnitRate	Per	Extension
2.000	EA	1658835C91:IH	STRAP,KIT U-JT STRAP&BOLT 1710	52.90/1	EA	105.80
1.000	EA	2004507C1:IH	BEARING BALL	26.50/1	EA	26.50
			***** SPECIAL SALE PRICE *****			
1.000	EA	FLTMTF386PKK:IKK	PS-386 SYN MANUAL TRANS LUBE	380.00/1	EA	380.00
9.000	EA	26974R1:IH	BOLT HH 7/16 X 1-1/2 PHC P/T T	4.24/1	EA	38.16
3.000	EA	27411R1:IH	BOLT HH 7/16 X 2 PHC P/T TYPE	11.74/1	EA	35.22

SUBTOTAL	TAX STATUS/STATE	SALES TAX	PLEASE PAY (USD)

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15.000	EA	575843C1:IH	WASHER FLAT HARD 7/16	1.29/1	EA	19.35
10.000	EA	27411R1:IH	BOLT HH 7/16 X 2 PHC P/T TYPE	11.74/1	EA	117.40

LABOR SUBTOTAL:	1280.06
PARTS SUBTOTAL:	722.43
MISC SUBTOTAL.:	0.00
COUPON SUBTOTAL.:	0.00
EPA SUBTOTAL..:	4.00
SHOP SUBTOTAL.:	128.01
MACH SUBTOTAL.:	0.00
JOB SUBTOTAL..:	2134.50

Employee(s) on above job : ,00076198

Job 31 CORES
CORES

Sales Qty	UOM	Item #	Item Description	UnitRate	Per	Extension
1.000	EA	10R8834-C1:CT	ENG AR COMP-CORE	19821.11-/1	EA	19821.11-

LABOR SUBTOTAL:	0.00
PARTS SUBTOTAL:	19821.11-
MISC SUBTOTAL.:	0.00
COUPON SUBTOTAL.:	0.00
EPA SUBTOTAL..:	0.00
SHOP SUBTOTAL.:	0.00
MACH SUBTOTAL.:	0.00
JOB SUBTOTAL..:	19821.11-

Employee(s) on above job :

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****
INTERSTATE BILLING SERVICE NUMBER : R582870 AUTHORIZATION:
****

REMIT TO:

INTERSTATE BILLING SERVICE, INC

P.O. BOX 2208
DECATUR AL 35609-0000
US

*TOTAL LABOR:	8729.39
*TOTAL PARTS:	46550.68
*TOTAL MISC.:	0.00
*TOTAL COUPON.:	1500.00-
*TOTAL EPA..:	12.00
*TOTAL SHOP.:	872.94
*TOTAL MACH.:	25.00
*TOTAL INV..:	54690.01

SUBTOTAL	TAX STATUS/STATE	SALES TAX	PLEASE PAY (USD)

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	40836360	770-531-7082	96447-Charles Kelly	29156

CUSTOMER AGREEMENT

Authorization; Charges. I represent that I (herein, "CUSTOMER") am the owner, or am acting as a duly authorized agent of and have authority to bind, the owner of the above-described vehicle (the "Vehicle"). I hereby authorize the necessary diagnostic/repair work to be done along with the necessary parts and material. I understand that any estimates are based on your preliminary inspection and do not cover any additional parts/labor that may be required after the work has been started. Occasionally, worn or damaged parts are discovered that may not be evident on the first inspection. Because of this, estimated prices are not guaranteed. Quotations on parts and labor are current and subject to change. I promise to pay for any applicable diagnostic, disassembly and reassembly services and repair work, together with all charges for any necessary repairs (collectively, the "CHARGES"), and I understand that you will have a lien on the Vehicle in the event I fail to pay the CHARGES when due. I understand that all CHARGES are due and payable by me at the RTL location indicated above. I understand that the work performed by you may not be covered by warranty and that the manufacturer or warranty company will be the one to make the final determination as to what work will be covered by warranty. I agree to pay any CHARGES that are not covered by a warranty, if any.

Disclaimer of Warranties; Returns/Refunds. ANY WARRANTIES ON THE PRODUCTS SOLD HEREBY ARE THOSE MADE BY THE MANUFACTURER. THE RUSH TRUCK CENTER OR RUSH TRUCK LEASING FACILITY LISTED ABOVE ("DEALER") HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MECHANICABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN CONNECTION WITH THE PRODUCTS OR SERVICES SOLD HEREBY. DEALER NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF SAID PRODUCTS OR SERVICES. ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPAINED BY THIS DOCUMENT. NO REFUNDS AFTER 30 DAYS. ELECTRICAL PARTS ARE NOT RETURNABLE.

Miscellaneous. Replaced parts will not be returned to CUSTOMER unless requested in writing by CUSTOMER at the time of repair. I agree that you are not responsible for loss or damage to (i) the Vehicle, (ii) articles left in the Vehicle or (iii) trailers (and cargo contained in trailers), whether such trailers are attached to or detached from the Vehicle, in case of fire, theft or any other cause beyond your control. I agree you are not responsible for any delays in repairs or any downtime, including without limitation delays or downtime caused by the unavailability of parts or delays in parts shipments by the supplier or transporter. I hereby grant you and/or your employees permission to operate the Vehicle on streets, highways or elsewhere for the purpose of testing, inspection and/or delivery.

CUSTOMER Signature: _____ Date:_____

SUBTOTAL	TAX STATUS/STATE	SALES TAX	PLEASE PAY (USD)
54690.01	EXEMPT/GA	0.00	54690.01

Customer or Customer's Agent X _____

PAYMENTS ARE DUE ON OR BEFORE THE 10TH OF THE MONTH.ACCOUNTS WILL BE CONSIDERED PAST DUE BY THE 25TH OF EACH MONTH. NO ORDERS WILL BE PROCESSED IF PAYMENT IS NOT RECEIVED BY THE 25TH.

TERMS
Net 10 days

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 624/2023

SUBJECT: Approve the ratification of the 2024 Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of $749,692.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No cash or in-kind match is required.

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: JS

Recommendation:
Approval.

Purpose of Request:
Approve the ratification of the 2024 Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of $749,692.00, 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. No new positions are being requested.

History:

The Northeastern Judicial Circuit was awarded a total of $1,680,497 in 2022 and $2,500,000 in 2023.

Facts and Issues:

Options:

Governor Brian P. Kemp has allocated up to $110 million in American Rescue Plan Act funds to address backlogs of court cases, prioritizing cases involving serious violent felonies. The Judicial Council of Georgia and its Administrative Office of the Courts will administer up to $96 million in grants to authorized classes of court, prosecutors, and related agencies. The Ad Hoc Committee on American Rescue Plan Act Funding will exist from the date of October 28th, 2021 until December 31, 2026, unless otherwise extended. This item ratifies the application submitted by the Northeastern Judicial Circuit on October 6, 2023 seeking funds to be awarded in calendar year 2024. We also have a planned rollover from CY2023 ARPA grant of approximtely $332,965 to cover all personnel expenses for one year as well as other expenses related to the backlog of cases. All current positions will remain intact with the exception of the following: (1) full-time judicial assistant, (1) full-time grant specialist, (1) full-time program counselor, (1) full-time assistant district attorney, (1) full-time staff accountant, (1) full-time Juvenile Judge, and (1) full-time Associate Probate Judge. Juvenile Judge and Associate Probate Judge will become County funded effective January 1, 2024. Staff Accountant will move to Restricted Funds effective January 1, 2024. The other four positions will be eliminated.

Funding Requested	$ 1,082,657.00
Are funds within current budget?	Yes
Source of Funds	ARPA Fund
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?	2023-12-31

Approvals:

Submit	Approve	Grants	Budget
KM	JS	PS	EW
Finance	**Attorney**	**Administration**	**Clerk**
WG	WLI	CR	JR

Attachments:

Financial Supplement
2024 ARPA Budget Form - Revised

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 624/2023

Funds Requested: $ 1,082,657.00

Request Budgeted: Yes

Proposed Source of Funding:

ARPA Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	511100-SALARIES	$178,258.75
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512100-HEALTH INSURANCE	$136,753.21
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512102-LIFE INSURANCE	$462.05
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512200-FICA	$13,636.79
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512400-RETIREMENT	$14,260.70
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	521000-PROFESSIONAL SERVICES	$15,000.00
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	521300-TECHNICAL SERVICES	$69,941.50
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	511100-SALARIES	$178,258.75
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512100-HEALTH INSURANCE	$136,753.21
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512102-LIFE INSURANCE	$462.05
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512200-FICA	$13,636.79
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	512400-RETIREMENT	$14,260.70
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	521000-PROFESSIONAL SERVICES	$15,000.00
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	521300-TECHNICAL SERVICES	$69,941.50

2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	571000-INTERGOVERNMENTAL PAYMENTS	$87,466.45
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	571000-INTERGOVERNMENTAL PAYMENTS	$87,466.44
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	331110-FEDERALâ€OPERATING DIRECT	$-541,328.50
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	331110-FEDERALâ€OPERATING DIRECT	$-541,328.50
2024	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	511101-PARTâ€TIME SALARIES	$25,558.00
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	511101-PARTâ€TIME SALARIES	$25,558.00

Budget Transfer Items:

Additional Information/Comments:

This grant is calendar year. We've split out the funding to account for the crossing of fiscal years. Dawson County will receive approximately $174,932.89 in funding from ARPA grant. Intergovernmental Payments, 571000, has been utilized for their reimbursements. Four full-time positions have been eliminated in FY2024/FY2025 (1) judicial assistant, (1) program counselor, (1) grant specialist, and (1) assistant district attorney. The full-time staff accountant position will be transferred to restricted funds and (1) full-time Juvenile Judge as well as (1) full-time Associate Probate Judge will be transferred to the County. Note: We received an award of $749,692 for CY2024 and will rollover approximately $332,965 to fund remaining positions.

Contact for Questions: KAM **Phone:** 770-538-5383

JUDICIAL BRANCH ARPA GRANT BUDGET TEMPLATE

For AOC

Submitted by: Northeastern Judicial Circuit

Budget Categories			Calendar Year 2023 Current Approved Award		Calendar Year 2023			Calendar Year 2024/2025	Adjust
Personnel Services	**Salary**	**Quantity**	**Total**	**Revision/Amendment**	**Total**	**Salary**	**Quantity**	**Total**	**Total Budget**
Grant Administration and Clerical (include in application section (E) (6))									
Grants Specialist	$ 59,634	1	$ 59,634	$ (17,915)	$ 41,719	$ -	0	$ -	$ 41,719
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
Total Grant Admin and Clerical Request	**$ 59,634**	**1**	**$ 59,634**	**$ (17,915)**	**$ 41,719**	**$ -**	**0**	**$ -**	**$ 41,719**
Personnel Directly Responding to Case Backlog (include in application section (E) (1))									
Juvenile Judge	$ 199,224	1	$ 199,224	$ 5,000	$ 204,224	$ -	0	$ -	$ 204,224
Judicial Assistant	$ 94,181	1	$ 94,181	$ -	$ 94,181	$ -	0	$ -	$ 94,181
Court Reporter	$ 57,774	1	$ 57,774	$ 15,471	$ 73,245	$ 87,022	1	$ 87,022	$ 160,267
Deputy Clerk (Clerk of Court)	$ 43,291	1	$ 43,291	$ 16,915	$ 60,206	$ 43,854	1	$ 43,854	$ 104,060
Assistant District Attorney	$ 67,910	1	$ 67,910	$ (20,905)	$ 47,005	$ -	0	$ -	$ 47,005
Investigator, District Attorney	$ 94,842	1	$ 94,842	$ 8,000	$ 102,842	$ 82,713	1	$ 82,713	$ 185,555
Administrative Assistant, District Attorney	$ 47,456	1	$ 47,456	$ 37,368	$ 84,824	$ 65,516	1	$ 65,516	$ 150,340
Administrative Secretary, PreTrial	$ 61,054	1	$ 61,054	$ 14,752	$ 75,806	$ 56,498	1	$ 56,498	$ 132,304
Associate Probate Judge	$ 156,588	1	$ 156,588	$ 5,000	$ 161,588	$ -	0	$ -	$ 161,588
Solicitor Victims Witness Assistant (part-time to full-time)	$ 24,000	1	$ 24,000	$ -	$ 24,000	$ -	0	$ -	$ 24,000
Deputy Sheriff (Dawson County)	$ 66,231	1	$ 66,231	$ 20,852	$ 87,083	$ 67,775	1	$ 67,775	$ 154,858
Bailiffs	$ 90,000	1	$ 90,000	$ -	$ 90,000	$ -	0	$ -	$ 90,000
Superior Court Senior Judge	$ 12,000	1	$ 12,000	$ -	$ 12,000	$ 7,949	1	$ 7,949	$ 19,949
Judicial Assistance (Senior Judges, etc.)	$ 85,800	1	$ 85,800	$ -	$ 85,800	$ 51,116	1	$ 51,116	$ 136,916
Total-Personnel Directly Responding to Case Backlog	**$ 1,100,351**	**14**	**$ 1,100,351**	**$ 102,453**	**$ 1,202,804**	**$ 462,443**	**8**	**$ 462,443**	**$ 1,665,247**
Percentage of "Total-Personnel Directly Responding to Case Backlog" for CYs 2023-2025 Dedicated to Serious Violent Felonies									**61.68%**
Personnel Court-Based Mental Health Diversion (include in application section (E) (2))									
Human Services Coordinator	$ 63,741	1	$ 63,741	$ 17,598	$ 81,339	$ 62,031	1	$ 62,031	$ 143,370
Total Personnel Court-Based Mental Health Diversion (include in application section (E) (2))	**$ 63,741**	**1**	**$ 63,741**	**$ 17,598**	**$ 81,339**	**$ 62,031**	**1**	**$ 62,031**	**$ 143,370**
Personnel Court-Based Substance Use Diversion (include in application section (E) (3))									
Program Counselor (Dawson)	$ 82,482	1	$ 82,482	$ -	$ 82,482	$ 68,544	1	$ 68,544	$ 151,026
Case Manager	$ 82,707	1	$ 82,707	$ -	$ 82,707	$ 64,645	1	$ 64,645	$ 147,352
Intake Specialist	$ 82,207	1	$ 82,207	$ -	$ 82,207	$ 62,029	1	$ 62,029	$ 144,236
Contract - Clinical Supervision	$ 6,511	1	$ 6,511	$ 23,489	$ 30,000	$ 30,000	1	$ 30,000	$ 60,000
Total Personnel Court-Based Substance Use Diversion (include in application section (E) (3))	**$ 253,907**	**4**	**$ 253,907**	**$ 23,489**	**$ 277,396**	**$ 225,218**	**4**	**$ 225,218**	**$ 502,614**
Personnel Court-Based Eviction Prevention and Diversion (include in application section (E) (4))									
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
Total Personnel Court-Based Eviction Prevention and Diversion (E) (4)	**$ -**	**0**	**$ -**	**$ -**	**$ -**	**$ -**	**0**	**$ -**	**$ -**
Total Personnel Costs:	**$ 1,477,633**	**20**	**$ 1,477,633**	**$ 125,625**	**$ 1,603,258**	**$ 749,692**	**13**	**$ 749,692**	**$ 2,352,950**

Direct/Administrative Costs:	Amount		CY23 Total	Adjustment	CY23 Budget	Amount	CY 2024/2025		Total Budget
ARPA-Eligible Administrative Expenses (include in application section (E) (6))									
Equipment < $5,000 (Computers & Printers for add'l staff)	$ 3,157	1	$ 3,157	$ 353	$ 3,510	$ -	0	$ -	$ 3,510
Supplies and Materials	$ 467	1	$ 467	$ -	$ 467	$ -	0	$ -	$ 467
Travel – Employee		1	$ -	$ -	$ -	$ -	0	$ -	$ -
Juror Expenses	$ 187,000	1	$ 187,000	$ (68,383)	$ 118,617	$ -	1	$ -	$ 118,617
Court Reporter Transcripts	$ 146,870	1	$ 146,870	$ (41,771)	$ 105,099	$ -	1	$ -	$ 105,099
Interpreter	$ 103,745	1	$ 103,745	$ (353)	$ 103,392	$ -	0	$ -	$ 103,392
CLE, Bar Dues	$ -	3	$ -	$ -	$ -	$ -	0	$ -	$ -
Drug Screeners (Dawson)	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
Contract Court Reporter	$ 15,471	1	$ 15,471	$ (15,471)	$ -	$ -	0	$ -	$ -
Total ARPA-Eligible Administrative Expenses	**$ 456,710**	**10**	**$ 456,710**	**$ (125,625)**	**$ 331,085**	**$ -**	**2**	**$ -**	**$ 331,085**
ARPA-Audio Visual Equipment Modernization (include in application section (E) (7))									
Audio-visual equipment modernization	$ 565,657	1	$ 565,657	$ -	$ 565,657	$ -	0	$ -	$ 565,657
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
Total ARPA Audio Visual Equipment Modernization	**$ 565,657**	**1**	**$ 565,657**	**$ -**	**$ 565,657**	**$ -**	**0**	**$ -**	**$ 565,657**
Temporary Facilities or Workspace (include in application section (E) (5))									
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
	$ -	0	$ -	$ -	$ -	$ -	0	$ -	$ -
Total Temporary Facilities or Workspace	**$ -**	**0**	**$ -**		**$ -**	**$ -**	**0**	**$ -**	**$ -**
Total Direct/Administrative Costs:	**$ 1,022,367**	**11**	**$ 1,022,367**	**$ (125,625)**	**$ 896,742**	**$ -**	**2**	**$ -**	**$ 896,742**
TOTAL OVERALL BUDGET	$ 2,500,000	31	$ 2,500,000	$ -	$ 2,500,000	$ 749,692	15	$ 749,692	$ 3,249,692

Final Approved v.8.1 rev. 11/3/23

**NOTE: Planned rollover use of funds from FY2023 of $3

Staff Only

NOTES

Grants Specialist $17,915 **[$1,000 to Associate Probate Judge, $16,915 To Deputy]**

$5,000 From Juror Expenses

$15,471 From Contract Court Reporter
$16,915 From Grants Specialist
Assistant District Attorney $20,905 **[$8,000 to Investigator, DA, $12,905 to Admin. Ass't, DA]** 12905
$8,000 From Assistant District Attorney
$12,905 From Assistant District Attorney, $24,463 From Court Reporter Transcripts
$14,752 From Court Reporter Transcripts
$1,000 From Grants Specialist; $4,000 From Juror Expenses

$2,556 From Court Reporter Transcripts; $18,296 From Juror Expenses

$17,598 From Juror Expenses

$23,489 From Juror Expenses

$353 from Interpreter

$18,296 to Deputy Sheriff - Dawson; $17,598 to Human Services Coordinator; $23,489 to Contract - Clinical Supervision; $5,000 to Juvenile Judge; $4,000 to Assoc. Probate Judge
$24,463 to Admin. Ass't, DA; $14,752 to Admin. Sec., Pretrial; $2,556 to Deputy Sheriff - Dawson
$353 to Equipment

Not moving forward with the Contract Court Reporter...$15,471 to Full-Time Court Reporter

32,965.**

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 672/2023

SUBJECT: Approve the sole source purchase of hardware, software and services, including Motorola CommandCentral Aware, Radio Location, and Radio Management for 911/Central Communications from Motorola Solutions, Inc. of Schaumburg, IL and establish a capital projects budget in the amount of $480,983.00.

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: ZB

Recommendation:
Approve.

Purpose of Request:
Approve the sole source purchase of hardware, software and services, including Motorola CommandCentral Aware, Radio Location, and Radio Management for 911/Central Communications from Motorola Solutions, Inc. of Schaumburg, IL and establish a capital projects budget in the amount of $480,983.00.

History:

Motorola is a vendor in good standing with Hall County.

Facts and Issues:

Options:

Hall County 9-1-1/Central Communications is collaborating with the Hall County Sheriff's Office to obtain Radio Location and CommandCentral Aware to facilitate situational awareness. Radio Location Solutions with Enhanced Data will enable our dispatchers to follow radio subscriber units via their portable radios on a map. Hall County 9-1-1/Central Communications will utilize the CommandCentral Aware interface to view the additional features provided by Radio Location Solutions along with integrations to existing technology. This interface streamlines public safety workflows and viewpoints, enabling users to access and act on critical information.

Radio Management allows our Radio System Manager to remotely change radio aliases and install firmware updates without having to touch each radio in our fleet, increasing efficiency and adaptability of our system.

Funding Requested	$ 480,983.00
Are funds within current budget?	Yes
Source of Funds	Capital Projects, E-911 and General
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-12-31

Approvals:

Submit	Approve	Purchasing	Budget
ZB	ZB	AP	EW
Finance	**Attorney**	**Administration**	**Clerk**
WG	JL	CR	JR

Attachments:

Financial Supplement
Motorola Proposal
Sole Source Letter
Sole Source Justification Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 672/2023

Funds Requested: $ 480,983.00

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects, E-911 and General

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	350-CAPITAL PROJECTS FUND	3800-E911	542400-COMPUTERS AND SOFTWARE	$279,563.00
2024	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542400-COMPUTERS AND SOFTWARE	$60,000.00
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	523600-DUES, FEES, & SUBSCRIPTIONS	$20,000.00
2025	215-Eâ€911 FUND	3800-E911	523600-DUES, FEES, & SUBSCRIPTIONS	$50,710.00
2026	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	523600-DUES, FEES, & SUBSCRIPTIONS	$20,000.00
2026	215-Eâ€911 FUND	3800-E911	523600-DUES, FEES, & SUBSCRIPTIONS	$50,710.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: ZB

Phone: 470-201-0795

MOTOROLA SOLUTIONS

BOARD OF COMMISSIONERS HALL COUNTY, GA

CONSOLIDATED PROPOSAL **OCTOBER 26, 2023**

The design, technical, pricing, and other information ("Information") furnished with this submission is proprietary and/or trade secret information of Motorola Solutions, Inc. ("Motorola Solutions") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola Solutions.

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500 W. Monroe Street.
Chicago, IL 60661

Tel. + 1 847 576 5000
Fax + 1 847 538 6020

October 26, 2023

Hall County Board of Commissioners
470 Crescent Dr.
Gainesville, GA 30501

Dear Director Zach Brackett,

Motorola Solutions, Inc. (Motorola Solutions) is pleased to have the opportunity to provide Hall County with quality equipment, software, and services. The Motorola Solutions project team has taken great care to propose a solution to address your needs and provide exceptional value. Hall County has requested a proposal to upgrade the functionality of their P25 radio system by adding the following features:

- Radio Location Solution with Enhanced Data
- CommandCentral Aware Mapping Solution
- Radio Management

This proposal consists of this cover letter and the accompanying proposal titled P25 System Enhancements. This proposal shall remain valid for a period of 90 days from the date of this cover letter. Hall County may accept the proposal by delivering to Motorola a Purchase Order referencing this proposal and executing the Communications System and Services Agreement (CSSA) in the proposal. Alternatively, Motorola would be pleased to address any concerns you may have regarding the proposal.

Our goal is to provide Hall County with the best Public Safety products and services available in the communications industry. We thank you for the opportunity to present our proposed solution, and we look forward to strengthening our relationship by implementing this project. Questions or inquiries can be addressed to your Account Manager, Amy Jenkins, at (770) 296-5769 or Amy.Jenkins@motorolasolutions.com.

Sincerely,
Motorola Solutions, Inc,

Alex Sherman
Area Sales Manager

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SECTION 1

ASTRO 25 OUTDOOR LOCATION

1.1 SYSTEM DESCRIPTION

1.1.1 Overview

Motorola Solutions presents Hall County with a proposal to add subscriber Location on Voice services to Hall's existing Intelligent Middleware (IMW) server, also known as UNS. Location on Voice will enable the Location on Push-to-Talk (LoPTT) and Location on Receive (LoRX) features which allow basic GPS reporting from field units. Per request, Enhanced Data site licensing has been provided. Enhanced Data enables more frequent GPS cadence-based reporting from field units. Location data will be integrated with the proposed CommandCentral Aware Solution.

1.1.2 Location on Voice

Location on Voice enables ASTRO 25 trunked radio systems to continuously track the location of individual radio users while they are involved in voice calls. Global Positioning System (GPS) location data will be sent to the CommandCentral dispatch mapping application via Intelligent Middleware (IMW). Location on Voice is sent over the voice channel, in addition to cadence, distance or manual updates already being sent over a data channel. Location data embedded directly in the voice stream is sent regularly, with no impact to voice quality or performance. Location on Voice includes the Location on PTT feature and the Location on Receive feature.

Location on PTT enables GPS location data to be sent with each PTT or "hot mic" activation, following an emergency button press or man-down situation. An APX radio in a group call or emergency call sends its current GPS location over the voice channel during each transmission. With Location on PTT, radios will no longer be required to complete a call and connect to a data channel in order for a location update to be sent to dispatch. Once location data is received by the Packet Data Gateway (PDG) at the ASTRO 25 Master Site, it is then forwarded on to the mapping application via Intelligent Middleware (IMW). Location information is not encrypted, even if the system has end-to-end voice encryption.

Location on Receive is used with TDMA voice. With each TDMA talk group call (FDMA talk group calls are not supported), all enabled Site Controllers will schedule Location on Receive with participating APX radios to send their GPS locations. The Location updates are sent on the Voice Channel during gaps in the audio as well as call Hang Time. No additional system capacity is needed. Additionally, Location on Receive increases location accuracy even during times when the radio system is heavily congested with voice traffic. With Location on Receive, radios will no longer be required to complete a call and connect to a data channel for a location update to be sent to dispatch. An APX radio in a TDMA group call will be scheduled to send its current GPS location over the voice channel. Once location data is received by the TDMA Packet Data Gateway (PDG) at the ASTRO 25

Master Site, it is then forwarded on to the mapping application via Intelligent Middleware (IMW).

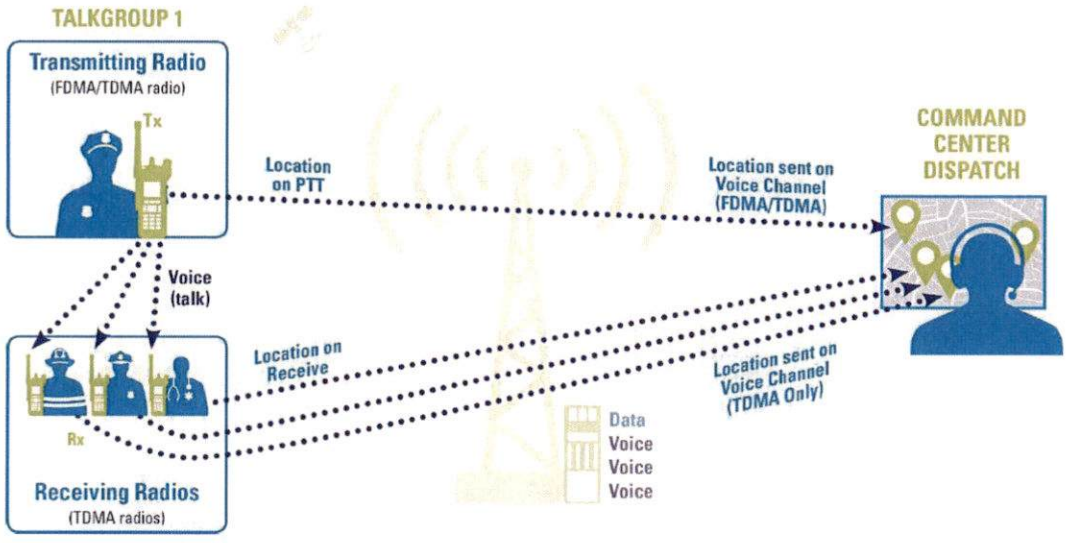

Figure 1-1: Location on Voice Features

1.1.2.1 Location on Voice Components

The following licenses are included to support Location on Voice and its included features, LoPTT and LoRX:

- Four (4) Location on Voice user licenses (total of 2000 radio licenses)

The required IMW licenses for location are included with the CommandCentral Aware portion of this proposal.

1.1.3 Enhanced Data

Enhanced Data introduces a new type of data channel to support short, periodic inbound messages, such as GPS location, on APX user radios. Dispatch operators use these inbound messages to track radio users' status and location. ASTRO 25 Enhanced Data provides up to 12 times the capacity of a P25 standard data channel. For agencies using carriers for broadband traffic, Enhanced Data moves the short-burst inbound traffic to the ASTRO 25 network, avoiding carrier charges and coverage limitations. Converting P25 FDMA channels to TDMA makes room for additional channels for voice and data. Channels can be dedicated to data to optimize throughput and access times, while emergency voice traffic continues to automatically take priority. When supporting a variety of special-purpose applications, Enhanced Data can help provide a more timely and detailed view of resource locations and conditions.

1.1.3.1 Enhanced Data Components

The following licenses are included to support enhanced data:

- Seven (7) Enhanced Data Site Licenses

This option assumes that subscribers have the Enhanced Data feature activated and do not require individual flashes.

1.1.3.2 Capacity Analysis

To evaluate whether a system can support enhanced data, capacity analysis is needed. The analysis simulates multiple subscriber, talkgroup, and channel combinations. Real-world ATIA system data is imported to provide the simulation with a reference to realistic system load during the Worst Case Busy Hour (WCBH).

Voice Traffic Analysis

Capacity analysis, using ATIA data from 6/17/2022 – 7/18/2022, were performed to provide Hall county with a recommendation on potential cadence rates for enhanced data channels. Three scenarios were simulated with three different traffic loads, also known as Erlangs, a measure of total call hours loading all channels during the simulated hour (e.g. WCBH). The table below summarizes the simulated scenarios.

Table 1-1: Voice Traffic Results

Scenario	Talkgroups	RF Channels	Simulated Load (Erlangs)	Grade of Service
1	28 TGs, 1 DDM, 3 TDMA only	10	2.81	0.06%
2	28 TGs, all TDMA traffic	10	2.81	0.00%
		9	3.19	0.00%
3	30 TGs, 2 FDMA only, rest TDMA	10	2.81	0.00%
		9	3.19	0.00%

Scenario 1 simulates the current load on the Hall County system, collected from ATIA data. Scenario 2 considers the effect on the system by converting all talkgroups to TDMA. Scenario 3 considers adding 2 additional talkgroups that are FDMA only.

The results suggest that the system can support a dedicated Enhanced Data channel, reducing available voice channels to nine and provided that the majority of traffic is TDMA only. Should the majority of traffic stay FDMA (per scenario 1), a reduction in voice channels may result in additional busies.

Data Traffic Analysis

There are two components of the data traffic analysis: Classic Data, which simulates applications over the IV&D channel; and Enhanced Data, which simulates cadence-based location updates over the Enhanced Data channel. Classic Data analysis considers ATIA-collected data traffic and applications such as OTAP, OTAR, and data, text, and location registration (via Location on Voice). The tables below summarizes the tested scenarios.

Table 1-2: Classic Data Results

#	Units	Channels	Message Reliability		Application Success Rate		
			Inbound	Outbound	OTAP	OTAR	Location
1	800	9 RF, 1 Enhanced Data (28 TGs, 1 DDM, 3 TDMA only)	99.4%	98.5%	>45%	89.7% ± 0.4%	94.6% ± 0.2%
2	800	9 RF, 1 Enhanced Data (28 TGs, all TDMA traffic)	99.4%	98.8%	>45%	91.5% ± 0.4%	95.5% ± 0.2%
3	900	8 RF, 2 Enhanced Data (30 TGs, 2 FDMA only)	99.4%	98.8%	>45%	90.3% ± 0.4%	94.9% ± 0.2%

This analysis considered 800-900 active subscribers, which is greater than the ATIA indicated active subscriber count of 562. The analysis assumed 50% of units are registering data and location, 20% of units performing OTAR, and 3 OTAP transactions during the busy hour. The results above show that the system can support location over IV&D along with reserved enhanced data channels, if most talkgroups are TDMA.

The enhanced data traffic analysis simulates location message success rates provided varying cadence rates and enhanced data channels.

Table 1-3: Enhanced Data Results

Cadence Rate	1 Enhanced Data Channel		2 Enhanced Data Channels	
	650 Subscribers	850 Subscribers	650 Subscribers	850 Subscribers
60 Seconds			92.1% ± 0.25%	
90 Seconds			99.8% ± 0.05%	97.5% ± 0.15%
120 Seconds	92.0% ± 0.35%	75.3% ± 0.49%		99.8% ± 0.05%
180 Seconds	99.9% ± 0.05%	97.5% ± 0.22%		99.1% ± 0.13%

Summary of Results

The system can support IV&D location transactions (LoPTT/LoRX) with 800-900 subscriber units, provided most talkgroups are transitioned to TDMA only. It is not recommended to commit OTAR/OTAP transactions during peak hours. The results suggest that a cadence rate of 180 seconds with 650-850 subscribers can be supported using 1 Enhanced Data channel. Adding a second Enhanced Data Channel may allow for faster cadence rates or additional subscribers. *Cadence-based Location services are recommended so long as they do not impact voice Grade of Service (GoS). As long as Enhanced Data channels are NOT set to "Protected", voice will preempt data and voice GoS will not be affected.*

Motorola recommends enabling one (1) Enhanced Data channel and gradually transitioning subscribers to cadence-based location. Motorola will work with Hall County to determine appropriate cadence rates for each talkgroup.

1.1.4 Mapping Application

The proposed mapping application is CommandCentral Aware. Please see this section of the proposal for a description of the features and capabilities.

1.1.5 Assumptions

Motorola has made several assumptions in preparing this quote, which are noted below. We will need to verify all assumptions or seek alternate solutions in the case of invalid assumptions.

- This proposal does not include any subscriber feature flashes or accessories. It is assumed that all subscribers used for location will be correctly feature-enabled and have the necessary accessories. Such features required include IV&D, TDMA, GPS (including combined GPS/radio antenna), and Enhanced Data on subscribers.
  - Other elements of this proposal may require features such as OTAP, Wi-Fi (including Wi-Fi antenna accessory), Group Services, and Encryption. It is assumed that the applicable subscribers are enabled for these features
- Capacity analysis assumptions and parameters
  - This analysis uses discrete simulations to mimic system performance during the Worst Case Busy Hour (WCBH). This is NOT a performance guarantee.
  - Acceptable performance for data transactions was assumed to be >95%.
  - No other data applications, except for location, used during busy hour.
  - Subscribers were simulated on-street only
  - Max Users on PDCH set to Default "15"
  - Enhanced Data Preferred Channel Load set to non-default "Maximum Reliability", for more than 1 Enhanced Data Channel, in CSS.
  - For optimal performance, Motorola recommends Hall County migrate all subscribers to TDMA.
- Hall County will provide IMW access and site connectivity to the proposed mapping applications.
- Any required system interconnections not specifically outlined here will be provided by Hall County.
- Hall County and their radio technicians are responsible for all radio programming.
- All locations provided by Hall County or its authorized representatives will comply with R56 standards and Motorola's best practices for power, environmental conditioning, space, lighting and security.

1.2 STATEMENT OF WORK

1.2.1 ASTRO 25 Outdoor Location

The document delineates the general responsibilities between Motorola and Hall County as agreed to by contract.

1.2.2 Motorola Responsibilities

Motorola's general responsibilities include the following:

- Perform the installation of the Motorola supplied equipment per equipment list.
- Schedule the implementation in agreement with Hall County.
- Coordinate the activities of all Motorola subcontractors under this contract.
- Administer safe work procedures for installation.
- Provide Hall County with the appropriate system interconnect specifications.

1.2.3 Hall County Responsibilities

Hall County will assume responsibility for the installation and performance of all other equipment and work necessary for completion of this project that is not provided by Motorola. Hall County general responsibilities include the following:

- Provide all buildings, equipment shelters, and towers required for system installation
- Insure communications sites meet space, grounding, power, and connectivity requirements for the installation of all equipment.
- Obtain all licensing, site access, or permitting required for project implementation.
- Obtain frequencies for project as required.
- Provide required system interconnections.
- Customer will provide a dedicated delivery point, such as a warehouse, for receipt, inventory and storage of equipment prior to delivery to the site(s).
- Coordinate the activities of all Hall County vendors or other contractors.
- Develop/modify applicable subscriber programming templates
- Upgrade and/or program all applicable subscribers
- Where necessary, communicate and coordinate with tenants of the Hall County ASTRO P25 system any changes that may affect their operations.

Motorola has made several assumptions in preparing this proposal, which are noted below. Motorola will need to verify all assumptions or seek alternate solutions in the case of invalid assumptions.

- See assumptions in section 1.1.5 listed above.

1.3 ACCEPTANCE TEST PLAN [DRAFT]

1.3.1 ASTRO 25 Outdoor Location

Hall County, GA

ASTRO 25 Outdoor Location

In-Field Draft

www.motorolasolutions.com/services/government

Representative 1 Name
Field Program Manager
(XXX) XXX-XXXX

Representative 2 Name
Field Engineer
(XXX) XXX-XXXX

1.3.2 Location On PTT

1.3.2.1 Location on PTT - Enabled for All Calls

1. DESCRIPTION

The test will demonstrate Location on PTT capability when enabled for all calls. The dispatcher will see updated locations a subscriber transmitting in a group call and transmitting in an emergency call.

SETUP

RADIO-1 - TALKGROUP 1
CONSOLE-1 – TALKGROUP 1
MAPPING-1 – RADIO-1

RADIO-1 is configured in the UNS for Location on PTT - Enabled for All Calls.
Subscribers must have GPS coverage.

VERSION #1.040

2. TEST

Step 1. Using RADIO-1 transmit on TALKGROUP 1.

Step 2. Will demonstrate that CONSOLE-1 hears RADIO-1 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-1 not indicating emergency.

Step 3. Dekey RADIO-1.

Step 4. Using RADIO-1 press and release emergency button and then transmit on TALKGROUP 1.

Step 5. Will demonstrate that CONSOLE-1 hears RADIO-1 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-1 indicating emergency.

Step 6. Dekey RADIO-1 and press and release emergency button to exit emergency.

Step 7. Using CONSOLE-1, knockdown the emergency call.

Step 8. Will demonstrate no more locations are updated for RADIO-1 at MAPPING-1.

Pass____ Fail____

1.3.2.2 Location on PTT - Enabled for Emergency Calls

1. DESCRIPTION

The test will demonstrate Location on PTT capability when enabled for emergency calls. The dispatcher will see updated locations for subscribers transmitting in emergency mode and subscribers transmitting not in emergency mode that are in the emergency call.

SETUP

RADIO-1 - TALKGROUP 1
RADIO-2 – TALKGROUP 1
CONSOLE-1 – TALKGROUP 1
MAPPING-1 – RADIO-1 and RADIO-2

RADIO-1 and RADIO-2 are configured in the UNS for Location on PTT - Enabled for Emergency Calls. Subscribers must have GPS coverage.

VERSION #1.030

2. TEST

Step 1. Using RADIO-1 transmit on TALKGROUP 1.

Step 2. Will demonstrate that CONSOLE-1 hears RADIO-1 and MAPPING-1 does not show an updated location for RADIO-1.

Step 3. Dekey RADIO-1 and press and release emergency button and then transmit on TALKGROUP 1.

Step 4. Will demonstrate that CONSOLE-1 hears RADIO-1 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-1 indicating emergency.

Step 5. Dekey RADIO-1.

Step 6. Using RADIO-2 transmit on TALKGROUP 1.

Step 7. Will demonstrate that CONSOLE-1 hears RADIO-2 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-2 not indicating emergency.

Step 8. Dekey RADIO-2.

Step 9. Using RADIO-1, press and release emergency button to exit emergency.

Step 10. Using CONSOLE-1, knockdown the emergency call.

Pass____ Fail____

1.3.3 Location on Receive

1.3.3.1 Emergency Call Cadence

1. DESCRIPTION

The test will demonstrate Location on Receive capability for a TDMA emergency call. The dispatcher will see updated locations from a subscriber receiving in an emergency call and will see the impact of the Location on Receive cadence assigned to the talkgroup for emergency call.

SETUP

RADIO-1 - TALKGROUP 1
RADIO-2 – TALKGROUP 1
CONSOLE-1 – TALKGROUP 1
MAPPING-1 – RADIO-1

RADIO-1 is configured in the IMW for 10 minute interval and is configured in network management enabled for Data on Receive. The subscriber must have GPS coverage.
TALKGROUP 1 is configured in network management with Data on Receive cadence non-emergency call of 30 seconds and Data on Receive cadence emergency call of 15 seconds.

Talkgroup call hangtime is one second
Emergency call hangtime is 30 seconds

VERSION #1.010

2. TEST

Step 1. Powerup RADIO-1 and wait 1 minute.

Step 2. Using RADIO-2 press and release emergency button and then transmit on TALKGROUP 1 for 10 seconds.

Step 3. Will demonstrate MAPPING-1 shows an updated location for RADIO-1 while RADIO-2 is transmitting.

Step 4. Dekey RADIO-2.

Step 5. Will demonstrate MAPPING-1 shows an updated location for RADIO-1 about 15 seconds after the previous location was received.

Step 6. Key and dekey with CONSOLE-1.

Step 7. Using RADIO-1 press and release the emergency button.

Step 8. Will demonstrate MAPPING-1 shows an updated location for RADIO-1 indicating emergency about 15 seconds after the previous location was received.

Step 9. Using RADIO-1, press and release emergency button to exit emergency.

Step 10. Using CONSOLE-1, knockdown the emergency call.

Pass____ Fail____

1.3.3.2 Group Call Cadence

1. DESCRIPTION

The test will demonstrate Location on Receive capability for a TDMA group call. The dispatcher will see updated locations from a subscriber receiving in a group call and will see the impact of the Location on Receive cadence assigned to the talkgroup for non-emergency.

SETUP

RADIO-1 - TALKGROUP 1
CONSOLE-1 – TALKGROUP 1
MAPPING-1 – RADIO-1

RADIO-1 is configured in the IMW for 10 minute interval and is configured in network management enabled for Data on Receive. The subscriber must have GPS coverage.
TALKGROUP 1 is configured in network management with Data on Receive cadence non-emergency call of 30 seconds and Data on Receive cadence emergency call of 15 seconds.

Talkgroup call hangtime is one second
Emergency call hangtime is 30 seconds

VERSION #1.010

2. TEST

Step 1. Powerup RADIO-1 and wait 1 minute.

Step 2. Transmit for 10 seconds with CONSOLE-1.

Step 3. Will demonstrate MAPPING-1 shows an updated location for RADIO-1 while CONSOLE-1 is transmitting.

Step 4. Dekey CONSOLE-1 and wait 5 seconds.

Step 5. Transmit for 10 seconds with CONSOLE-1

Step 6. Will demonstrate MAPPING-1 does not show an updated location for RADIO-1 while CONSOLE-1 is transmitting.

Step 7. Dekey CONSOLE-1 and wait 5 seconds.

Step 8. Transmit for 10 seconds with CONSOLE-1.

Step 9. Will demonstrate MAPPING-1 shows an updated location for RADIO-1 while CONSOLE-1 is transmitting.

Step 10. Dekey CONSOLE-1.

Pass____ Fail____

1.3.4 Signoff Certificate

By their signatures below, the following witnesses certify they have observed the system Acceptance Test Procedures.

Signatures

WITNESS: _____ Date: _____

Please Print Name: _____ Initials: _____

Please Print Title: _____

WITNESS: _____ Date: _____

Please Print Name: _____ Initials: _____

Please Print Title: _____

WITNESS: _____ Date: _____

Please Print Name: _____ Initials: _____

Please Print Title: _____

1.4 SERVICE/WARRANTY

1.4.1 ASTRO 25 Outdoor Location

Motorola's standard warranty covers on-site response during normal business hours and provides for the repair or replacement of defective hardware components. (For equipment provided in this proposal per the equipment list)

1.5 EQUIPMENT LIST

1.5.1 ASTRO 25 Outdoor Location

This section lists the equipment necessary for the proposed solution.

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0323	ASTRO MASTER SITE
1	CA03517AB	ADD: CORE EXPANSION
7	UA00408AA	ADD: ENHANCED DATA-P25 TRNK SITE
4	UA00482AA	ADD : LOCATION ON PTT 500 USER LICENSE

SECTION 2

HOSTED RADIO MANAGEMENT FOR ASTRO DEVICES

2.1 STATEMENT OF WORK

2.1.1 Overview

Hosted Radio Management for ASTRO Devices provides the Customer with use of Radio Management software licensed on a per subscriber radio basis, Technical Support for the Radio Management tool, and other elements as described in the following sections.

This Statement of Work ("SOW") is subject to the terms and conditions of the Motorola Solutions Subscription Service Agreement for hosting, Service Agreement for repair services, or other applicable agreement in effect between the parties ("Agreement"). The terms of this SOW are an integral part of an Agreement with the Customer to which this SOW is appended and is made a part thereof by this reference. In the event of a conflict between the terms and conditions of an Agreement and the terms and conditions of this SOW, this SOW will control as to the inconsistency only. The SOW applies to the device specifically named in the Agreement.

2.1.2 Hosted Radio Management

2.1.2.1 Scope

Motorola Solutions will host the applicable portions of the Customer's Radio Management software in the cloud as described in Section 1.22 below. The Customer will be able to access subscriber radio fleet provisioning data, while Motorola Solutions will maintain the server and stored data.

Systems may be unavailable after normal business hours due to maintenance.

2.1.2.2 Motorola Solutions Responsibilities

- Host the Radio Management server and associated Job Processor software in a secure cloud environment.
- Keep the Radio Management server software up-to-date with applicable software and security patches.
- Back up the Radio Management Customer subscriber radio database and restore from backups as needed.
- Provide necessary access information, such as login information, IP addresses, and port numbers.
- Provide access to MyView Portal, as further described below.
- Provide current Radio Management Client software downloads via MyView Portal.
- Provide a link between Radio Management and MyView Portal.

- Monitor the status of the Radio Management cloud platform.
- Notify the Customer, via Remedy case notifications, of any scheduled maintenance or other planned outages, and through Remedy and MyView Portal of any unplanned outages. Routine maintenance will be performed outside of normal business hours.
- Provide Entitlement IDs for subscriber radios covered by a hosting subscription.

2.1.2.3 Limitations and Exclusions

The following activities are outside the scope of the Hosted Radio Management for ASTRO Devices offering:

- Firmware updates, patching, creating required aliases, and other OTAP setup activities. It is assumed for this service that OTAP is in working order on the P25 system.
- Wi-Fi network changes or implementation, including security, bandwidth, coverage, design, and maintenance.

2.1.2.4 Customer Responsibilities

- Provide contact information (including email addresses) for the Radio Management administrator.
- Provide contact information (including email addresses) for the subscriber radio provisioning agency or agencies.
- Administer provisioning agency Radio Management accounts.
- Develop a USB IP plan if programming using a USB hub.
- Provide a fully functional WPA2 Wi-Fi network with Internet access for device programming. WiFi network must comply with Motorola specifications. Other security methods, including WPA2-Enterprise, are not supported.
- Enable Wi-Fi capability on the subscriber radios.
- Provide and maintain on-premises computing hardware and operating systems for Radio Management elements in accordance with the Radio Management System Planner.
- Any measures necessary to maintain the Customer's IT security policies for the on-premises Radio Management elements, including any necessary maintenance. Maintenance and security practices may also include application of Operating System patches, Antivirus support, and Configuration Management.
- Maintain the Radio Management client software and device programmer on a supported version.
- Provide requisite networking hardware, software, firewall(s) and public IP addressing to support the proposed system upgrades and enhancements
- Provide, maintain, and monitor internet access to the hosted Radio Management elements for the Radio Management client computer and device programmer.
- Maintain the configuration data in the Motorola Solutions-hosted database.
- Program subscriber radios using Radio Management as needed.
- Coordinate implementation work activities with Hall County's P25 system users

2.1.3 Radio Management Technical Support

2.1.3.1 Scope

Motorola Solutions' Radio Management Technical Support service provides telephone consultation for issues pertaining to Radio Management software malfunctions. Support is

delivered through the Motorola Solutions Centralized Managed Support Operations ("CMSO") organization by a staff of technical support specialists.

The Customer may contact the CMSO Call Management Center (800-MSI-HELP) at any time (24 hours a day / 7 days a week / 365 days per year) and a Motorola Solutions representative will log a technical request in the Case Management System on the Customer's behalf. In addition, the Customer may send email to portal.support@motorolasolutions.com to address any portal specific questions or concerns.

Motorola Solutions will then respond to the Customer case within two hours of case creation, during support hours. Support hours are 7am to 7pm CST, Monday through Friday, excluding US holidays.

2.1.3.2 Motorola Solutions Responsibilities

- Provide technical support for Radio Management software malfunctions.
- Provide technical support for the Radio Management Device Programmer software used to program via USB cable, Over-the-Air Programming ("OTAP"), or Wi-Fi.
- Receive and log Customer support requests, and assign a technical representative to respond to a Customer Case per the defined timeframes.

2.1.3.3 Limitations and Exclusions

- Requests for assistance in the use of the Radio Management software tool are outside the scope of Radio Management Technical Support.
- Assistance with programming subscriber radios.

2.1.3.4 Customer Responsibilities

- Provide a list of the Customer's Problem Management contacts.
- Coordinate with Motorola Solutions to define Problem Management Policies.
- Provide Motorola Solutions with additional information when required.

2.1.4 Motorola Solutions On-site Setup Assistance

2.1.4.1 Scope

Motorola Solutions On-site Setup activities will assist the Customer with the deployment and initial commissioning of Radio Management elements, hardware, and software at one Customer location. Customer representative(s) are expected to participate in all activities, through which they may acquire a foundational understanding of the core features and functions of the tool and its configuration.

This engagement consists of three parts:

- **Pre-deployment** - One pre-deployment teleconference call for planning the on-site activities.
- **On-site** - Motorola Solutions at Customer location for three consecutive, 8-hour business days unless otherwise specified by contract.
- **Wrap-up** - One follow-up teleconference call to close out the engagement.

Customer and Motorola Solutions will collaborate to establish mutually agreeable times and days for the engagement.

2.1.4.2 Motorola Solutions Responsibilities

- Perform project management tasks between the on-site setup team and the cloud-hosted team. The on-site setup team may be either Motorola Solutions employees or a 3rd party service provider contracted by Motorola Solutions. The cloud-hosted team is comprised of Motorola Solutions employees.
- Review deployment details agreed during the pre-deployment phase, including network connectivity, computer locations, and codeplugs.
- Install and configure Radio Management Client and Radio Management Device Programmer software on Customer-provided computers (one location).
- Configure Wi-Fi and OTAP Device Programmers at this location, if applicable.
- Input a sample group of subscriber radio serial numbers, including at least a few subscriber radios per user group and radio type. Select and write a proper template to the sample subscriber radio group. These radios will be part of the 100 radios mentioned in the bullet point three below this one.
- Test subscriber radio configuration for each user group and subscriber radio type.
- Test subscriber radio connectivity over each applicable connection, including USB, OTAP, Wi-Fi.
- Onboard up to 100 subscriber radios that are covered by a hosting subscription, including subscriber radios added for testing purposes, into the Radio Management user database if the Customer has made subscriber radios available for onboarding.
- Introduce the solution to the Customer ("mini training"). Handoff subscriber radio commissioning to the Customer's technicians. This introductory, on-the-job training is not intended to replace in-depth training available through Motorola Solutions' detailed education courses. These detailed education courses are not included in the scope of this statement of work document.
- Allow the Customer's technicians to join deployment to informally learn about Radio Management functions and subscriber radio commissioning. This introductory, on-the-job training is not intended to replace in-depth training available through Motorola Solutions' detailed education courses. These detailed education courses are not included in the scope of this statement of work document.
- Successfully demonstrate a radio programming job over the Customer's available connection types.

2.1.4.3 Limitations and Exclusions

- Configuration of the Customer's Wi-Fi network or P25 OTAP network infrastructure is outside the scope of the On-site Setup service.
- Template and fleetmap design and creation, and production of codeplugs.
- Customer IP Network design or modifications.

2.1.4.4 Customer Responsibilities

- Prior to deployment:
  - Establish codeplug and template for each user group and subscriber radio type.
  - Establish working internet access for all Device Programmer and Radio Management Client computers.

  - Set up machine names for all Device Programmer and Radio Management Client computers, and make them available to Motorola Solutions.
  - Create a list of users.
  - Ensure Wi-Fi and OTAP connectivity has been established, if programming via those connections.
- Deploy the computing hardware and software for radio programming stations not located at the main location.
- Provide subscriber radios to Motorola Solutions for commissioning by start of the on-site activities.
- Have the Customer's technicians available to shadow the on-site setup team while they install Radio Management elements.
- Assign technicians to commission remaining subscriber radios in the Customer's fleet.
- Provide IT representation to address network connectivity, routing, and access.

2.1.5 Radio Management Training

2.1.5.1 Scope

Radio Management Training provides detailed instruction for radio technicians on how to use the Radio Management programming tool, how to manage a fleet of devices, and how to administer access to Radio Management through MyView portal, if applicable. Upon completing the training, participants will be able to provision and program their subscriber radio fleet.

Training includes access to a virtual course, conducted for 2.5 hours a day for 5 days.

2.1.5.2 Motorola Solutions Responsibilities

- Provide access to the training class.
- Provide training material for class.
- Provide an instructor to lead the training workshop.

2.1.5.3 Customer Responsibilities

- Provide PC and Internet connection to take the online training class.

2.1.6 MyView Portal Access

2.1.6.1 Scope

MyView Portal is an optional tool available for customers to track the status of subscriptions and service contracts, including start and end dates. MyView displays the serial number, configuration and firmware versions of all the ASTRO devices in the Customer's fleet. This portal includes order, RMA, and tech support ticket status, as well as a consolidated download site for software and documentation.

2.1.6.2 Motorola Solutions Responsibilities

- Provide a web accessible, secure portal to view the Customer's data.

- Provide MyView Portal technical support to answer end user questions between the hours of 7am to 7pm CST Monday through Friday, excluding US holidays. In addition, the Customer may email portal.support@motorolasolutions.com to address any portal specific questions or concerns.
- Keep the site updated with the latest Customer information.
- Establish and maintain connectivity between Radio Management and MyView Portal.
- Motorola Solutions' Customer Support Manager ("CSM") will assist the Customer in establishing a MyView Portal account.

2.1.6.3 Customer Responsibilities

- Create a MyView Portal account if the Customer does not have an existing account.
- During the onboarding process, provide Motorola Solutions with contact information for administrative users.
- Administer user access.
- Provide Internet access for users to access the site.
- Protect login information against unauthorized use.
- Work with Motorola Solutions' CSM to update information as needed.

SECTION 3

COMMANDCENTRAL AWARE SOLUTION

3.1 SYSTEM DESCRIPTION

3.1.1 Overview

Motorola Solutions presents the following solution for Hall County BOC, Georgia.

Motorola Solutions' CommandCentral Aware solution combines disparate systems and data into an accessible interface. This single interface offers command centers a complete operating picture to support field personnel in real time. CommandCentral Aware unifies data from mapping, correlated event monitoring, analytics, and communications. This interface streamlines public safety workflows and viewpoints, enabling users to access and act on critical information.

Users that can benefit from accessing CommandCentral Aware include but are not limited to Dispatchers, PSAP Supervisors, Real Time Crime Analysts as well as Investigators.

The agency can increase the value of current investments by connecting CommandCentral Aware to other software platforms. These integrations can include Computer Aided Dispatch (CAD) systems, Call Handling, Land Mobile Radio (LMR), and/or Video Management Systems (VMS). Users can communicate with confidence, knowing their information is hosted in the highly secure Microsoft Azure cloud.

Designated Entities

The entities participating in the CommandCentral Aware solution are:

- Hall County, Georgia.

Application Software and System Components

The CommandCentral Aware solution includes the following elements:

- CommandCentral Aware Standard with 20 Named User Licenses and 3 year subscription.
- ASTRO 25 Radio Location on Push-To-Talk (PTT) via Intelligent Middleware (IMW).
- ASTRO 25 Radio Location on Cadence via Intelligent Middleware (IMW).
- APX Next SmartLocate GPS over Broadband Integration
- TriTech CAD Integration for incident and/or unit location Automatic Vehicle Location (AVL).
- One Cloud Anchor Server Hardware.
- Professional Consulting Services
- Interfaces.
- Software Maintenance and Technical Support.
- Services as described in the Statement of Work.

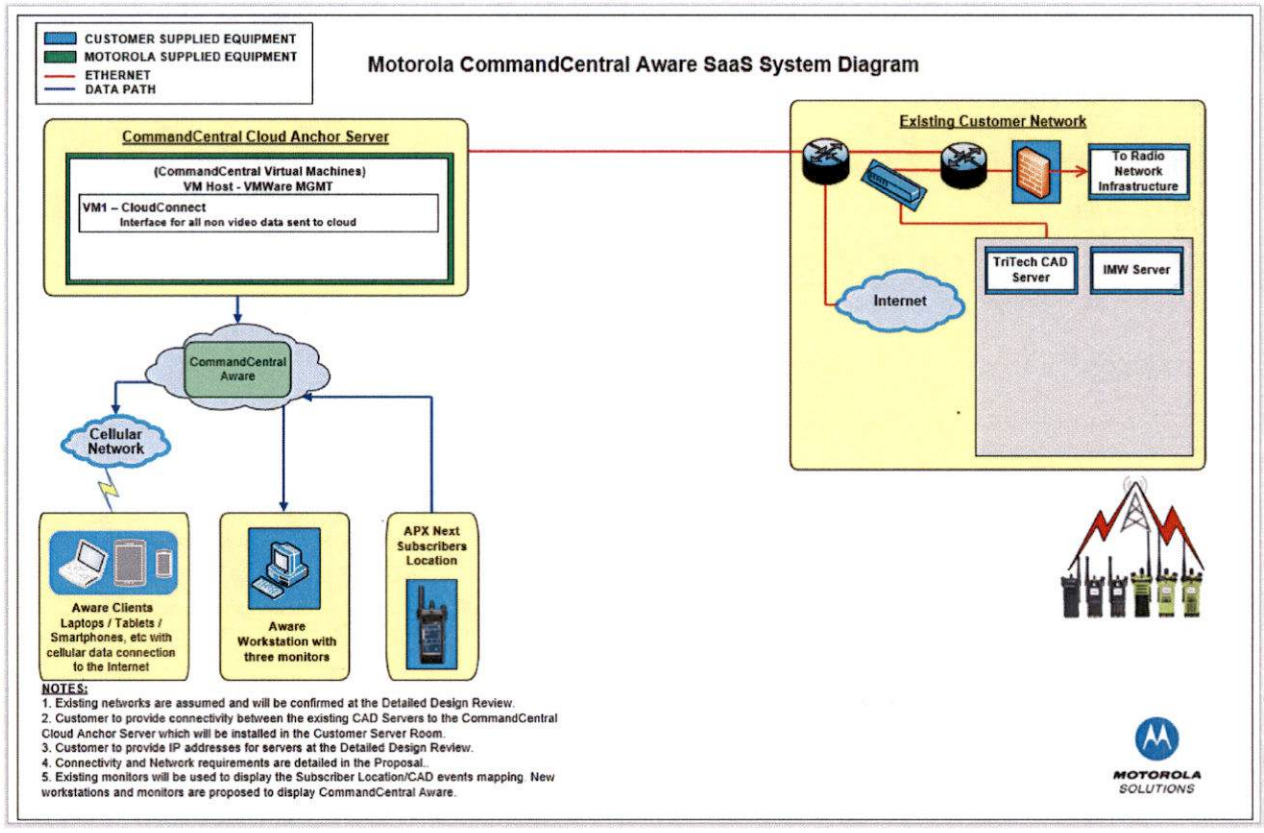

Figure 3–1: CommandCentral Aware Representative System Diagram

3.1.2 CommandCentral Aware Features

CommandCentral Aware provides location and alert capabilities to improve public safety response, described in the sections below.

Mapping

CommandCentral Aware features a unified interface to display locations and alerts. Users can view all location-based data on the map display to enhance decision making. CommandCentral Aware Mapping features also include the following:

- Event Monitors – View device status and location, CAD incidents, open-source data alerts, and sensors on a map. This map can consist of Esri online, Esri server, or static map layers. This map can be modified with other data layers.
- Data Layer Panel – Show or hide data layers to refine the map view.
- Event Information Display – View details associated with each icon on the map.
- Historical Map – View a 90-day lookback of radio locations, CAD incidents, service requests, or emergencies. An export tool extracts the recreated timeline to KML format to view in Google Earth or ESRI ArcGIS Pro. The Location Replay feature enables the historic path of a device's location. Aware's Historical Map view enables users to interact

with video assets that were available during the selected, historical time-frame. If the camera (and its relative VMS) has the ability to play recorded footage, the recorded footage of the selected time frame can be played in Aware's Video Module directly from the Historical Map.

- Breadcrumbing – Track individual APX user radios. Tracking begins at the time the action is toggled on. Devices can provide up to the last 30 minutes of live movement.

Geographic Information System (GIS) Data Set

CommandCentral Aware integrates with hosted GIS data sets from Esri ArcGIS Server or ArcGIS online. The geospatial information contained within these data sets are core to the intelligent map display. This enhances workflow details driven by geography and the metadata contained within these data sets.

Esri's powerful geospatial engine within CommandCentral Aware is used to automatically invoke spatial queries, including nearby items and geographic boundaries. This geospatial processing enables intelligence-driven analysis in order to focus on the concentrated area of concern and orientate those responding.

Data sets help users to:

- Refine displayed data based on the geographic area defined per user. Data includes area, beat, sector, precinct, zone, or quadrant.
- Find nearby entities by predefined distance. Parameters include closest camera while in route, closest cameras to an event - CAD, gunshot detection, alert.
- Determine road blockages caused by traffic jams, flooded roadways, or other obstacles.

Weather Integration

CommandCentral Aware includes integration with Weather services. This integration provides customized weather-driven services. Services include site-specific forecasts, severe-weather warnings, historical data, and custom analytics. Weather services also provides the following data:

- Location key for the desired location.
- Forecast information for a specific location.
- Current Conditions data for a specific location.
- Daily index values for a specific location. Index availability varies by location.
- Radar and satellite images.

Rules Engine

The Command Central Aware rules engine allows users to create rule-sets to trigger actions based on event types. For example, users can highlight rows in the Event Monitor and customize sound alerts for critical incidents. These visual and audio triggers reduce the number of steps needed to support an incident.

3.1.3 CommandCentral Aware Integrations

CommandCentral Aware can integrate with various tools and solutions, described in the sections below.

APX Radios Location on Push-to-Talk

CommandCentral Aware provides the location of users from GPS-enabled LMR (ASTRO 25 radios) and broadband devices (LTE/WiFi-enabled smartphones, tablets, and modems). When a user presses the PTT, Emergency Button, Man-Down, or On-Demand buttons (or Stale Location or Not Reporting indications activate), CommandCentral Aware pinpoints the location. With each PTT press, CommandCentral Aware updates, delivers, and ingests device location data. This keeps command center personnel informed during critical incidents and allows dispatch to make more informed decisions. A user can be affiliated with multiple devices (both broadband and LMR). Multiple users and their devices can be affiliated with a unit.

Location on PTT increases location accuracy even when the radio system is congested with voice traffic. Location on PTT can be sent over the voice channel, in addition to cadence, distance, or manual updates already being sent over the data channel. Once location data is received by the Packet Data Gateway (PDG) at the ASTRO 25 master site, it is forwarded to the application via Intelligent Middleware (IMW). The CommandCentral Aware application then allows dispatchers to view the location of any APX radio in near real-time to accelerate response.

An APX radio in a group or emergency call sends its current GPS location over the voice channel during each transmission. Location data is embedded directly in the voice stream and sent continuously without impacting voice quality. Radios with Location on PTT can be configured to send their location after each PTT during group calls and during emergency calls.

APX Radios Location based on Cadence

CommandCentral Aware maps GPS-enabled land mobile radios (ASTRO 25 radios) and broadband devices (LTE/Wi-Fi enabled smartphones, tablets, and modems). The location solution supports the following capabilities:

- User and Resource Location – All available agency sources of location information and related metadata are ingested from broadband and LMR devices to pinpoint the location for vehicles and responders.
- Affiliation of Users, Devices and Units – A user can be affiliated with multiple devices (both broadband and LMR). Multiple users and their devices can be affiliated with a unit.
- Best source Determination – Receives location data by responder and/or vehicle and combines with unit/user information to intelligently determine the best source and identify it for consumption by the mapping application.
- Stale Location or Not Reporting Indication.
- Customizable Frequency of Reporting – Provisioned Cadence, On-Event, and On-Request.

Motorola Solutions' ASTRO 25 system and APX radios support a time cadence between 30 seconds and 86400 seconds and/or a distance between 99 Meters and 10000 Meters. In general, ASTRO 25 systems with Enhanced Data can only support radios using a time cadence of 60 seconds or greater. The actual cadence value for the system is dependent on the amount of voice traffic, number of radios, number of channels/talk paths, existing data on the system, and future expansion plans.

Motorola Solutions will complete a Data Capacity Analysis at the time of implementation to determine the proper cadence values for the system. This process provides recommended

optimal settings based on system capacity and user preferences. To better allocate the available capacity, the unit cadence will be variable and controlled by the CommandCentral Aware Mapping application while still in line with the Motorola Solutions-recommended guidance. If the recommended cadence values are deemed inadequate, they can be supplemented by Location on PTT (ASTRO 25 release 7.17 and above) or Location on Receive (ASTRO 25 release 7.18 with TDMA).

Motorola Solutions CommandCentral Aware system can support up to 1700 subscribers for location. Initial capacity analyses suggest the radio system is capable of supporting 850 active subscribers with a cadence rate of 180 seconds with 1 Enhanced Data Channel. Additional channels may be required to support additional active subscribers or a faster cadence rate. Voice will preempt data and Grade of Service will be preserved, as long as Enhanced Data channels are NOT set to "Protected".

APX NEXT SmartLocate Integration

APX NEXT SmartLocate integration provides dispatchers with accurate location data over a broadband network. This location data, combined with CommandCentral Aware functionality, enables better tracking of field personnel and improved situational awareness. SmartLocate quickly sends GPS coordinate updates and location information from the field to dispatchers, providing a more effective operating picture of any situation. This gives dispatchers a greater ability to manage incidents and allocate resources in the most efficient way possible. Broadband connectivity increases the frequency of location reporting beyond the capability of an LMR system. This improves location accuracy and enables more users to be tracked. The CommandCentral Aware tool set features many location triggers, including time, distance, push-to-talk (PTT), emergency, and accelerated cadence during emergency.

Computer Aided Dispatch (CAD) Integration

CommandCentral Aware integrates with CAD systems to provide CAD status and event monitor capabilities. The CAD status monitor allows users to see a listing of incidents (event type, location incidents, narrative, priority, status, geographic area, and location of devices or units). The application consumes event-driven data from multiple CAD systems, allowing for real time assessment with other relevant data published to the platform, such as officer location, alarms, alerts, tips, tactical information, voice, and video.

3.1.4 CommandCentral Aware Technical Discovery Requirements

In order to prevent delay in the implementation, Customer must provide the information required in the table below at the time of Project Kickoff for each interface/integrated system.

Table 3-1: Aware Technical Discovery Requirements

	Customer Provided	Motorola Confirmed
Additional Information for Virtual Machine (VM) Access		
Remote access to Cloud Anchor Server		
Data Interface VM requirements		
Interfaces (Required for each Interface)		
Manufacturer and Current Software Version		

	Customer Provided	Motorola Confirmed
Confirm API/SDK Availability		
Provide IP Addresses		
Provide Data format		
Provide Data Frequency (Peak & average events & content)		
Provide Operational aspects (data latency, key fields/information, # inputs)		
Data path factors (bandwidth, NAT, latency, jitter)		
Integration		
Customer IP Network layout (Traffic segmentation, NAT required?)		
Active Directory and Email policies		
Customer Third-Party IP Network Connections (Schools, Fire, Traffic)		
Remote Access Policy/Procedures		
Who owns/maintains each Customer network/firewalls?		
Additional Information Required for Integration with CAD System		
Data delivery latency rate		
Data interface type		
Fileshare/Dump		
Webservices		
SOAP/REST		
SQL Extraction		
Database IP Address, Login Credentials, DB Version		
Data volume (calls per service, peak event rates)		
Data Fields		
CAD event Geolocation data availability		
AVL/ARL data available?		
Event Types		
Icons		
Others(?)		

3.1.5 Hardware Environment and Network Requirements

Motorola Solutions will work with the Customer IT personnel to verify that connectivity meets requirements. The Customer will provide the network components.

Table 3-2: Cloud Anchor Server Installation Requirements

Installation Requirements
One rack unit per Cloud Anchor server.
Two circuits to distribute power to the server rack (dual power supplies).

Installation Requirements
UPS (Uninterruptible Power Supply) at the site where the Cloud Anchor server and CommandCentral Aware workstations will be installed.
Customer provided Internet access and Remote Access Capability
Minimum 1.1Mbps between Cloud Anchor Server and CommandCentral Aware platform

Table 3-3: CommandCentral Aware Network Requirements

Component	Description
IP Address	Three static IP addresses, corresponding subnet masks/default gateway, and available NTP and DNS IP to the Cloud Anchor Server.
Network	Customer provided Internet access and Remote Access Capability
Minimum bandwidth	1.1Mbps between Cloud Anchor Server and CommandCentral Aware platform

Table 3-4: CommandCentral Aware Recommended Workstation Specifications

Component	Description
Processor	Intel Xeon 6136 @3.0 GHz (12 cores).
RAM Memory	32 GB or more memory
Drive	One NVMe 512G SSD.
Operating System	Windows 10 Professional
Network Interface Card	1 Gb port
Graphics Card	NVIDIA Quadro P2000
Display	Narrow Bezel IPS Display, 2560x1440 resolution
Monitor	27" monitor or larger

Low latency is critical for real-time operations. The speed with which data appears on the CommandCentral Aware display depends in large part on how quickly the information is presented to the CommandCentral Aware interface. Major contributors to the latency are network delays and the delay time from occurrence of an event to when that event information is presented to Aware from the source application (CAD, AVL, ALPR). Although CommandCentral Aware strives to provide near-real-time performance, Motorola Solutions provides no guarantees as to the speed with which an event (or video stream) appears in the application once the event is triggered.

CommandCentral Aware Design Limitations

- A maximum of 3,000 icons viewed on the CommandCentral Aware client at one time, per instance.
- A maximum of 100 updates per second on the CommandCentral Aware client.
- A maximum of 5,000 radios supported per server.
- A maximum of 20,000 total fixed cameras can be supported per CommandCentral Aware instance.

ASTRO 25 Radio Requirements

The solution can be deployed to send location data information using an ASTRO 25 radio equipped with a GPS receiver with minimum firmware version 7.18.8 and at software version R15.00.00 or later.

ASTRO 25 Infrastructure Requirements

ASTRO 25 system release 7.17 or above is required if the data will be sent via the LMR system. Enhanced Data and Intelligent Middleware (IMW), in addition to a firewall to connect the system CEN and internet securely including a packet data gateway and GGSN for each zone, are used to send the location updates and events can be enabled as part of that effort. The IMW should be at a minimum Version 4.2.1. Customer will provide internet connection and allow Motorola Solutions to add any necessary firewalls.

- GPS Activation and Enabled.
- Packet Data Interface.
- Enhanced Data Enabled, supported on APX 8000, APX 7000, APX 6000, APX 4000, APX 3000 portables and APX 7500, APX 6500, APX 4500 mobiles.
- Enhanced Data Port List set to 4001.

ASTRO 25 Voice Priority

ASTRO 25 Enhanced Data radios give priority to voice transmissions over data.

Data Capacity Analysis

A Data Capacity Analysis will be run to understand the impact of the location mapping on the ASTRO 25 radio system. This offer does not cover the additional channels that may be needed/required as a result of the Data Capacity Analysis.

Broadband Locationing Requirements

Broadband devices require a data subscription. The broadband subscription is not included in the price of the CommandCentral Aware offer. Android and iOS devices will require Motorola Solutions client software to be installed on each device.

Broadband Infrastructure Requirements

Broadband networks should provide connectivity over 4G LTE, or fourth-generation mobile data technology Long-term Evolution, as defined by the International Telecommunication Union's Radio Sector (ITU-R) and/or Wi-Fi defined as IEEE Standard 802.11 (preferably 802.11ac or 802.11n).

3.1.6 CJIS and Compliance

At Motorola Solutions, we believe compliance is a team effort. As our customers' partner in compliance, we employ privacy and security protocols that enable our customers to comply with the most stringent legal and regulatory requirements. In addition, we build on a strong foundation with an Azure architecture designed and managed to meet a broad set of international compliance standards, as well as region-specific and industry-specific standards.

Motorola Solutions employs rigorous third-party audits to verify its adherence to security controls and standards. To demonstrate Motorola Solutions safeguarding of customer data,

comprehensive third-party audits of primary Software Enterprise development and support operations have been completed and those operations have achieved ISO/IEC 27001:2013 (information security management systems) certification and AICPA SOC2 Type 2 reports are available. ISO/IEC 27017:2015 (information security controls for cloud services), ISO/IEC 27018:2019 (protection of personal information in public clouds) and ISO/IEC 27701:2019 (privacy information management) are available. Supplemental SOC2 Type 2 reports and ISO/IEC 27001:2013 certifications for the development and support operations at satellite locations are completed.

Motorola Solutions understands our customers' critical need to safeguard the lifecycle of Criminal Justice Information. To support that need, Motorola Solutions designs its products and services to support compliance with the FBI's Criminal Justice Information Services (CJIS) Security Policy and we commit to the terms of the CJIS Security Addendum. With a dedicated team of CJIS compliance professionals, we assist our customers through administering and coordinating CJIS-compliant personnel credentialing, providing documentation assistance in connection with CJIS audits, and advising on how to configure and implement our solutions in a manner consistent with the CJIS Security Policy.

3.1.7 CommandCentral Interfaces

CommandCentral Aware Table 3-4 provides a list of the specific interfaces included in this solution, an indication of data direction, and the point of installation.

Data Direction

- **Outbound (O)** – Motorola Solutions system will send data to an external receiver.
- **Inbound (I)** – Motorola Solutions system will receive data from an external source.
- **Bi-directional (B)** – Motorola Solutions system will send data to an external receiver and receive data from an external source.

Installation Point

- Primary System (**P**).
- Client (**C**).

Interface technical information, inclusive of data elements, will be provided prior to contract.

Table 3-5: System Interfaces

Interface Name	Data Direction	Installation Point
TriTech CAD	I	P

CommandCentral interfaces are dependent on the functionality made available to Motorola Solutions by Customer's third-party system. Customer is responsible for providing connectivity to the third-party system via the SDK, API, or other Motorola Solutions-approved access. Customer is also responsible for providing access to third-party systems such as support agreement support as this might be required to investigate, test, and complete the system integration.

3.2 STATEMENT OF WORK

3.2.1 Introduction

In accordance with the terms and conditions of the Agreement, this Statement of Work ("SOW") defines the principal activities and responsibilities of all parties for the delivery of the Motorola Solutions ("Motorola") system as presented in this offer to Hall County Central Communications, GA (hereinafter referred to as "Customer"). When assigning responsibilities, the phrase "Motorola" includes our subcontractors and third-party partners.

Deviations and changes to this SOW are subject to mutual agreement between Motorola and the Customer and will be addressed in accordance with the change provisions of the Agreement.

Unless specifically stated, Motorola work is performed remotely. Customer will provide Motorola resources with unrestricted direct network access to enable Motorola to fulfill its delivery obligations.

Motorola and the Customer will work to complete their respective responsibilities in accordance with the mutually agreed upon governing Project Schedule. Any changes to the governing Project Schedule will be mutually agreed upon via the change provision of the Agreement.

The number and type of software or subscription licenses, products, or services provided by Motorola or its subcontractors are specifically listed in the Agreement and any reference within this document as well as subcontractors' SOWs (if applicable) does not imply or convey a software or subscription license or service that are not explicitly listed in the Agreement.

3.2.1.1 Award, Administration and Project Initiation

Project Initiation and Planning will begin following execution of the Agreement between Motorola and the Customer.

Following the conclusion of the Project Planning Session, the Motorola Project Manager will conduct twice monthly one-hour remote status meetings with the Customer Project Manager for the purpose of baselining progress of current activities and the planning of future activities. Following the conclusion of the Contract Design Review, the Motorola Project Manager will prepare and submit monthly status reports to the Customer Project Manager. Monthly Status Reports provide a summary of the activities completed in the month, those activities planned for the following month, project progress against the project schedule, items of concern requiring attention as well as potential project risks and agreed upon mitigation actions.

3.2.1.2 Completion and Acceptance Criteria

Motorola Integration Services are considered complete upon Motorola performing the last task listed in a series of responsibilities or as specifically stated in Completion Criteria. Customer task completion will occur per the project schedule enabling Motorola to complete its tasks without delay.

Customer will provide Motorola written notification that it does not accept the completion of Motorola responsibilities or rejects a Motorola service deliverable within five (5) business days of completion or receipt of a deliverable.

The Service Completion will be acknowledged in accordance with the terms of Master Customer Agreement and the Service Completion Date will be memorialized by Motorola and Customer. Software System Completion will be in accordance with the terms of the Software Products Addendum unless otherwise stated in this Statement of Work.

3.2.2 Project Roles and Responsibilities Overview

3.2.2.1 Motorola Project Roles and Responsibilities

A Motorola team, made up of specialized personnel, will be appointed to the project under the direction of the Motorola Project Manager. Team members will be multi-disciplinary and may fill more than one role. Team members will be engaged in different phases of the project as necessary.

In order to maximize efficiencies Motorola's project team will provide services remotely via teleconference, web-conference or other remote method in filling its commitments as outlined in this Statement of Work. Motorola project team resources will be on site at the Customer location when fulfilling commitments that are crucial to project success as noted in this Statement of Work.

The personnel role descriptions noted below provide an overview of typical project team members. There may be other personnel engaged in the project under the direction of the Project Manager. The following provided descriptions of the primary roles engaged in the delivery of the project. One or many resources of the same type may be engaged as needed throughout the project.

Motorola's project management approach has been developed and refined based on lessons learned in the execution of hundreds of system implementations. Using experienced and dedicated people, industry-leading processes, and integrated software tools for effective project execution and control, we have developed and refined practices that support the design, production, and testing required to deliver a high-quality, feature-rich system.

Project Manager

A Motorola Project Manager will be assigned as the principal business representative and point of contact for the organization. The Project Manager's responsibilities include:

1. Manage the Motorola responsibilities related to the delivery of the project.
2. Maintain the project schedule and manage the assigned Motorola personnel and applicable subcontractors/supplier resources.
3. Manage the Change Order process per the Agreement.
4. Maintain project communications with the Customer.
5. Identify and manage project risks.
6. Collaborative coordination of Customer resources to minimize and avoid project delays.
7. Measure, evaluate, and report the project status against the Project Schedule.

8. Conduct remote status meetings on a mutually agreed basis to discuss project status.
9. Prepare and submit a monthly status report that identifies the activities of the previous month, as well as activities planned for the current month, including an updated Project Schedule and action item log.
10. Provide timely responses to issues related to project progress.

Solutions Architect

The Solutions Architect is responsible for the delivery of the technical and equipment elements of the solution. They confirm the delivered technical elements meet contracted requirements. They are engaged throughout the duration of the delivery.

Customer Success Advocate

A Customer Success Advocate will be assigned to the Customer post Go Live event. By being the Customer's trusted advisor, the Customer Success Advocate' responsibilities include:

- Assist the Customer with maximizing the use of their Motorola software and service investment.
- Actively manage, escalate, and log issues with Support, Product Management, and Sales.
- Provide ongoing customer communication about progress, timelines, and next steps.

Customer Support Services Team

The Customer Support Services team will provide ongoing support following commencement of beneficial use of the Customer's System(s) as defined in Customer Support Plan.

3.2.2.2 Customer Project Roles and Responsibilities Overview

The success of the project is dependent on early assignment of key Customer resources. It is critical these resources are empowered to make provisioning decisions based on the Customer's operational and administration needs. The Customer project team should be engaged from project initiation through beneficial use of the system. The continued involvement in the project and use of the system will convey the required knowledge to maintain the system post completion of the project. In some cases, one person may fill multiple project roles. The project team must be committed to participate in activities for a successful implementation.

Project Manager

The Project Manager will act as the primary Customer point of contact for the duration of the project. In the event the project involves multiple agencies, Motorola will work exclusively with a single Customer assigned Project Manager (the primary Project Manager). This includes the management of any third party vendors that are Customer Subcontractors. The Project Manager's responsibilities include:

1. Communicate and coordinate with other project participants.
2. Manage the Customer project team including timely facilitation of efforts, tasks, and activities.

3. Maintain project communications with the Motorola Project Manager.
4. Identify the efforts required of Customer staff to meet the task requirements and milestones in this SOW and Project Schedule.
5. Consolidate all project-related questions and queries from Customer staff to present to the Motorola Project Manager.
6. Review the Project Schedule with the Motorola Project Manager and finalize the detailed tasks, task dates, and responsibilities.
7. Measure and evaluate progress against the Project Schedule.
8. Monitor the project to ensure resources are available as scheduled.
9. Attend status meetings.
10. Provide timely responses to issues related to project progress.
11. Liaise and coordinate with other agencies, Customer vendors, contractors, and common carriers.
12. Review and administer change control procedures, hardware and software certification, and all related project tasks required to maintain the Project Schedule.
13. Ensure Customer vendors' adherence to overall Project Schedule and Project Plan.
14. Assign one or more personnel who will work with Motorola staff as needed for the duration of the project, including at least one representative(s) from the IT department.
15. Identify the resource with authority to formally acknowledge and approve Change Orders, approval letter(s), and milestone recognition certificates as well as approve and release payments in a timely manner.
16. Provide building access to Motorola personnel to all Customer facilities where system equipment is to be installed during the project. Temporary identification cards are to be issued to Motorola personnel if required for access to facilities.
17. Ensure remote network connectivity and access to Motorola resources.
18. As applicable to this project, assume responsibility for all fees for licenses and inspections and for any delays associated with inspections due to required permits.
19. Provide reasonable care to prevent equipment exposure to contaminants that cause damage to the equipment or interruption of service.
20. Ensure a safe work environment for Motorola personnel.
21. Provide signatures of Motorola-provided milestone certifications and Change Orders within five (5) business days of receipt.

Transformation Lead

The Transformation Lead, who may or may not be your Project Manager, must be able to holistically represent your organization and be able to work cross functionally between Motorola, your organization, and all stakeholders involved in the delivery of your new system. The Transformation Lead must be empowered to acknowledge the resource and time commitments required of your organization and authorize Motorola to proceed with scheduling the Project Kickoff event.

System Administrator

The System Administrator manages the technical efforts and ongoing tasks and activities of their system as defined in the Customer Support Plan (CSP).

IT Personnel

IT personnel provide required information related to LAN, WAN, wireless networks, server, and client infrastructure. They must also be familiar with connectivity to internal, external, and third-party systems to which the Motorola system will interface.

Additional Resources

Additional resources, such as trainers and database administrators may also be required.

User Agency Stakeholders

User Agency Stakeholders, if the system is deployed in a multi-agency environment, are those resources representing agencies outside of the Customer's agency. These resources will provide provisioning inputs to the SMEs if operations for these agencies differ from that of the Customer agency.

3.2.2.3 General Customer Responsibilities

In addition to the Customer Responsibilities stated elsewhere in this SOW, the Customer is responsible for:

1. All Customer-provided equipment including hardware and third-party software necessary for delivery of the System not specifically listed as a Motorola deliverable. This will include end user workstations, network equipment, telephone, or TDD equipment and the like.
2. Configuration, maintenance, testing, and supporting the third-party systems the Customer operates which will be interfaced to as part of this project. The Customer is responsible for providing Application Programming Interface (API) documentation to those systems that document the integration process for the level of interface integration defined by Motorola.
3. Initiate, coordinate, and facilitate communication between Motorola and Customer's third-party vendors as required to enable Motorola to perform its duties.
4. Active participation of Customer Subject Matter Experts (SME's) in project delivery meetings and working sessions during the course of the project. Customer SME's will possess requisite knowledge of Customer operations and legacy system(s) and possess skills and abilities to operate and manage the system.
5. The provisioning of Customer GIS data as requested by Motorola. This information must be provided in a timely manner in accordance with the Project Schedule.
6. Electronic versions of any documentation associated with the business processes identified.
7. Providing a facility with the required computer and audio-visual equipment for training and work sessions as defined in the Training Plan.
8. Ability to participate in remote project meeting sessions using Google Meet.

3.2.2.4 Project Planning and Pre–Implementation Review

A clear understanding of the needs and expectations of both Motorola and the Customer are critical to the successful implementation and on–going operation of CommandCentral. In order to establish initial expectations for system deployment and to raise immediate visibility to ongoing operation and maintenance requirements, we will work with you to help you understand the impact of introducing a new solution and your preparedness for the implementation and support of the CommandCentral system.

Shortly after contract signing, Motorola will conduct a one–on–one teleconference with your designated resource to review the task requirements of each phase of the project and help to identify areas of potential risk due to lack of resource availability, experience or skill.

The teleconference discussion will focus on the scope of implementation requirements, resource commitment requirements, cross–functional team involvement, a review of the required technical resource aptitudes and a validation of existing skills, and resource readiness in preparation for the Project Kickoff meeting.

Motorola Responsibilities

1. Make initial contact with the Customer Project Manager and schedule the Pre–Implementation Review teleconference.
2. Discuss the overall project deployment methodologies, inter–agency/inter–department decision considerations (as applicable), and third party engagement/considerations (as applicable).
3. Discuss Customer involvement in system provisioning and data gathering to understand scope and time commitment required.
4. Discuss the online Learning Management System (LMS) training approach.
5. Obtain mutual agreement of the Project Kickoff meeting agenda and objectives.
6. Discuss the CommandCentral Solution Discovery Requirements checklist and verify Customer has a copy of the checklist.
7. Coordinate enabling designated Customer administrator with access to the LMS and CommandCentral Admin Console.

Customer Responsibilities

1. Provide Motorola with the names and contact information for the designated LMS and application administrators.
2. Collaborate with the Motorola PM and set the Project Kickoff meeting date.

3.2.3 Project Kickoff Teleconference

The purpose of the project kickoff is to introduce project participants and review the overall scope of the project.

Motorola Responsibilities

1. Conduct a project kickoff teleconference.
2. Validate key project team participants attend the meeting.
3. Introduce all project participants.

4. Review the roles of the project participants to identify communication flows and decision–making authority between project participants.
5. Review the overall project scope and objectives.
6. Review the resource and scheduling requirements.
7. Review the teams' interactions (meetings, reports, milestone acceptance) and Customer participation.
8. Verify Customer Administrator(s) have access to the LMS and CommandCentral Admin Console.

Customer Responsibilities

1. Validate key project team participants attend the meeting.
2. Introduce all project participants.
3. Review the roles of the project participants to identify communication flows and decision–making authority between project participants.
4. Provide VPN access to Motorola staff to facilitate delivery of services described in this Statement of Work
5. Validate any necessary non–disclosure agreements, approvals, and other related issues are complete in time so as not to introduce delay in the project schedule. Data exchange development must adhere to third-party licensing agreements.
6. Provide all paperwork and/or forms (i.e. fingerprints, background checks, card keys and any other security requirement) required of Motorola resources to obtain access to each of the sites identified for this project.
7. Provide the contact information for the license administrator for the project. I.e. IT Manager, CAD Manager, and any other key contact information as part of this project.
8. Validate access to the LMS and CommandCentral Admin Console.
9. Provide the information required in the CommandCentral Solution Discovery Requirements checklist.

3.2.4 Contract Design Review (CDR)

3.2.4.1 Contract Design Review

The objective is to review the contracted applications, project schedule, bill of materials, functional demonstration approach and contractual obligations of each party. The CDR commences upon conclusion of the Project Kickoff session.

Any changes to the contracted scope can be initiated via the change provision of the Agreement.

Motorola Responsibilities

1. Review the Ordering Documents: System Description, Statement of Work and Project Schedule.
2. Review the technical, environmental and network requirements of the system.

3. Review the initial Project Schedule and incorporate Customer feedback resulting in the implementation project schedule. The project schedule will be maintained by Motorola and updated through mutual collaboration. Schedule updates that impact milestones will be addressed via the change provision of the Agreement.
4. Review and order contacted hardware.
5. Review the functional demonstration process for CommandCentral Solution and interfaces.
6. Request shipping address and receiver name.
7. Provide completed paperwork, provided to Motorola during project kickoff that enables Motorola resources to obtain site access.
8. Review the information in the Customer provided CommandCentral Solution Discovery Requirements checklist.
9. Grant Customer Administrator with access to CommandCentral Admin Console.
10. Grant Customer LMS Administrator with access to the LMS.
11. Generate a CDR Summary report documenting the discussions, outcomes and any required change orders.

Customer Responsibilities

1. Project Manager and key Customer assigned designees attend the meeting.
2. Provide network environment information as requested.
3. Providing shipping address and receiver name.
4. Provide locations and access to the existing data and video equipment that will be part of the CommandCentral system per the Agreement.

Completion Criteria

The CDR is complete upon Customer receipt of the CDR Summary report.

3.2.5 Hardware/Software

Hardware and software activities account for the procurement, staging and configuration of server hardware.

3.2.5.1 CloudConnect Server Staging

The objective of this activity is to install the software components on the server procured by Motorola at our staging facility. The server will be tested and verified to be operational in a staged environment. Once validated, the server will be packaged and shipped to the Customer's location for installation.

Motorola Responsibilities

1. Order contracted server related components for delivery to the staging facility.
2. Install and configure system software.
3. Ship staged system to the Customer's installation site.

Customer Responsibilities

1. Receive the staged server and securely store it until Motorola installation.
2. Provide power and assign network IP addresses. Provide backup power, as necessary.
3. Provide network connectivity between the various networks.
4. Provide acknowledgement of receipt of delivered equipment.

Motorola Deliverables

Title/Description
Equipment Inventory
Staged System Delivery

3.2.5.2 CloudConnect Server Configuration

Motorola Solutions Responsibilities

1. Remotely configure Server and install VSphere license.
2. Remotely configure network connectivity and test connection to the server.

Customer Responsibilities

1. Provide remote access to the server remotely.

Completion Criteria

CloudConnect Server configuration is complete.

3.2.6 Interfaces and Integration

The installation, configuration and demonstration of interfaces may be an iterative series of activities depending upon access to third-party systems. Interfaces will be installed and configured in accordance with the project schedule. Integrations of functionality between Motorola developed products will be completed through software installation and provisioning activities in accordance with the Project Schedule dates. Integration activities that have specific requirements will be completed as outlined in this SOW.

3.2.6.1 Integration Activities

Proprietary processes enable the transfer and receipt of data between Motorola systems as described in the System Description.

Motorola Responsibilities

1. Establish and validate connectivity between the Motorola systems.
2. Validate each system can transmit and/or receive data.

Customer Responsibilities

1. Provide personnel proficient with and authorized to make changes to the network and third-party systems to support Motorola's integration efforts.
2. Provide network connectivity between the Motorola systems.

3.2.6.2 ASTRO 25 Location Integration

Motorola Responsibilities

1. Configure connection between CloudConnect Server and the existing ASTRO 25 Intelligent Middleware (IMW) system.
2. Perform a remote IMW software upgrade (if required for compatible version).
3. Configure IMW location reporting parameters. The location reporting configuration will include location on PTT, location on Emergency, and location on demandProvision subscribers' software licenses as needed.

Customer Responsibilities

1. Provide IMW system.
2. Programming the subscriber fleet to support the GPS Location functionality.

3.2.6.3 CommandCentral Solution Geospatial Mapping Configuration

Motorola Responsibilities

1. Installation and configuration of the connection to the Customer mapping system, (i.e. ESRI online, ESRI server, or static map layers).
2. Test mapping layers and links to validate CommandCentral Solution is accessing and utilizing Customer published GIS data.

Customer Responsibilities

1. Provide access to ESRI/GIS system and/or GIS personnel.
2. Provide published GIS map layers.
3. Work with Motorola staff to publish specific maps beneficial to the Customer analysts.

Completion Criteria

CommandCentral Solution Geospatial Mapping configuration is complete.

3.2.6.4 CommandCentral Aware Floor Plans Configuration

Motorola Responsibilities

1. Import the floor plans into CommandCentral Solution.
2. Test floor plan layers and validate CommandCentral Solution is accessing and utilizing floor plans in the correct location and orientation.

Customer Responsibilities

1. Provide floor plan files in the acceptable formats.

Completion Criteria

CommandCentral Solution Floor Plans configuration is complete.

3.2.7 CommandCentral Provisioning

3.2.7.1 CommandCentral Solution

Motorola will discuss industry best practices, current operations environment and subsystem integration in order to determine the optimal configuration for CommandCentral Solution.

Motorola Responsibilities

1. Using the CommandCentral Admin Console, provision users, groups, rules and based off Customer Active Directory data.

Customer Responsibilities

1. Supply the access and credentials to Customer's Active Directory for the purpose of Motorola conducting CommandCentral Solution provisioning.
2. Respond to Motorola inquiries regarding users/groups/agency mapping to CommandCentral Solution functionality.

Completion Criteria

1. CommandCentral Solution provisioning is complete upon Motorola completing provisioning activities.

3.2.8 CommandCentral Online Training

CommandCentral training is made available to via Motorola Solutions Software Enterprise Learning Management System (LMS). This subscription service provides you with continual access to our library of online learning content and allows your users the benefit of learning at times convenient to them. Content is added and updated on a regular basis to keep information current. All Motorola Solutions tasks are completed remotely and enable the Customer to engage in training when convenient to the user.

LMS Administrators are able to add/modify users, run reports, and add/modify groups within the panorama.

Motorola Solutions Responsibilities

- Initial setup of Panorama and addition of administrators.
- Provide instruction to the Customer LMS Administrators on:
  - Adding and maintaining users.
  - Adding and maintaining Groups.
  - Assign courses and Learning Paths.
  - Running reports.

Customer Responsibilities

- Go to https://learningservices.Motorola Solutionssolutions.com and request access if you do not already have it.
- Complete LMS Administrator training.
- Advise users of the availability of the LMS.
- Add/modify users, run reports and add/modify groups.

Completion Criteria

Work is considered complete upon conclusion of Motorola Solutions provided LMS Administrator instruction.

Panorama – A panorama is an individual instance of the Learning Management System that provides autonomy to the agency utilizing.

Groups – A more granular segmentation of the LMS that are generally used to separate learners of like function (i.e. dispatchers, call takers, patrol, firefighter). These may also be referred to as clients within the LMS.

Learning Path – A collection of courses that follow a logical order, may or may not enforce linear progress.

3.2.9 CommandCentral Professional Consulting Services

Professional Consulting Services provide the Customer an opportunity to utilize Motorola subject matter experts as needed to address operational concerns: impromptu training, process re-engineering or one on one personalized support.

Motorola Responsibilities

1. Conduct a discovery teleconference with Customer's PM to understand the Customer needs prior to scheduling on-site service.
2. Provide Customer with a summary of the needs discussed during the teleconference that serve as the focus for the on-site service delivery.
3. Upon agreement of the focus of on-site service, schedule a mutually agreeable date for delivery of on-site service.
4. Provide single on-site 3 day service Monday through Friday, 8:00 am to 5:00 pm Customer time.
5. Provide Customer with a summary report of the activities completed as part of on-site service delivery.

Customer Responsibilities

1. Participate in the discovery teleconference and agree to objectives.
2. Schedule a mutually agreeable date for delivery of on-site service.
3. Coordinate availability of people or resources required for Motorola to fulfill the focus of on-site service.

Completion Criteria

Work is considered complete upon Motorola providing Customer with the summary report.

3.2.10 Product Validation

The system is exercised throughout the delivery of the project by both Motorola and the Customer via provisioning and training activities. To solidify Customer confidence in the system and prepare for user operation, Motorola will perform prescribed system validations in accordance with a Product Validation Plan.

3.2.10.1 Functional Demonstration

The objective of functional demonstration is to validate Customer access to the CommandCentral features and functions and system integration via configured interfaces (as applicable).

Motorola Responsibilities

1. Update functional demonstration script.
2. Provide script to Customer for review and acknowledgement.
3. Conduct functional demonstration.
4. Correct any configuration issues impacting access to cloud based features; i.e. map display, location updates, video display and/or interface and integrations.
5. Create a summary report documenting the activities of the functional demonstration and any corrective actions taken by Customer or Motorola during the demonstration.
6. Provide Customer instruction on using the Customer Feedback Tool for feature/enhancement requests.

Customer Responsibilities

1. Review and agree to the scope of the demonstration script.
2. Witness the functional demonstration and acknowledge its completion.
3. Resolve any provisioning impacting the functional demonstration.
4. Provide Motorola with any requests for feature enhancements.

Completion Criteria

Conclusion of the functional demonstration.

3.2.10.2 Interface Validation

The objective of Interface Validation is to verify that the installed interfaces perform in accordance with what is presented in the System Description.

Motorola is not responsible for issues arising from lack of engagement of third-party and/or Customer resources to perform work required to enable/provision and/or configure an interface to a third-party system, or troubleshooting any issues on the Customer's third-party systems.

Interfaces that cannot be tested due to connectivity issues to external systems, or the unavailability of Customer's third-party system will be demonstrated to show that Motorola's portion of an interface is enabled to send and/or receive data that supports the interface experience. In such cases, Motorola demonstrating the elements within Motorola's control will constitute a successful demonstration and completion of the demonstration task.

Motorola Responsibilities

1. Conduct Interface Validation demonstration.
2. Develop remediation plan for anomalies that do not align with Motorola's stated System Description.

Customer Responsibilities

1. Provide access to a resource with access to the interfacing system to validate functionality.
2. Witness the execution of the demonstration and acknowledge successful completion.
3. Participate in the documentation of anomalies and work with Motorola to develop remediation action(s).

Motorola Deliverable

Title/Description
Remediation Plan/Schedule for documented anomalies, as required

3.2.11 Completion Milestone

Following the conclusion of delivery of the functional demonstration the project is considered complete and the Software System completion milestone will be recognized.

3.2.12 Transition to Support and Customer Success

Following the completion of the activation of CommandCentral components, implementation activities are complete. The transition to the Motorola Solutions' support organization completes the implementation activities.

Customer Success is the main point of contact as you integrate this solution into your agency's business processes. Our team will work with you to ensure Video-as-a-Service has met your expectations and that the solution satisfies your goals and objectives. Contact Customer Success at CommandCentralCS@motorolasolutions.com.

Our Customer Support team will be the point of contact for technical support concerns you might have and can be reached either by phone at 1-800-MSI-HELP (option x4, x4, x3) or by emailing support-commandcentral@motorolasolutions.com.

Motorola Solutions Responsibilities

- Provide the Customer with Motorola Solutions support engagement process and contact information.
- Gather contact information for the Customer users authorized to engage Motorola Solutions support.

Customer Responsibilities

- Provide Motorola Solutions with specific contact information for those users authorized to engage Motorola Solutions' support.
- Engage the Motorola Solutions support organization as needed.

Completion Criteria

Conclusion of the handover to support and the implementation project is complete.

SECTION 4

CONSOLIDATED PRICING SUMMARY

Motorola is pleased to present the following pricing to Hall County:

Aware Plus Pricing Table	
Aware Plus (Includes Flock LPR, Avigilon, Genetec and TriTech) Includes Year 1 Subscription	$275,721.00
Radio Management (1 Year Upfront)	$63,842.00
Total Combined Solution Cost	**$339,563.00**

CommandCentral Aware Plus Subscription Pricing and Radio Management

- Year 2 - $70,710
- Year 3 - $70,710

** The Aware Plus option will require an additional SOW to reflect the additional connectors

The total contract price is $480,983. Invoices will be billed annually in advance of each year, as follows: $339,563 (Year 1), $70,710 (Year 2), $70,710 (Year 3).

4.1 INVOICING AND SHIPPING ADDRESSES

Invoices will be sent to Customer at the following address:	
Name:	
Address:	
Phone:	
Email:	accountspayable@hallcounty.org.
Address of Ultimate Destination for Equipment to be Delivered to Customer:	
Name:	Hall County EOC
Address:	
Equipment Shipped to Customer at the following address:	
Name:	
Address:	
Phone:	

SECTION 5

CONTRACTUAL DOCUMENTATION

Motorola Solutions Customer Agreement

This Motorola Solutions Customer Agreement (the "**MCA**") is entered into between Motorola Solutions, Inc., with offices at 500 W. Monroe Street, Suite 4400, Chicago, IL 60661 ("**Motorola**") and the entity set forth in the signature block below ("**Customer**"). Motorola and Customer will each be referred to herein as a "**Party**" and collectively as the "**Parties**". This Agreement (as defined below) is effective as of the date of the last signature (the "**Effective Date**").

1. Agreement.

1.1. Scope; Agreement Documents. This MCA governs Customer's purchase of Products (as defined below) and Services (as defined below) from Motorola. Additional terms and conditions applicable to specific Products and Services are set forth in one or more addenda attached to this MCA (each an "**Addendum**", and collectively the "**Addenda**"). In addition, the Parties may agree upon solution descriptions, equipment lists, statements of work, schedules, technical specifications, and other ordering documents setting forth the Products and Services to be purchased by Customer and provided by Motorola and additional rights and obligations of the Parties (the "**Ordering Documents**"). To the extent required by applicable procurement law, a proposal submitted by Motorola in response to a competitive procurement process will be included within the meaning of the term Ordering Documents. This MCA, the Addenda, and any Ordering Documents collectively form the Parties' "**Agreement**".

1.2. Order of Precedence. Each Addendum will control with respect to conflicting terms in the MCA, but only as applicable to the Products and Services described in such Addendum. Each Ordering Document will control with respect to conflicting terms in the MCA or any Addenda, but only as applicable to the Products and Services described on such Ordering Document.

2. Products and Services.

2.1. Products. Motorola will (a) sell hardware provided by Motorola ("**Equipment**"), (b) license software which is either preinstalled on Equipment or installed on Customer-Provided Equipment (as defined below) and licensed to Customer by Motorola for a perpetual or other defined license term ("**Licensed Software**"), and (c) license cloud-based software as a service products and other software which is either preinstalled on Equipment or installed on Customer-Provided Equipment, but licensed to Customer by Motorola on a subscription basis ("**Subscription Software**") to Customer, to the extent each is set forth in an Ordering Document, for Customer's own use in accordance with this Agreement. The Equipment, Licensed Software, and Subscription Software shall collectively be referred to herein as "**Products**", or individually as a "**Product**". At any time during the Term (as defined below), Motorola may substitute any Products at no cost to Customer, if the substitute is substantially similar to the Products set forth in the applicable Ordering Documents.

2.2. Services.

2.2.1. Motorola will provide services related to purchased Products ("**Services**"), to the extent set forth in an Ordering Document.

2.2.2. Integration Services; Maintenance and Support Services. If specified in an Ordering Document, Motorola will provide, for the term of such Ordering Document, (a) design, deployment, and integration Services in order to design, install, set up, configure, and/or integrate the applicable Products at the applicable locations ("**Sites**"), agreed upon by the Parties ("**Integration Services**"), or (b) break/fix maintenance, technical support, or other Services (such as software integration Services) ("**Maintenance and Support Services**"), each as further described in the applicable statement of work. Maintenance and Support Services and Integration Services will each be considered "Services", as defined above.

2.2.3. Service Ordering Documents. The Fees for Services will be set forth in an Ordering Document and any applicable project schedules. A Customer point of contact will be set forth in the applicable statement of work for the Services. For purposes of clarity, each statement of work will be incorporated into, and form an integral part of, the Agreement.

2.2.4. Service Completion. Unless otherwise specified in the applicable Ordering Document, Services described in an Ordering Document will be deemed complete upon Motorola's performance of all Services listed in such Ordering Document ("**Service Completion Date**"); provided, however, that Maintenance and Support Services may be offered on an ongoing basis during a given Ordering Document term, in which case such Maintenance and Support Services will conclude upon the expiration or termination of such Ordering Document.

2.3. Non-Preclusion. If, in connection with the Products and Services provided under this Agreement, Motorola makes recommendations, including a recommendation to purchase other products or services, nothing in this Agreement precludes Motorola from participating in a future competitive bidding process or otherwise offering or selling the recommended products or other services to Customer. Customer represents that this paragraph does not violate its procurement standards or other laws, regulations, or policies.

2.4. Customer Obligations. Customer will ensure that information Customer provides to Motorola in connection with receipt of Products and Services are accurate and complete in all material respects. Customer will make timely decisions and obtain any required management approvals that are reasonably necessary for Motorola to provide the Products and Services and perform its other duties under this Agreement. Unless the applicable Ordering Document states otherwise, Motorola may rely upon and is not required to evaluate, confirm, reject, modify, or provide advice concerning any assumptions or Customer information, decisions, or approvals described in this Section. If any assumptions in the Ordering Documents or information provided by Customer prove to be incorrect, or if Customer fails to perform any of its obligations under this Agreement, Motorola's ability to perform its obligations may be impacted and changes to the Agreement, including the scope, Fees, and performance schedule may be required.

2.5. Documentation. Products and Services may be delivered with documentation for the Equipment, software Products, or data that specifies technical and performance features, capabilities, users, or operation, including training manuals, and other deliverables, such as reports, specifications, designs, plans, drawings, analytics, or other information (collectively, "**Documentation**"). Documentation is and will be owned by Motorola, unless otherwise expressly agreed in an Addendum or Ordering Document that certain Documentation will be owned by Customer. Motorola hereby grants Customer a limited, royalty-free, worldwide, non-exclusive license to use the Documentation solely for its internal business purposes in connection with the Products and Services.

2.6. Motorola Tools and Equipment. As part of delivering the Products and Services, Motorola may provide certain tools, equipment, models, and other materials of its own. Such tools and equipment will remain the sole property of Motorola unless they are to be purchased by Customer as Products and are explicitly listed on an Ordering Document. The tools and equipment may be held by Customer for Motorola's use without charge and may be removed from Customer's premises by Motorola at any time without restriction. Customer will safeguard all tools and equipment while in Customer's custody or control, and be liable for any loss or damage. Upon the expiration or earlier termination of this Agreement, Customer, at its expense, will return to Motorola all tools and equipment in its possession or control.

2.7. Authorized Users. Customer will ensure its employees and Authorized Users comply with the terms of this Agreement and will be liable for all acts and omissions of its employees and Authorized Users. Customer is responsible for the secure management of Authorized Users' names, passwords and login credentials for access to Products and Services. "**Authorized Users**" are Customer's employees, full-time contractors engaged for the purpose of supporting the Products and Services that are not competitors of Motorola, and the entities (if any) specified in an Ordering Document or otherwise approved by Motorola in writing (email from an authorized Motorola signatory accepted), which may include affiliates or other Customer agencies.

2.8. Export Control. Customer, its employees, and any other Authorized Users will not access or use the Products and Services in any jurisdiction in which the provision of such Products and Services is prohibited under applicable laws or regulations (a "**Prohibited Jurisdiction**"), and Customer will not provide access to the Products and Services to any government, entity, or individual located in a Prohibited Jurisdiction. Customer represents and warrants that (a) it and its Authorized Users are not named on any U.S. government list of persons prohibited from receiving U.S. exports, or transacting with any U.S. person; (b) it and its Authorized Users are not a national of, or a company registered in, any Prohibited Jurisdiction; (c) Customer will not permit its Authorized Users to access or use the Products or Services in violation of any U.S. or other applicable export embargoes, prohibitions or restrictions; and (d) Customer and its Authorized Users will comply with all applicable laws regarding the transmission of technical data exported from the U.S. and the country in which Customer, its employees, and the Authorized Users are located.

2.9. Change Orders. Unless a different change control process is agreed upon in writing by the Parties, a Party may request changes to an Addendum or an Ordering Document by submitting a change order to the other Party (each, a "**Change Order**"). If a requested change in a Change Order causes an increase or decrease in the Products or Services, the Parties by means of the Change Order will make appropriate adjustments to the Fees, project schedule, or other matters. Change Orders are effective and binding on the Parties only upon execution of the Change Order by an authorized representative of both Parties.

3. Term and Termination.

3.1. Term. The term of this MCA ("**Term**") will commence on the Effective Date and continue until six (6) months after the later of (a) the termination, expiration, or discontinuance of services under the last Ordering Document in effect, or (b) the expiration of all applicable warranty periods, unless the MCA is earlier terminated as set forth herein. The applicable Addendum or Ordering Document will set forth the term for the Products and Services governed thereby.

3.2. Termination. Either Party may terminate the Agreement or the applicable Addendum or Ordering Document if the other Party breaches a material obligation under the Agreement and does not cure such breach within thirty (30) days after receipt of notice of the breach or fails to produce a cure plan within such period of time. Each Addendum and Ordering Document may be separately terminable as set forth therein.

3.3. Suspension of Services. Motorola may terminate or suspend any Products or Services under an Ordering Document if Motorola determines: (a) the related Product license has expired or has terminated for any reason; (b) the applicable Product is being used on a hardware platform, operating system, or version not approved by Motorola; (c) Customer fails to make any payments when due; or (d) Customer fails to comply with any of its other obligations or otherwise delays Motorola's ability to perform.

3.4. Effect of Termination or Expiration. Upon termination for any reason or expiration of this Agreement, an Addendum, or an Ordering Document, Customer and the Authorized Users will return or destroy (at Motorola's option) all Motorola Materials and Motorola's Confidential Information in their possession or control and, as applicable, provide proof of such destruction, except that Equipment purchased by Customer should not be returned. If Customer has any outstanding payment obligations under this Agreement, Motorola may accelerate and declare all such obligations of Customer immediately due and payable by Customer. Notwithstanding the reason for termination or expiration, Customer must pay Motorola for Products and Services already delivered. Customer has a duty to mitigate any damages under this Agreement, including in the event of default by Motorola and Customer's termination of this Agreement.

4. Payment and Invoicing.

4.1. Fees. Fees and charges applicable to the Products and Services (the "**Fees**") will be as set forth in the applicable Addendum or Ordering Document, and such Fees may be changed by Motorola at any time, except that Motorola will not change the Fees for Products and Services purchased by Customer during the term of an active Ordering Document or during a Subscription Term (as defined and further described in the applicable Addendum). Changes in the scope of Services described in an Ordering Document may require an adjustment to the Fees due under such Ordering Document. If a specific invoicing or payment schedule is set forth in the applicable Addendum or Ordering Document, such schedule will apply solely with respect to such Addendum or Ordering Document. Unless otherwise specified in the applicable Ordering Document, the Fees for any Services exclude expenses associated with unusual and costly Site access requirements (e.g., if Site access requires a helicopter or other equipment), and Customer will reimburse Motorola for these or other expenses incurred by Motorola in connection with the Services.

4.2. Taxes. The Fees do not include any excise, sales, lease, use, property, or other taxes, assessments, duties, or regulatory charges or contribution requirements (collectively, "**Taxes**"), all of which will be paid by Customer, except as exempt by law, unless otherwise specified in an Ordering Document. If Motorola is required to pay any Taxes, Customer will reimburse Motorola for such Taxes (including any interest and penalties) within thirty (30) days after Customer's receipt of an invoice therefore. Customer will be solely responsible for reporting the Products for personal property tax purposes, and Motorola will be solely responsible for reporting taxes on its income and net worth.

4.3. Invoicing. Motorola will invoice Customer at the frequency set forth in the applicable Addendum or Ordering Document, and Customer will pay all invoices within thirty (30) days of the invoice date or as otherwise specified in the applicable Addendum or Ordering Document. Late payments will be subject to interest charges at the maximum rate permitted by law, commencing upon the due date. Motorola may invoice electronically via email, and Customer agrees to receive invoices via email at the email address set forth in an Ordering Document. Customer acknowledges and agrees that a purchase order or other notice to proceed is not required for payment for Products or Services.

5. Sites; Customer-Provided Equipment; Non-Motorola Content.

5.1. Access to Sites. Customer will be responsible for providing all necessary permits, licenses, and other approvals necessary for the installation and use of the Products and the performance of the

Services at each applicable Site, including for Motorola to perform its obligations hereunder, and for facilitating Motorola's access to the Sites. No waivers of liability will be imposed on Motorola or its subcontractors by Customer or others at Customer facilities or other Sites, but if and to the extent any such waivers are imposed, the Parties agree such waivers are void.

5.2. Site Conditions. Customer will ensure that (a) all Sites are safe and secure, (b) Site conditions meet all applicable industry and legal standards (including standards promulgated by OSHA or other governmental or regulatory bodies), (c) to the extent applicable, Sites have adequate physical space, air conditioning, and other environmental conditions, electrical power outlets, distribution, equipment, connections, and telephone or other communication lines (including modem access and interfacing networking capabilities), and (d) Sites are suitable for the installation, use, and maintenance of the Products and Services. This Agreement is predicated upon normal soil conditions as defined by the version of E.I.A. standard RS-222 in effect on the Effective Date.

5.3. Site Issues. Motorola will have the right at any time to inspect the Sites and advise Customer of any deficiencies or non-conformities with the requirements of this **Section 5 – Sites; Customer-Provided Equipment; Non-Motorola Content**. If Motorola or Customer identifies any deficiencies or non-conformities, Customer will promptly remediate such issues or the Parties will select a replacement Site. If a Party determines that a Site identified in an Ordering Document is not acceptable or desired, the Parties will cooperate to investigate the conditions and select a replacement Site or otherwise adjust the installation plans and specifications as necessary. A change in Site or adjustment to the installation plans and specifications may cause a change in the Fees or performance schedule under the applicable Ordering Document.

5.4. Customer-Provided Equipment. Certain components, including equipment and software, not provided by Motorola may be required for use of the Products and Services ("**Customer-Provided Equipment**"). Customer will be responsible, at its sole cost and expense, for providing and maintaining the Customer-Provided Equipment in good working order. Customer represents and warrants that it has all rights in Customer-Provided Equipment to permit Motorola to access and use the applicable Customer-Provided Equipment to provide the Products and Services under this Agreement, and such access and use will not violate any laws or infringe any third-party rights (including intellectual property rights). Customer (and not Motorola) will be fully liable for Customer-Provided Equipment, and Customer will immediately notify Motorola of any Customer-Provided Equipment damage, loss, change, or theft that may impact Motorola's ability to provide the Products and Services under this Agreement, and Customer acknowledges that any such events may cause a change in the Fees or performance schedule under the applicable Ordering Document.

5.5. Non-Motorola Content. In certain instances, Customer may be permitted to access, use, or integrate Customer or third-party software, services, hardware, content, and data that is not provided by Motorola (collectively, "**Non-Motorola Content**") with or through the Products and Services. If Customer accesses, uses, or integrates any Non-Motorola Content with the Products or Services, Customer will first obtain all necessary rights and licenses to permit Customer's and its Authorized Users' use of the Non-Motorola Content in connection with the Products and Services. Customer will also obtain the necessary rights for Motorola to use such Non-Motorola Content in connection with providing the Products and Services, including the right for Motorola to access, store, and process such Non-Motorola Content (e.g., in connection with Subscription Software), and to otherwise enable interoperation with the Products and Services. Customer represents and warrants that it will obtain the foregoing rights and licenses prior to accessing, using, or integrating the applicable Non-Motorola Content with the Products and Services, and that Customer and its Authorized Users will comply with any terms and conditions applicable to such Non-Motorola Content. If any Non-Motorola Content require access to Customer Data (as defined below), Customer hereby authorizes Motorola to allow the provider of such Non-Motorola

Content to access Customer Data, in connection with the interoperation of such Non-Motorola Content with the Products and Services. Customer acknowledges and agrees that Motorola is not responsible for, and makes no representations or warranties with respect to, the Non-Motorola Content (including any disclosure, modification, or deletion of Customer Data resulting from use of Non-Motorola Content or failure to properly interoperate with the Products and Services). If Customer receives notice that any Non-Motorola Content must be removed, modified, or disabled within the Products or Services, Customer will promptly do so. Motorola will have the right to disable or remove Non-Motorola Content if Motorola believes a violation of law, third-party rights, or Motorola's policies is likely to occur, or if such Non-Motorola Content poses or may pose a security or other risk or adverse impact to the Products or Services, Motorola, Motorola's systems, or any third party (including other Motorola customers). Motorola may provide certain Non-Motorola Content as an authorized sales representative of a third party as set out in an Ordering Document. As an authorized sales representative, the third party's terms and conditions, as set forth in the Ordering Document, will apply to any such sales. Any orders for such Non-Motorola Content will be filled by the third party. Nothing in this Section will limit the exclusions set forth in **Section 7.2 – Intellectual Property Infringement**.

5.6. End User Licenses. Notwithstanding any provision to the contrary in the Agreement, certain Non-Motorola Content software are governed by a separate license, EULA, or other agreement, including terms governing third-party equipment or software, such as open source software, included in the Products and Services. Customer will comply, and ensure its Authorized Users comply, with any such additional terms applicable to third-party equipment or software. If provided for in the separate third party license, Customer may have a right to receive source code for such software; a copy of such source code may be obtained free of charge by contacting Motorola.

6. Representations and Warranties.

6.1. Mutual Representations and Warranties. Each Party represents and warrants to the other Party that (a) it has the right to enter into the Agreement and perform its obligations hereunder, and (b) the Agreement will be binding on such Party.

6.2. Motorola Warranties. Subject to the disclaimers and exclusions below, Motorola represents and warrants that (a) Services will be provided in a good and workmanlike manner and will conform in all material respects to the descriptions in the applicable Ordering Document; and (b) for a period of ninety (90) days commencing upon the Service Completion Date for one-time Services, the Services will be free of material defects in materials and workmanship. Other than as set forth in subsection (a) above, recurring Services are not warranted but rather will be subject to the requirements of the applicable Addendum or Ordering Document. Motorola provides other express warranties for Motorola-manufactured Equipment, Motorola-owned software Products, and certain Services. Such express warranties are included in the applicable Addendum or Ordering Document. Such representations and warranties will apply only to the applicable Product or Service that is the subject of such Addendum or Ordering Document.

6.3. Warranty Claims; Remedies. To assert a warranty claim, Customer must notify Motorola in writing of the claim prior to the expiration of any warranty period set forth in this MCA or the applicable Addendum or Ordering Document. Unless a different remedy is otherwise expressly set forth for a particular warranty under an Addendum, upon receipt of such claim, Motorola will investigate the claim and use commercially reasonable efforts to repair or replace any confirmed materially non-conforming Product or re-perform any non-conforming Service, at its option. Such remedies are Customer's sole and exclusive remedies for Motorola's breach of a warranty. Motorola's warranties are extended by Motorola to Customer only, and are not assignable or transferrable.

6.4. Pass-Through Warranties. Notwithstanding any provision of this Agreement to the contrary, Motorola will have no liability for third-party software or hardware provided by Motorola; provided, however, that to the extent offered by third-party providers of software or hardware and to the extent permitted by law, Motorola will pass through express warranties provided by such third parties.

6.5. WARRANTY DISCLAIMER. EXCEPT FOR THE EXPRESS AND PASS THROUGH WARRANTIES IN THIS AGREEMENT, PRODUCTS AND SERVICES PURCHASED HEREUNDER ARE PROVIDED "AS IS" AND WITH ALL FAULTS. WARRANTIES SET FORTH IN THE AGREEMENT ARE THE COMPLETE WARRANTIES FOR THE PRODUCTS AND SERVICES AND MOTOROLA DISCLAIMS ALL OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND QUALITY. MOTOROLA DOES NOT REPRESENT OR WARRANT THAT USE OF THE PRODUCTS AND SERVICES WILL BE UNINTERRUPTED, ERROR-FREE, OR FREE OF SECURITY VULNERABILITIES, OR THAT THEY WILL MEET CUSTOMER'S PARTICULAR REQUIREMENTS.

7. Indemnification.

7.1. General Indemnity. Motorola will defend, indemnify, and hold Customer harmless from and against any and all damages, losses, liabilities, and expenses (including reasonable fees and expenses of attorneys) arising from any actual third-party claim, demand, action, or proceeding ("**Claim**") for personal injury, death, or direct damage to tangible property to the extent caused by Motorola's negligence, gross negligence or willful misconduct while performing its duties under an Ordering Document or an Addendum, except to the extent the claim arises from Customer's negligence or willful misconduct. Motorola's duties under this **Section 7.1 – General Indemnity** are conditioned upon: (a) Customer promptly notifying Motorola in writing of the Claim; (b) Motorola having sole control of the defense of the suit and all negotiations for its settlement or compromise; and (c) Customer cooperating with Motorola and, if requested by Motorola, providing reasonable assistance in the defense of the Claim.

7.2. Intellectual Property Infringement. Motorola will defend Customer against any third-party claim alleging that a Motorola-developed or manufactured Product or Service (the "**Infringing Product**") directly infringes a United States patent or copyright ("**Infringement Claim**"), and Motorola will pay all damages finally awarded against Customer by a court of competent jurisdiction for an Infringement Claim, or agreed to in writing by Motorola in settlement of an Infringement Claim. Motorola's duties under this **Section 7.2 – Intellectual Property Infringement** are conditioned upon: (a) Customer promptly notifying Motorola in writing of the Infringement Claim; (b) Motorola having sole control of the defense of the suit and all negotiations for its settlement or compromise; and (c) Customer cooperating with Motorola and, if requested by Motorola, providing reasonable assistance in the defense of the Infringement Claim.

7.2.1. If an Infringement Claim occurs, or in Motorola's opinion is likely to occur, Motorola may at its option and expense: (a) procure for Customer the right to continue using the Infringing Product; (b) replace or modify the Infringing Product so that it becomes non-infringing; or (c) grant Customer (i) a pro-rated refund of any amounts pre-paid for the Infringing Product (if the Infringing Product is a software Product, i.e., Licensed Software or Subscription Software) or (ii) a credit for the Infringing Product, less a reasonable charge for depreciation (if the Infringing Product is Equipment, including Equipment with embedded software).

7.2.2. In addition to the other damages disclaimed under this Agreement, Motorola will have no duty to defend or indemnify Customer for any Infringement Claim that arises from or is based upon: (a) Customer Data, Customer-Provided Equipment, Non-Motorola Content, or third-party equipment, hardware, software, data, or other third-party materials; (b) the combination of the Product or Service with any products or materials not provided by

Motorola; (c) a Product or Service designed, modified, or manufactured in accordance with Customer's designs, specifications, guidelines or instructions; (d) a modification of the Product or Service by a party other than Motorola; (e) use of the Product or Service in a manner for which the Product or Service was not designed or that is inconsistent with the terms of this Agreement; or (f) the failure by Customer to use or install an update to the Product or Service that is intended to correct the claimed infringement. In no event will Motorola's liability resulting from an Infringement Claim extend in any way to any payments due on a royalty basis, other than a reasonable royalty based upon revenue derived by Motorola from Customer from sales or license of the Infringing Product.

7.2.3. This **Section 7.2 – Intellectual Property Infringement** provides Customer's sole and exclusive remedies and Motorola's entire liability in the event of an Infringement Claim. For clarity, the rights and remedies provided in this Section are subject to, and limited by, the restrictions set forth in **Section 8 – Limitation of Liability** below.

7.3. Customer Indemnity. To the extent allowed by law, Customer will defend, indemnify, and hold Motorola and its subcontractors, subsidiaries and other affiliates harmless from and against any and all damages, losses, liabilities, and expenses (including reasonable fees and expenses of attorneys) arising from any actual or threatened third-party claim, demand, action, or proceeding arising from or related to (a) Customer-Provided Equipment, Customer Data, or Non-Motorola Content, including any claim, demand, action, or proceeding alleging that any such equipment, data, or materials (or the integration or use thereof with the Products and Services) infringes or misappropriates a third-party intellectual property or other right, violates applicable law, or breaches the Agreement; (b) Customer-Provided Equipment's failure to meet the minimum requirements set forth in the applicable Documentation or match the applicable specifications provided to Motorola by Customer in connection with the Products or Services; (c) Customer's (or its service providers, agents, employees, or Authorized User's) negligence or willful misconduct; and (d) Customer's or its Authorized User's breach of this Agreement. This indemnity will not apply to the extent any such claim is caused by Motorola's use of Customer-Provided Equipment, Customer Data, or Non-Motorola Content in violation of the Agreement. Motorola will give Customer prompt, written notice of any claim subject to the foregoing indemnity. Motorola will, at its own expense, cooperate with Customer in its defense or settlement of the claim.

8. Limitation of Liability.

8.1. DISCLAIMER OF CONSEQUENTIAL DAMAGES. EXCEPT FOR PERSONAL INJURY OR DEATH, MOTOROLA, ITS AFFILIATES, AND ITS AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SUBCONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, THE "**MOTOROLA PARTIES**") WILL NOT BE LIABLE IN CONNECTION WITH THIS AGREEMENT (WHETHER UNDER MOTOROLA'S INDEMNITY OBLIGATIONS, A CAUSE OF ACTION FOR BREACH OF CONTRACT, UNDER TORT THEORY, OR OTHERWISE) FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR CONSEQUENTIAL DAMAGES OR DAMAGES FOR LOST PROFITS OR REVENUES, EVEN IF MOTOROLA HAS BEEN ADVISED BY CUSTOMER OR ANY THIRD PARTY OF THE POSSIBILITY OF SUCH DAMAGES OR LOSSES AND WHETHER OR NOT SUCH DAMAGES OR LOSSES ARE FORESEEABLE.

8.2. DIRECT DAMAGES. EXCEPT FOR PERSONAL INJURY OR DEATH, THE TOTAL AGGREGATE LIABILITY OF THE MOTOROLA PARTIES, WHETHER BASED ON A CLAIM IN CONTRACT OR IN TORT, LAW OR EQUITY, RELATING TO OR ARISING OUT OF THE AGREEMENT WILL NOT EXCEED THE FEES SET FORTH IN THE ORDERING DOCUMENT UNDER WHICH THE CLAIM AROSE. NOTWITHSTANDING THE FOREGOING, FOR ANY SUBSCRIPTION SOFTWARE OR FOR ANY RECURRING SERVICES, THE MOTOROLA PARTIES' TOTAL LIABILITY FOR ALL CLAIMS

RELATED TO SUCH PRODUCT OR RECURRING SERVICES IN THE AGGREGATE WILL NOT EXCEED THE TOTAL FEES PAID FOR SUCH SUBSCRIPTION SOFTWARE OR RECURRING SERVICE, AS APPLICABLE, DURING THE CONSECUTIVE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE EVENT FROM WHICH THE FIRST CLAIM AROSE.

8.3. ADDITIONAL EXCLUSIONS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, MOTOROLA WILL HAVE NO LIABILITY FOR DAMAGES ARISING OUT OF (A) CUSTOMER DATA, INCLUDING ITS TRANSMISSION TO MOTOROLA, OR ANY OTHER DATA AVAILABLE THROUGH THE PRODUCTS OR SERVICES; (B) CUSTOMER-PROVIDED EQUIPMENT, NON-MOTOROLA CONTENT, THE SITES, OR THIRD-PARTY EQUIPMENT, HARDWARE, SOFTWARE, DATA, OR OTHER THIRD-PARTY MATERIALS, OR THE COMBINATION OF PRODUCTS AND SERVICES WITH ANY OF THE FOREGOING; (C) LOSS OF DATA OR HACKING, RANSOMWARE, OR OTHER THIRD-PARTY ATTACKS OR DEMANDS; (D) MODIFICATION OF PRODUCTS OR SERVICES BY ANY PERSON OTHER THAN MOTOROLA; (E) RECOMMENDATIONS PROVIDED IN CONNECTION WITH OR BY THE PRODUCTS AND SERVICES; (F) DATA RECOVERY SERVICES OR DATABASE MODIFICATIONS; OR (G) CUSTOMER'S OR ANY AUTHORIZED USER'S BREACH OF THIS AGREEMENT OR MISUSE OF THE PRODUCTS AND SERVICES.

8.4. Voluntary Remedies. Motorola is not obligated to remedy, repair, replace, or refund the purchase price for the disclaimed issues in **Section 8.3 – Additional Exclusions** above, but if Motorola agrees to provide Services to help resolve such issues, Customer will reimburse Motorola for its reasonable time and expenses, including by paying Motorola any Fees set forth in an Ordering Document for such Services, if applicable.

8.5. Statute of Limitations. Customer may not bring any claims against a Motorola Party in connection with this Agreement or the Products and Services more than one (1) year after the date of accrual of the cause of action.

9. Confidentiality.

9.1. Confidential Information. "**Confidential Information**" means any and all non-public information provided by one Party ("**Discloser**") to the other ("**Recipient**") that is disclosed under this Agreement in oral, written, graphic, machine recognizable, or sample form, being clearly designated, labeled or marked as confidential or its equivalent or that a reasonable businessperson would consider non-public and confidential by its nature. With respect to Motorola, Confidential Information will also include Products and Services, and Documentation, as well as any other information relating to the Products and Services. The nature and existence of this Agreement are considered Confidential Information of the Parties. In order to be considered Confidential Information, information that is disclosed orally must be identified as confidential at the time of disclosure and confirmed by Discloser by submitting a written document to Recipient within thirty (30) days after such disclosure. The written document must contain a summary of the Confidential Information disclosed with enough specificity for identification purpose and must be labeled or marked as confidential or its equivalent.

9.2. Obligations of Confidentiality. During the Term and for a period of three (3) years from the expiration or termination of this Agreement, Recipient will (a) not disclose Confidential Information to any third party, except as expressly permitted in this **Section 9 - Confidentiality**; (b) restrict disclosure of Confidential Information to only those employees (including, employees of any wholly owned subsidiary, a parent company, any other wholly owned subsidiaries of the same parent company), agents or consultants who must access the Confidential Information for the purpose of, and who are bound by confidentiality terms substantially similar to those in, this Agreement; (c) not copy, reproduce, reverse engineer, de-compile or disassemble any Confidential Information; (d) use the same degree of care as for its own information of like importance, but at least use reasonable care, in safeguarding against

disclosure of Confidential Information; (e) promptly notify Discloser upon discovery of any unauthorized use or disclosure of the Confidential Information and take reasonable steps to regain possession of the Confidential Information and prevent further unauthorized actions or other breach of this Agreement; and (f) only use the Confidential Information as needed to fulfill its obligations and secure its rights under this Agreement.

9.3. Exceptions. Recipient is not obligated to maintain as confidential any information that Recipient can demonstrate by documentation (a) is publicly available at the time of disclosure or becomes available to the public without breach of this Agreement; (b) is lawfully obtained from a third party without a duty of confidentiality to Discloser; (c) is otherwise lawfully known to Recipient prior to such disclosure without a duty of confidentiality to Discloser; or (d) is independently developed by Recipient without the use of, or reference to, any of Discloser's Confidential Information or any breach of this Agreement. Additionally, Recipient may disclose Confidential Information to the extent required by law, including a judicial or legislative order or proceeding, or as may be required to comply with the Georgia Open Records Act.

9.4. Ownership of Confidential Information. All Confidential Information is and will remain the property of Discloser and will not be copied or reproduced without the express written permission of Discloser (including as permitted herein). Within ten (10) days of receipt of Discloser's written request, Recipient will return or destroy all Confidential Information to Discloser along with all copies and portions thereof, or certify in writing that all such Confidential Information has been destroyed. However, Recipient may retain (a) one (1) archival copy of the Confidential Information for use only in case of a dispute concerning this Agreement and (b) Confidential Information that has been automatically stored in accordance with Recipient's standard backup or recordkeeping procedures, provided, however that Recipient will remain subject to the obligations of this Agreement with respect to any Confidential Information retained subject to clauses (a) or (b). No license, express or implied, in the Confidential Information is granted to the Recipient other than to use the Confidential Information in the manner and to the extent authorized by this Agreement. Discloser represents and warrants that it is authorized to disclose any Confidential Information it discloses pursuant to this Agreement.

10. Proprietary Rights; Data; Feedback.

10.1. Data Definitions. The following terms will have the stated meanings: "**Customer Contact Data**" means data Motorola collects from Customer, its Authorized Users, and their end users for business contact purposes, including marketing, advertising, licensing and sales purposes; "**Service Use Data**" means data generated by Customer's use of the Products and Services or by Motorola's support of the Products and Services, including personal information, product performance and error information, activity logs and date and time of use; "**Customer Data**" means data, information, and content, including images, text, videos, documents, audio, telemetry, location and structured data base records, provided by, through, or on behalf of Customer, its Authorized Users, and their end users through the use of the Products and Services. Customer Data does not include Customer Contact Data, Service Use Data, or information from publicly available sources or other Third-Party Data or Motorola Data; **"Third-Party Data"** means information obtained by Motorola from publicly available sources or its third party content providers and made available to Customer through the Products or Services; "**Motorola Data**" means data owned or licensed by Motorola; "**Feedback**" means comments or information, in oral or written form, given to Motorola by Customer or Authorized Users, including their end users, in connection with or relating to the Products or Services; and **"Process"** or **"Processing"** means any operation or set of operations which is performed on personal information or on sets of personal information, whether or not by automated means, such as collection, recording, copying, analyzing, caching, organization, structuring, storage, adaptation, or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, restriction, erasure or destruction.

10.2. Motorola Materials. Customer acknowledges that Motorola may use or provide Customer with access to software, tools, data, and other materials, including designs, utilities, models, methodologies, systems, and specifications, which Motorola has developed or licensed from third parties (including any corrections, bug fixes, enhancements, updates, modifications, adaptations, translations, de-compilations, disassemblies, or derivative works of the foregoing, whether made by Motorola or another party) (collectively, "**Motorola Materials**"). The Products and Services, Motorola Data, Third-Party Data, and Documentation, are considered Motorola Materials. Except when Motorola has expressly transferred title or other interest to Customer by way of an Addendum or Ordering Document, the Motorola Materials are the property of Motorola or its licensors, and Motorola or its licensors retain all right, title and interest in and to the Motorola Materials (including, all rights in patents, copyrights, trademarks, trade names, trade secrets, know-how, other intellectual property and proprietary rights, and all associated goodwill and moral rights). For clarity, this Agreement does not grant to Customer any shared development rights in or to any Motorola Materials or other intellectual property, and Customer agrees to execute any documents and take any other actions reasonably requested by Motorola to effectuate the foregoing. Motorola and its licensors reserve all rights not expressly granted to Customer, and no rights, other than those expressly granted herein, are granted to Customer by implication, estoppel or otherwise. Customer will not modify, disassemble, reverse engineer, derive source code or create derivative works from, merge with other software, distribute, sublicense, sell, or export the Products and Services or other Motorola Materials, or permit any third party to do so.

10.3. Ownership of Customer Data. Customer retains all right, title and interest, including intellectual property rights, if any, in and to Customer Data. Motorola acquires no rights to Customer Data except those rights granted under this Agreement including the right to Process and use the Customer Data as set forth in **Section 10.4 – Processing Customer Data** below and in other applicable Addenda. The Parties agree that with regard to the Processing of personal information which may be part of Customer Data, Customer is the controller and Motorola is the processor, and may engage sub-processors pursuant to **Section 10.4.3 – Sub-processors**.

10.4. Processing Customer Data.

10.4.1. Motorola Use of Customer Data. To the extent permitted by law, Customer grants Motorola and its subcontractors a right to use Customer Data and a royalty-free, worldwide, non-exclusive license to use Customer Data (including to process, host, cache, store, reproduce, copy, modify, combine, analyze, create derivative works from such Customer Data and to communicate, transmit, and distribute such Customer Data to third parties engaged by Motorola) to (a) perform Services and provide Products under the Agreement, (b) analyze the Customer Data to operate, maintain, manage, and improve Motorola Products and Services, and (c) create new products and services. Customer agrees that this Agreement, along with the Documentation, are Customer's complete and final documented instructions to Motorola for the processing of Customer Data. Any additional or alternate instructions must be agreed to according to the Change Order process. Customer represents and warrants to Motorola that Customer's instructions, including appointment of Motorola as a processor or sub-processor, have been authorized by the relevant controller.

10.4.2. Collection, Creation, Use of Customer Data. Customer further represents and warrants that the Customer Data, Customer's collection, creation, and use of the Customer Data (including in connection with Motorola's Products and Services), and Motorola's use of such Customer Data in accordance with the Agreement, will comply with all laws and will not violate any applicable privacy notices or infringe any third-party rights (including intellectual property and privacy rights). It is Customer's responsibility to obtain all required

consents, provided all necessary notices, and meet any other applicable legal requirements with respect to collection and use (including Motorola's use) of the Customer Data as described in the Agreement.

10.4.3. Sub-processors. Customer agrees that Motorola may engage sub-processors who in turn may engage additional sub-processors to Process personal data in accordance with this Agreement. When engaging sub-processors, Motorola will enter into agreements with the sub-processors to bind them to data processing obligations to the extent required by law.

10.5. Data Retention and Deletion. Except as expressly provided otherwise under the Agreement, Motorola will delete all Customer Data following termination or expiration of this MCA or the applicable Addendum or Ordering Document, with such deletion to occur no later than ninety (90) days following the applicable date of termination or expiration, unless otherwise required to comply with applicable law. Any requests for the exportation or download of Customer Data must be made by Customer to Motorola in writing before expiration or termination, subject to **Section 13.9 – Notices**. Motorola will have no obligation to retain such Customer Data beyond expiration or termination unless the Customer has purchased extended storage from Motorola through a mutually executed Ordering Document.

10.6. Service Use Data. Customer understands and agrees that Motorola may collect and use Service Use Data for its own purposes, including the uses described below. Motorola may use Service Use Data to (a) operate, maintain, manage, and improve existing and create new products and services, (b) test products and services, (c) to aggregate Service Use Data and combine it with that of other users, and (d) to use anonymized or aggregated data for marketing, research or other business purposes. Service Use Data may be disclosed to third parties. It is Customer's responsibility to notify Authorized Users of Motorola's collection and use of Service Use Data and to obtain any required consents, provide all necessary notices, and meet any other applicable legal requirements with respect to such collection and use, and Customer represents and warrants to Motorola that it has complied and will continue to comply with this Section.

10.7. Third-Party Data and Motorola Data. Motorola Data and Third-Party Data may be available to Customer through the Products and Services. Customer and its Authorized Users may use Motorola Data and Third-Party Data as permitted by Motorola and the applicable Third-Party Data provider, as described in the applicable Addendum. Unless expressly permitted in the applicable Addendum, Customer will not, and will ensure its Authorized Users will not: (a) use the Motorola Data or Third-Party Data for any purpose other than Customer's internal business purposes; (b) disclose the data to third parties; (c) "white label" such data or otherwise misrepresent its source or ownership, or resell, distribute, sublicense, or commercially exploit the data in any manner; (d) use such data in violation of applicable laws; (e) remove, obscure, alter, or falsify any marks or proprietary rights notices indicating the source, origin, or ownership of the data; or (f) modify such data or combine it with Customer Data or other data or use the data to build databases. Additional restrictions may be set forth in the applicable Addendum. Any rights granted to Customer or Authorized Users with respect to Motorola Data or Third-Party Data will immediately terminate upon termination or expiration of the applicable Addendum, Ordering Document, or this MCA. Further, Motorola or the applicable Third-Party Data provider may suspend, change, or terminate Customer's or any Authorized User's access to Motorola Data or Third-Party Data if Motorola or such Third-Party Data provider believes Customer's or the Authorized User's use of the data violates the Agreement, applicable law or Motorola's agreement with the applicable Third-Party Data provider. Upon termination of Customer's rights to use any Motorola Data or Third-Party Data, Customer and all Authorized Users will immediately discontinue use of such data, delete all copies of such data, and certify such deletion to Motorola. Notwithstanding any provision of the Agreement to the contrary, Motorola will have no liability for Third-Party Data or Motorola Data available through the Products and Services.

Motorola and its Third-Party Data providers reserve all rights in and to Motorola Data and Third-Party Data not expressly granted in an Addendum or Ordering Document.

10.8. Feedback. Any Feedback provided by Customer is entirely voluntary, and will not create any confidentiality obligation for Motorola, even if designated as confidential by Customer. Motorola may use, reproduce, license, and otherwise distribute and exploit the Feedback without any obligation or payment to Customer or Authorized Users and Customer represents and warrants that it has obtained all necessary rights and consents to grant Motorola the foregoing rights.

10.9. Improvements; Products and Services. The Parties agree that, notwithstanding any provision of this MCA or the Agreement to the contrary, all fixes, modifications and improvements to the Services or Products conceived of or made by or on behalf of Motorola that are based either in whole or in part on the Feedback, Customer Data, or Service Use Data (or otherwise) are the exclusive property of Motorola and all right, title and interest in and to such fixes, modifications or improvements will vest solely in Motorola. Customer agrees to execute any written documents necessary to assign any intellectual property or other rights it may have in such fixes, modifications or improvements to Motorola.

11. Force Majeure; Delays Caused by Customer.

11.1. Force Majeure. Except for Customer's payment obligations hereunder, neither Party will be responsible for nonperformance or delayed performance due to events outside of its reasonable control. If performance will be significantly delayed, the affected Party will provide notice to the other Party, and the Parties will agree (in writing) upon a reasonable extension to any applicable performance schedule.

11.2. Delays Caused by Customer. Motorola's performance of the Products and Services will be excused for delays caused by Customer or its Authorized Users or subcontractors, or by failure of any assumptions set forth in this Agreement (including in any Addendum or Ordering Document). In the event of a delay under this **Section 11.2 – Delays Caused by Customer**, (a) Customer will continue to pay the Fees as required hereunder, (b) the Parties will agree (in writing) upon a reasonable extension to any applicable performance schedule, and (c) Customer will compensate Motorola for its out-of-pocket costs incurred due to the delay (including those incurred by Motorola's affiliates, vendors, and subcontractors).

12. Disputes. The Parties will use the following procedure to resolve any disputes relating to or arising out of this Agreement (each, a "**Dispute**"):

12.1. Governing Law. All matters relating to or arising out of the Agreement are governed by the laws of the State of Georgia, unless Customer is the United States Government (or an agency thereof), in which case all matters relating to or arising out of the Agreement will be governed by the laws of the State in which the Products and Services are provided. The terms of the U.N. Convention on Contracts for the International Sale of Goods and the Uniform Computer Information Transactions Act will not apply.

12.2. Negotiation; Mediation. Either Party may initiate dispute resolution procedures by sending a notice of Dispute ("**Notice of Dispute**") to the other Party. The Parties will attempt to resolve the Dispute promptly through good faith negotiations, including timely escalation of the Dispute to executives who have authority to settle the Dispute (and who are at a higher level of management than the persons with direct responsibility for the matter). If a Dispute is not resolved through negotiation, either Party may initiate mediation by sending a notice of mediation ("**Notice of Mediation**") to the other Party. The Parties will choose an independent mediator within thirty (30) days of such Notice of Mediation. Neither Party may unreasonably withhold consent to the selection of a mediator, but if the Parties are unable to agree upon a mediator, either Party may request that the American Arbitration Association nominate a mediator. Each Party will bear its own costs of mediation, but the Parties will share the cost of the mediator equally. Each Party will participate in the mediation in good faith and will be represented at the mediation by a

business executive with authority to settle the Dispute. All in person meetings under this **Section 12.2 – Negotiation; Mediation** will take place in Georgia, and all communication relating to the Dispute resolution will be maintained in strict confidence by the Parties. Notwithstanding the foregoing, any Dispute arising from or relating to Motorola's intellectual property rights will not be subject to negotiation or mediation in accordance with this Section, but instead will be decided by a court of competent jurisdiction, in accordance with **Section 12.3 – Litigation, Venue, Jurisdiction** below.

12.3. Litigation, Venue, Jurisdiction. If the Dispute has not been resolved by mediation within sixty (60) days from the Notice of Mediation, either Party may submit the Dispute exclusively to a court in Cook County, Illinois. Each Party expressly consents to the exclusive jurisdiction of such courts for resolution of any Dispute and to enforce the outcome of any mediation.

13. General.

13.1. Compliance with Laws. Each Party will comply with applicable laws in connection with the performance of its obligations under this Agreement, including that Customer will ensure its and its Authorized Users' use of the Products and Services complies with law (including privacy laws), and Customer will obtain any FCC and other licenses or authorizations (including licenses or authorizations required by foreign regulatory bodies) required for its and its Authorized Users' use of the Products and Services. Motorola may, at its discretion, cease providing or otherwise modify Products and Services (or any terms related thereto in an Addendum or Ordering Document), in order to comply with any changes in applicable law.

13.2. Audit; Monitoring. Motorola will have the right to monitor and audit use of the Products, which may also include access by Motorola to Customer Data and Service Use Data. Customer will provide notice of such monitoring to its Authorized Users and obtain any required consents, including individual end users, and will cooperate with Motorola in any monitoring or audit. Customer will maintain during the Term, and for two (2) years thereafter, accurate records relating to any software licenses granted under this Agreement to verify compliance with this Agreement. Motorola or a third party ("**Auditor**") may inspect Customer's and, as applicable, Authorized Users' premises, books, and records. Motorola will pay expenses and costs of the Auditor, unless Customer is found to be in violation of the terms of the Agreement, in which case Customer will be responsible for such expenses and costs.

13.3. Assignment and Subcontracting. Neither Party may assign or otherwise transfer this Agreement without the prior written approval of the other Party. Motorola may assign or otherwise transfer this Agreement or any of its rights or obligations under this Agreement without consent (a) for financing purposes, (b) in connection with a merger, acquisition or sale of all or substantially all of its assets, (c) as part of a corporate reorganization, or (d) to a subsidiary corporation. Subject to the foregoing, this Agreement will be binding upon the Parties and their respective successors and assigns.

13.4. Waiver. A delay or omission by either Party to exercise any right under this Agreement will not be construed to be a waiver of such right. A waiver by either Party of any of the obligations to be performed by the other, or any breach thereof, will not be construed to be a waiver of any succeeding breach or of any other obligation. All waivers must be in writing and signed by the Party waiving its rights.

13.5. Severability. If any provision of the Agreement is found by a court of competent jurisdiction to be invalid, illegal, or otherwise unenforceable, such provision will be deemed to be modified to reflect as nearly as possible the original intentions of the Parties in accordance with applicable law. The remaining provisions of this Agreement will not be affected, and each such provision will be valid and enforceable to the full extent permitted by applicable law.

13.6. Independent Contractors. Each Party will perform its duties under this Agreement as an independent contractor. The Parties and their personnel will not be considered to be employees or agents of the other Party. Nothing in this Agreement will be interpreted as granting either Party the right or authority to make commitments of any kind for the other. This Agreement will not constitute, create, or be interpreted as a joint venture, partnership, or formal business organization of any kind.

13.7. Third-Party Beneficiaries. The Agreement is entered into solely between, and may be enforced only by, the Parties. Each Party intends that the Agreement will not benefit, or create any right or cause of action in or on behalf of, any entity other than the Parties. Notwithstanding the foregoing, a licensor or supplier of third-party software included in the software Products will be a direct and intended third-party beneficiary of this Agreement.

13.8. Interpretation. The section headings in this Agreement are included only for convenience The words "including" and "include" will be deemed to be followed by the phrase "without limitation". This Agreement will be fairly interpreted in accordance with its terms and conditions and not for or against either Party.

13.9. Notices. Notices required under this Agreement to be given by one Party to the other must be in writing and either personally delivered or sent to the address provided by the other Party by certified mail, return receipt requested and postage prepaid (or by a recognized courier service, such as FedEx, UPS, or DHL), and will be effective upon receipt.

13.10. Cumulative Remedies. Except as specifically stated in this Agreement, all remedies provided for in this Agreement will be cumulative and in addition to, and not in lieu of, any other remedies available to either Party at law, in equity, by contract, or otherwise. Except as specifically stated in this Agreement, the election by a Party of any remedy provided for in this Agreement or otherwise available to such Party will not preclude such Party from pursuing any other remedies available to such Party at law, in equity, by contract, or otherwise.

13.11. Survival. The following provisions will survive the expiration or termination of this Agreement for any reason: **Section 2.4 – Customer Obligations**; **Section 3.4 – Effect of Termination or Expiration**; **Section 4 – Payment and Invoicing**; **Section 6.5 – Warranty Disclaimer**; **Section 7.3 – Customer Indemnity**; **Section 8 – Limitation of Liability**; **Section 9 – Confidentiality**; **Section 10 – Proprietary Rights; Data; Feedback**; **Section 11 – Force Majeure; Delays Caused by Customer**; **Section 12 – Disputes**; and **Section 13 – General.**

13.12. Entire Agreement. This Agreement, including all Addenda and Ordering Documents, constitutes the entire agreement of the Parties regarding the subject matter hereto, and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be executed in multiple counterparts, and will have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing or by electronic signature. An electronic signature, facsimile copy, or computer image of a signature, will be treated, and will have the same effect as an original signature, and will have the same effect, as an original signed copy of this document. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties. The preprinted terms and conditions found on any Customer purchase order, acknowledgment, or other form will not be considered an amendment or modification or part of this Agreement, even if a representative of each Party signs such document.

The Parties hereby enter into this MCA as of the Effective Date.

Motorola: Motorola Solutions, Inc. **Customer: Hall County, GA**

By: _____	By: _____
Name: Alex Sherman	Name: _____
Title: GA Area Sales Manager	Title: _____
Date: 12/1/2023	Date: _____

APPROVED AS TO FORM
William J. Linkous III, County Attorney

Equipment Purchase and Software License Addendum

This Equipment Purchase and Software License Addendum (this "**EPSLA**") is entered into between Motorola Solutions, Inc., with offices at 500 W. Monroe Street, Suite 4400, Chicago, IL 60661 ("**Motorola**") and the entity set forth in the signature block below or in the MCA ("**Customer**"), and will be subject to, and governed by, the terms of the Motorola Solutions Customer Agreement entered into between the Parties (the "**MCA**"). Capitalized terms used in this EPSLA, but not defined herein, will have the meanings set forth in the MCA.

1. Addendum. This EPSLA governs Customer's purchase of Equipment and license of Licensed Software (and, if set forth in an Ordering Document, related Services) from Motorola, and will form part of the Parties' Agreement.

2. Delivery of Equipment and Licensed Software.

2.1. Delivery and Risk of Loss. Motorola will provide to Customer the Products (and, if applicable, related Services) set forth in an Ordering Document, in accordance with the terms of the Agreement. Motorola will, using commercially reasonable practices, pack the ordered Equipment and ship such Equipment to the Customer address set forth in the applicable Ordering Document or otherwise provided

by Customer in writing, using a carrier selected by Motorola. Notwithstanding the foregoing, delivery of Equipment (and any incorporated Licensed Software) will occur, and title and risk of loss for the Equipment will pass to Customer, upon shipment by Motorola in accordance with Ex Works, Motorola's premises (Incoterms 2020). Customer will pay all shipping costs, taxes, and other charges applicable to the shipment and import or export of the Products and Services, as applicable, and Customer will be responsible for reporting the Products for personal property tax purposes. Delivery of Licensed Software for installation on Equipment or Customer-Provided Equipment will occur upon the earlier of (a) electronic delivery of the Licensed Software by Motorola, and (b) the date Motorola otherwise makes the Licensed Software available for download by Customer. If agreed upon in an Ordering Document, Motorola will also provide Services related to such Products.

2.2. Delays. Any shipping dates set forth in an Ordering Document are approximate, and while Motorola will make reasonable efforts to ship Products by any such estimated shipping date, Motorola will not be liable for any delay or related damages to Customer. Time for delivery will not be of the essence, and delays will not constitute grounds for cancellation, penalties, termination, or a refund.

2.3. Beta Services. If Motorola makes any beta version of a software application (**"Beta Service"**) available to Customer, Customer may choose to use such Beta Service at its own discretion, provided, however, that Customer will use the Beta Service solely for purposes of Customer's evaluation of such Beta Service, and for no other purpose. Customer acknowledges and agrees that all Beta Services are offered "as-is" and without any representations or warranties or other commitments or protections from Motorola. Motorola will determine the duration of the evaluation period for any Beta Service, in its sole discretion, and Motorola may discontinue any Beta Service at any time. Customer acknowledges that Beta Services, by their nature, have not been fully tested and may contain defects or deficiencies.

3. Licensed Software License and Restrictions.

3.1. Licensed Software License. Subject to Customer's and its Authorized Users' compliance with the Agreement (including payment terms), Motorola hereby grants Customer and its Authorized Users a limited, non-transferable, non-sublicenseable, and non-exclusive license to use the Licensed Software identified in an Ordering Document, in object code form only, and the associated Documentation, solely in connection with the Equipment provided by Motorola or authorized Customer-Provided Equipment (as applicable, the **"Designated Products"**) and solely for Customer's internal business purposes. Unless otherwise stated in an Addendum or the Ordering Document, the foregoing license grant will be limited to the number of licenses set forth in the applicable Ordering Document and will continue for the life of the applicable Designated Product. Except as otherwise permitted in an applicable Addendum or Ordering Document, Customer may install, access, and use Licensed Software only in Customer's owned or controlled facilities, including any authorized mobile sites; provided, however, that Authorized Users using authorized mobile or handheld devices may also log into and access the Licensed Software remotely from any location.

3.2. Subscription License Model. If the Parties mutually agree that any Licensed Software purchased under this EPSLA will be replaced with or upgraded to Subscription Software, then upon such time which the Parties execute the applicable Ordering Document, the licenses granted under this EPSLA will automatically terminate, and such Subscription Software will be governed by the terms of the applicable Addendum under this Agreement.

3.3. Customer Restrictions. Customers and Authorized Users will comply with the applicable Documentation in connection with their use of the Products. Customer will not and will not allow others, including the Authorized Users, to: (a) make the Licensed Software available for use by unauthorized third parties, including via a commercial rental or sharing arrangement; (b) reverse engineer, disassemble, or reprogram the Licensed Software or any portion thereof to a human-readable form; (c)

modify, create derivative works of, or merge the Licensed Software with other software or equipment; (d) copy, reproduce, distribute, lend, lease, or transfer the Licensed Software or Documentation for or to any third party without the prior express written permission of Motorola; (e) take any action that would cause the Licensed Software or Documentation to be placed in the public domain; (f) use the Licensed Software to compete with Motorola; or (g) remove, alter, or obscure, any copyright or other notice.

3.4. Copies. Customer may make one (1) copy of the Licensed Software solely for archival, back-up, or disaster recovery purposes during the term of the applicable Licensed Software license. Customer may make as many copies of the Documentation reasonably required for the internal use of the Licensed Software during such Licensed Software's license term. Unless otherwise authorized by Motorola in writing, Customer will not, and will not enable or allow any third party to: (a) install a licensed copy of the Licensed Software on more than one (1) unit of a Designated Product; or (b) copy onto or transfer Licensed Software installed in a unit of a Designated Product onto another device. Customer may temporarily transfer Licensed Software installed on a Designated Product to another device if the Designated Product is inoperable or malfunctioning, if Customer provides written notice to Motorola of the temporary transfer and identifies the device on which the Licensed is transferred. Temporary transfer of the Licensed Software to another device must be discontinued when the original Designated Product is returned to operation and the Licensed Software must be removed from the other device. Customer must provide prompt written notice to Motorola at the time temporary transfer is discontinued.

3.5. Resale of Equipment. Equipment contains embedded Licensed Software. If Customer desires to sell its used Equipment to a third party, Customer must first receive prior written authorization from Motorola and obtain written acceptance of the applicable Licensed Software license terms, including the obligation to pay relevant license fees, from such third party.

4. Term.

4.1. Term. The term of this EPSLA (the "**EPSLA Term**") will commence upon either (a) the Effective Date of the MCA, if this EPSLA is attached to the MCA as of such Effective Date, or (b) the EPSLA Date set forth on the signature page below, if this EPSLA is executed after the MCA Effective Date, and will continue until the later of (i) three (3) years after the first order for Products is placed via an Ordering Document, or (ii) the expiration of all applicable warranty periods (as set forth in **Section 6.1 – Motorola Warranties** below) under this EPSLA, unless this EPSLA or the Agreement is earlier terminated in accordance with the terms of the Agreement.

4.2. Termination. Notwithstanding the termination provisions of the MCA, Motorola may terminate this EPSLA (and any Ordering Documents hereunder) immediately upon notice to Customer if Customer breaches **Section 3 – Licensed Software License and Restrictions** of this EPSLA, or any other provision related to Licensed Software license scope or restrictions set forth in an Ordering Document, EULA, or other applicable Addendum. For clarity, upon termination or expiration of the EPSLA Term, all Motorola obligations under this EPSLA (including with respect to Equipment and Licensed Software delivered hereunder) will terminate. If Customer desires to purchase additional Services in connection with such Equipment or Licensed Software, Customer may enter into a separate Addendum with Motorola, governing such Services. Customer acknowledges that Motorola made a considerable investment of resources in the development, marketing, and distribution of the Licensed Software and Documentation, and that Customer's breach of the Agreement will result in irreparable harm to Motorola for which monetary damages would be inadequate. If Licensee breaches this Agreement, in addition to termination, Motorola will be entitled to all available remedies at law or in equity, including immediate injunctive relief and repossession of all non-embedded Licensed Software and associated Documentation.

4.3. Equipment as a Service. In the event that Customer purchases any Equipment at a price below the MSRP for such Equipment in connection Customer entering into a fixed- or minimum required-term agreement for Subscription Software, and Customer or Motorola terminates the Agreement, this EPSLA, or other applicable Addendum (such as the Addendum governing the purchase of such Subscription Software) prior to the expiration of such fixed- or minimum required-term, then Motorola will have the right to invoice Customer for, and Customer will pay, the amount of the discount to the MSRP for the Equipment or such other amount set forth in the applicable Addendum or Ordering Document. This Section will not limit any other remedies Motorola may have with respect to an early termination.

5. Payment. Customer will pay invoices for the Products and Services provided under this EPSLA in accordance with the invoice payment terms set forth in the MCA. Generally, invoices are issued after shipment of Equipment or upon Motorola's delivery of Licensed Software (in accordance with **Section 2.1 – Delivery and Risk of Loss**), as applicable, but if a specific invoicing or payment schedule is set forth in the applicable Ordering Document, EULA or other Addendum, such schedule will control with respect to the applicable Products and Services referenced therein. Motorola will have the right to suspend future deliveries of Products and Services if Customer fails to make any payments when due.

6. Representations and Warranties; Liability.

6.1. Motorola Warranties. Subject to the disclaimers and exclusions set forth in the MCA and this EPSLA, (a) for a period of one (1) year commencing upon the delivery of Motorola-manufactured Equipment under **Section 2.1 – Delivery and Risk of Loss**, Motorola represents and warrants that such Motorola-manufactured Equipment, under normal use, will be free from material defects in materials and workmanship; (b) to the extent permitted by the providers of third-party software or hardware included in the Products and Services, Motorola will pass through to Customer any warranties provided by such third parties, which warranties will apply for the period defined by the applicable third party; and (c) for a period of ninety (90) days commencing upon the delivery of Motorola-owned Licensed Software under **Section 2.1 – Delivery and Risk of Loss**, Motorola represents and warrants that such Licensed Software, when used in accordance with the Documentation and the Agreement, will be free from reproducible defects that prevent operation of features critical to the primary functionality or successful operation of the Motorola-developed Licensed Software (as determined by Motorola). The warranty set forth in subsection (c) will be referred to as the "**Motorola Licensed Software Warranty**". As Customer's sole and exclusive remedy for any breach of the Motorola Licensed Software Warranty, Motorola will use commercially reasonable efforts to remedy the material defect in the applicable Licensed Software; provided, however, that if Motorola does not remedy such material defect within a reasonable time, then at Motorola's sole option, Motorola will either replace the defective Licensed Software with functionally-equivalent software, provide substitute software to Customer, or terminate the applicable software license and refund any paid license fees to Customer on a pro-rata basis. For clarity, the Motorola Licensed Software Warranty applies only to the most current version of the Licensed Software issued by Motorola, and issuance of updated versions of any Licensed Software does not result in a renewal or extension of the Motorola Licensed Software Warranty beyond the ninety (90) day warranty period.

6.2. ADDITIONAL EXCLUSIONS. IN ADDITION TO THE EXCLUSIONS FROM DAMAGES SET FORTH IN THE MCA, AND NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, MOTOROLA WILL HAVE NO LIABILITY FOR (A) DEFECTS IN OR DAMAGE TO PRODUCTS RESULTING FROM USE OTHER THAN IN THE NORMAL AUTHORIZED MANNER, OR FROM ACCIDENT, LIQUIDS, OR NEGLECT; (B) TESTING, MAINTENANCE, REPAIR, INSTALLATION, OR MODIFICATION BY PARTIES OTHER THAN MOTOROLA; (C) CUSTOMER'S OR ANY AUTHORIZED USER'S FAILURE TO COMPLY WITH INDUSTRY AND OSHA OR OTHER LEGAL STANDARDS; (D) DAMAGE TO RADIO ANTENNAS, UNLESS CAUSED BY DEFECTS IN MATERIAL OR WORKMANSHIP; (E) EQUIPMENT WITH NO SERIAL NUMBER; (F) BATTERIES OR

CONSUMABLES; (G) FREIGHT COSTS FOR SHIPMENT TO REPAIR DEPOTS; (H) COSMETIC DAMAGE THAT DOES NOT AFFECT OPERATION; (I) NORMAL WEAR AND TEAR; (J) ISSUES OR OBSOLESCENCE OF LICENSED SOFTWARE DUE TO CHANGES IN CUSTOMER OR AUTHORIZED USER REQUIREMENTS, EQUIPMENT, OR SYSTEMS; (K) TRACKING AND LOCATION-BASED SERVICES; OR (L) BETA SERVICES.

6.3. Voluntary Remedies. Motorola is not obligated to remedy, repair, replace, or refund the purchase price for the disclaimed or excluded issues in the MCA or **Section 6.2 – Additional Exclusions** above, but if Motorola agrees to provide Services to help resolve such issues, Customer will reimburse Motorola for its reasonable time and expenses, including by paying Motorola any Fees set forth in an Ordering Document for such Services, if applicable.

7. Copyright Notices. The existence of a copyright notice on any Licensed Software will not be construed as an admission or presumption of publication of the Licensed Software or public disclosure of any trade secrets associated with the Licensed Software.

8. Survival. The following provisions will survive the expiration or termination of this EPSLA for any reason: **Section 3 – Licensed Software License and Restrictions**; **Section 4 – Term**; **Section 5 – Payment**; **Section 6.2 – Additional Exclusions**; **Section 8 – Survival**.

Subscription Software Addendum

This Subscription Software Addendum (this "**SSA**") is entered into between Motorola Solutions, Inc., with offices at 500 W. Monroe Street, Suite 4400, Chicago, IL 60661 ("**Motorola**") and the entity set forth in the signature block below or in the MCA ("**Customer**"), and will be subject to, and governed by, the terms of the Motorola Solutions Customer Agreement entered into between the Parties (the "**MCA**"). Capitalized terms used in this SSA, but not defined herein, will have the meanings set forth in the MCA.

1. Addendum. This SSA governs Customer's purchase of Subscription Software (and, if set forth in an Ordering Document, related Services) from Motorola, and will form part of the Parties' Agreement. Additional Subscription Software-specific Addenda or other terms and conditions may apply to certain Subscription Software, where such terms are provided or presented to Customer.

2. Delivery of Subscription Software.

2.1. Delivery. During the applicable Subscription Term (as defined below), Motorola will provide to Customer the Subscription Software set forth in an Ordering Document, in accordance with the terms of the Agreement. Motorola will provide Customer advance notice (which may be provided electronically) of any planned downtime. Delivery will occur upon Customer's receipt of credentials required for access to the Subscription Software or upon Motorola otherwise providing access to the Subscription Software. If agreed upon in an Ordering Document, Motorola will also provide Services related to such Subscription Software.

2.2. Modifications. In addition to other rights to modify the Products and Services set forth in the MCA, Motorola may modify the Subscription Software, any associated recurring Services and any related systems so long as their functionality (as described in the applicable Ordering Document) is not materially degraded. Documentation for the Subscription Software may be updated to reflect such modifications. For clarity, new features or enhancements that are added to any Subscription Software may be subject to additional Fees.

2.3. User Credentials. If applicable, Motorola will provide Customer with administrative user credentials for the Subscription Software, and Customer will ensure such administrative user credentials are accessed and used only by Customer's employees with training on their proper use. Customer will protect, and will cause its Authorized Users to protect, the confidentiality and security of all user credentials, including any administrative user credentials, and maintain user credential validity, including by updating passwords. Customer will be liable for any use of the Subscription Software through such user credential (including through any administrative user credentials), including any changes made to the Subscription Software or issues or user impact arising therefrom. To the extent Motorola provides Services to Customer in order to help resolve issues resulting from changes made to the Subscription Software through user credentials, including through any administrative user credentials, or issues otherwise created by Authorized Users, such Services will be billed to Customer on a time and materials basis, and Customer will pay all invoices in accordance with the payment terms of the MCA.

2.4. Beta Services. If Motorola makes any beta version of a software application ("**Beta Service**") available to Customer, Customer may choose to use such Beta Service at its own discretion, provided, however, that Customer will use the Beta Service solely for purposes of Customer's evaluation of such Beta Service, and for no other purpose. Customer acknowledges and agrees that all Beta Services are offered "as-is" and without any representations or warranties or other commitments or protections from Motorola. Motorola will determine the duration of the evaluation period for any Beta Service, in its sole discretion, and Motorola may discontinue any Beta Service at any time. Customer acknowledges that Beta Services, by their nature, have not been fully tested and may contain defects or deficiencies.

3. Subscription Software License and Restrictions.

3.1. Subscription Software License. Subject to Customer's and its Authorized Users' compliance with the Agreement, including payment terms, Motorola hereby grants Customer and its Authorized Users a limited, non-transferable, non-sublicenseable, and non-exclusive license to use the Subscription Software identified in an Ordering Document, and the associated Documentation, solely for Customer's internal business purposes. The foregoing license grant will be limited to use in the territory and to the number of licenses set forth in an Ordering Document (if applicable), and will continue for the applicable Subscription Term. Customer may access, and use the Subscription Software only in Customer's owned or controlled facilities, including any authorized mobile sites; provided, however, that Authorized Users using authorized mobile or handheld devices may also log into and access the Subscription Software remotely from any location. No custom development work will be performed under this Addendum.

3.2. End User Licenses. Motorola may use, engage, resell, or otherwise interface with third-party software, hardware or services providers (such as, for example, third-party end point detection and response providers) and other sub-processors, who in turn may engage additional sub-processors to process personal data and other Customer Data. Customer agrees that such third-party software or services providers, sub-processors or their respective sub-processors may process and use personal and other Customer Data in accordance with and subject to their own respective licenses or terms and in accordance with applicable law. Customer authorizes and will provide and obtain all required notices and consents, if any, and comply with other applicable legal requirements, if any, with respect to such collection and use of personal data and other Customer Data by Motorola, and its subcontractors, sub-

processors and/or third-party software, hardware or services providers. Notwithstanding any provision to the contrary, to the extent the use or performance of certain Services is governed by any separate license, data requirement, EULA, privacy statement, or other applicable agreement, including terms governing third-party software, hardware or services, including open source software, Customer will comply, and ensure its Authorized Users comply, with any such agreements or terms, which shall govern any such Services.

3.3. Customer Restrictions. Customers and Authorized Users will comply with the applicable Documentation and the copyright laws of the United States and all other relevant jurisdictions (including the copyright laws where Customer uses the Subscription Software) in connection with their use of the Subscription Software. Customer will not, and will not allow others including the Authorized Users, to make the Subscription Software available for use by unauthorized third parties, including via a commercial rental or sharing arrangement; reverse engineer, disassemble, or reprogram software used to provide the Subscription Software or any portion thereof to a human-readable form; modify, create derivative works of, or merge the Subscription Software or software used to provide the Subscription Software with other software; copy, reproduce, distribute, lend, or lease the Subscription Software or Documentation for or to any third party; take any action that would cause the Subscription Software, software used to provide the Subscription Software, or Documentation to be placed in the public domain; use the Subscription Software to compete with Motorola; remove, alter, or obscure, any copyright or other notice; share user credentials (including among Authorized Users); use the Subscription Software to store or transmit malicious code; or attempt to gain unauthorized access to the Subscription Software or its related systems or networks.

4. Term.

4.1. Subscription Terms. The duration of Customer's subscription to the first Subscription Software and any associated recurring Services ordered under this SSA (or the first Subscription Software or recurring Service, if multiple are ordered at once) will commence upon delivery of such Subscription Software (and recurring Services, if applicable) and will continue for a twelve (12) month period or such longer period identified in an Ordering Document (the "**Initial Subscription Period**"). Following the Initial Subscription Period, Customer's subscription to the Subscription Software and any recurring Services will automatically renew for additional twelve (12) month periods (each, a "**Renewal Subscription Year**"), unless either Party notifies the other Party of its intent not to renew at least thirty (30) days before the conclusion of the then-current Subscription Term. (The Initial Subscription Period and each Renewal Subscription Year will each be referred to herein as a "**Subscription Term**".) Motorola may increase Fees prior to any Renewal Subscription Year. In such case, Motorola will notify Customer of such proposed increase no later than thirty (30) days prior to commencement of such Renewal Subscription Year. Unless otherwise specified in the applicable Ordering Document, if Customer orders any additional Subscription Software or recurring Services under this SSA during an in-process Subscription Term, the subscription for each new Subscription Software or recurring Service will (a) commence upon delivery of such Subscription Software or recurring Service, and continue until the conclusion of Customer's then-current Subscription Term (a "**Partial Subscription Year**"), and (b) automatically renew for Renewal Subscription Years thereafter, unless either Party notifies the other Party of its intent not to renew at least thirty (30) days before the conclusion of the then-current Subscription Term. Thus, unless otherwise specified in the applicable Ordering Document, the Subscription Terms for all Subscription Software and recurring Services hereunder will be synchronized.

4.2. Term. The term of this SSA (the "**SSA Term**") will commence upon either (a) the Effective Date of the MCA, if this SSA is attached to the MCA as of such Effective Date, or (b) the SSA Date set forth on the signature page below, if this SSA is executed after the MCA Effective Date, and will continue until

the expiration or termination of all Subscription Terms under this SSA, unless this SSA or the Agreement is earlier terminated in accordance with the terms of the Agreement.

4.3. Termination. Notwithstanding the termination provisions of the MCA, Motorola may terminate this SSA (or any Addendum or Ordering Documents hereunder), or suspend delivery of Subscription Software or Services, immediately upon notice to Customer if (a) Customer breaches **Section 3 – Subscription Software License and Restrictions** of this SSA, or any other provision related to Subscription Software license scope or restrictions set forth in an Addendum or Ordering Document, or (b) it determines that Customer's use of the Subscription Software poses, or may pose, a security or other risk or adverse impact to any Subscription Software, Motorola, Motorola's systems, or any third party (including other Motorola customers). Customer acknowledges that Motorola made a considerable investment of resources in the development, marketing, and distribution of the Subscription Software and Documentation, and that Customer's breach of the Agreement will result in irreparable harm to Motorola for which monetary damages would be inadequate. If Customer breaches this Agreement, in addition to termination, Motorola will be entitled to all available remedies at law or in equity (including immediate injunctive relief).

4.4. Wind Down of Subscription Software. In addition to the termination rights in the MCA, Motorola may terminate any Ordering Document and Subscription Term, in whole or in part, in the event Motorola plans to cease offering the applicable Subscription Software or Service to customers.

5. Payment.

5.1. Payment. Unless otherwise provided in an Ordering Document (and notwithstanding the provisions of the MCA), Customer will prepay an annual subscription Fee set forth in an Ordering Document for each Subscription Software and associated recurring Service, before the commencement of each Subscription Term. For any Partial Subscription Year, the applicable annual subscription Fee will be prorated based on the number of months in the Partial Subscription Year. The annual subscription Fee for Subscription Software and associated recurring Services may include certain one-time Fees, such as start-up fees, license fees, or other fees set forth in an Ordering Document. Motorola will have the right to suspend the Subscription Software and any recurring Services if Customer fails to make any payments when due. The parties acknowledge that pricing for Cyber Services is dependent on the full term or subscription periods specified in any such Ordering Document. Motorola will have the right to suspend the Services if Customer fails to make any payments when due

5.2. License True-Up. Motorola will have the right to conduct an audit of total user licenses credentialed by Customer for any Subscription Software during a Subscription Term, and Customer will cooperate with such audit. If Motorola determines that Customer's usage of the Subscription Software during the applicable Subscription Term exceeded the total number of licenses purchased by Customer, Motorola may invoice Customer for the additional licenses used by Customer, pro-rated for each additional license from the date such license was activated, and Customer will pay such invoice in accordance with the payment terms in the MCA.

5.3. Customer Data. For avoidance of doubt, for Cyber Services so long as not specifically identifying the Customer, "Customer Data," as defined in the MCA, shall not include, and Motorola shall be free to use, share and leverage security threat intelligence and mitigation data generally, including without limitation, third party threat vectors and IP addresses, file hash information, domain names, malware signatures and information, information obtained from third party sources, indicators of compromise, and tactics, techniques, and procedures used, learned or developed in the course of providing Services

5.4. Future Regulatory Requirements. The Parties acknowledge and agree that Cyber Service is an evolving technological area and therefore, laws and regulations regarding Services may change.

Changes to existing Services required to achieve regulatory compliance may be available for an additional fee. Any required changes may also impact the price for Services.

6. Liability.

6.1. ADDITIONAL EXCLUSIONS. IN ADDITION TO THE EXCLUSIONS FROM DAMAGES SET FORTH IN THE MCA, AND NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, MOTOROLA WILL HAVE NO LIABILITY FOR (A) INTERRUPTION OR FAILURE OF CONNECTIVITY, VULNERABILITIES, OR SECURITY EVENTS; (B) DISRUPTION OF OR DAMAGE TO CUSTOMER'S OR THIRD PARTIES' SYSTEMS, EQUIPMENT, OR DATA, INCLUDING DENIAL OF ACCESS TO USERS, OR SHUTDOWN OF SYSTEMS CAUSED BY INTRUSION DETECTION SOFTWARE OR HARDWARE; (C) AVAILABILITY OR ACCURACY OF ANY DATA AVAILABLE THROUGH THE SUBSCRIPTION SOFTWARE OR SERVICES, OR INTERPRETATION, USE, OR MISUSE THEREOF; (D) TRACKING AND LOCATION-BASED SERVICES; OR (E) BETA SERVICES.

6.2. Direct Damages . For avoidance of doubt, notwithstanding the limitation set out in Section 8.2 of the MCA, the direct damages limitation for Cyber services provided under this SSA and limited to the fees, or the portion of fees, relating only to the Cyber Security Services under this SSA, even if such Services are offered or bundled with other Motorola services.

6.3. Voluntary Remedies. Motorola is not obligated to remedy, repair, replace, or refund the purchase price for the disclaimed or excluded issues in the MCA or **Section 6.1 – Additional Exclusions** above, but if Motorola agrees to provide Services to help resolve such issues, Customer will reimburse Motorola for its reasonable time and expenses, including by paying Motorola any Fees set forth in an Ordering Document for such Services, if applicable.

7. Motorola as a Controller or Joint Controller. In all instances where Motorola acts as a controller of data, it will comply with the applicable provisions of the Motorola Privacy Statement at https://www.motorolasolutions.com/en_us/about/privacy-policy.html#privacystatement, as may be updated from time to time. Motorola holds all Customer Contact Data as a controller and shall Process such Customer Contact Data in accordance with the Motorola Privacy Statement. In instances where Motorola is acting as a joint controller with Customer, the Parties will enter into a separate Addendum to the Agreement to allocate the respective roles as joint controllers.

8. Survival. The following provisions will survive the expiration or termination of this SSA for any reason: **Section 4 – Term**; **Section 5 – Payment**; **Section 6.1 – Additional Exclusions**; **Section 8 – Survival**.

Mobile Video Addendum

This Mobile Video Addendum (this "**MVA**") is entered into between Motorola Solutions, Inc., with offices at 500 W. Monroe Street, Suite 4400, Chicago, IL 60661 ("**Motorola**") and the entity set forth in the signature block below or in the MCA ("**Customer**"), and will be subject to, and governed by, the terms of the Motorola Solutions Customer Agreement entered into between the Parties (the "**MCA**"), and the applicable Addenda. Capitalized terms used in this MVA, but not defined herein, will have the meanings set forth in the MCA or the applicable Addenda.

1. Addendum. This MVA governs Customer's purchase of any Motorola mobile video Products, including participation in Motorola's Video-as-a-Service Program ("**VaaS Program**"). A "**Mobile Video System**" is a solution that includes at least one mobile video Product and requires Integration Services to deploy such mobile video Product or the associated evidence management Product at a Customer Site. In addition to the MCA, other Addenda may be applicable to Products offered under this MVA, including the Subscription Software Addendum ("**SSA**"), with respect to Subscription Software, and the Equipment Purchase and Software License Addendum ("**EPSLA**"), with respect to Licensed Software and Equipment, as each of those terms are defined therein, and as further described below. This MVA will control with respect to conflicting or ambiguous terms in the MCA or any other applicable Addendum, but only as applicable to the Mobile Video System or other Products purchased under this MVA and not with respect to other Products or Services.

2. Evidence Management Systems; Applicable Terms and Conditions.

2.1. On-Premise Evidence Management. If Customer purchases a Mobile Video System where Equipment and Licensed Software for evidence management is installed at Customer Sites (an "**On-Premises Evidence Management System**"), then, unless the Ordering Document(s) specify that any software is being purchased on a subscription basis (i.e., as Subscription Software), any (i) Equipment

and (ii) Licensed Software installed at Customer Sites or on Customer-Provided Equipment, in each case purchased in connection with the On-Premises Evidence Management System, are subject to the EPSLA. On-Premises Evidence Management Systems described in this Section qualify for the System Warranty as described in **Section 4 – On-Premises Evidence Management System Warranty** (the "**System Warranty**").

2.2. Cloud Hosted Evidence Management. If Customer purchases Mobile Video System where the software for evidence management is hosted in a data center and provided to Customer as a service ("**Cloud Hosted Evidence Management System**"), including but not limited to CommandCentral Evidence, VideoManager EX, and VideoManager EL Products, then such Cloud Hosted Evidence Management System is subject to the SSA. Any Equipment purchased in connection with Cloud Hosted Evidence Management System is subject to the EPSLA. Cloud Hosted Evidence Management System described in this Section do not qualify for the System Warranty. System completion, however, is determined in accordance with the provisions of **Section 7 –System Completion** below.

2.3. Services. Any Integration Services or Maintenance and Support Services purchased in connection with, or included as a part of, a Mobile Video System are subject to the MCA, and as described in the applicable Ordering Document(s).

3. Payment. Customer will pay invoices for the Products and Services covered by this MVA in accordance with the invoice payment terms set forth in the MCA. Fees for Mobile Video Systems will be invoiced as of the System Completion Date, unless another payment process or schedule or milestones are set forth in an Ordering Documents or applicable Addendum. In addition to Equipment, Licensed Software, Subscription Software and Integration Services (as applicable) sold as part of a Mobile Video System, the Ordering Documents for a Mobile Video System may also include post-deployment Integration Services or other Services which are to be provided following the date of functional demonstration ("**Post-Deployment Services**"). Post-Deployment Services will be invoiced upon their completion and paid by Customer in accordance with the terms of the MCA.

4. On-Premises Evidence Management System Warranty. Subject to the disclaimers in the MCA and any other applicable Addenda, Motorola represents and warrants that, on the System Completion Date (as defined below) for an On-Premises Evidence Management System described in **Section 2.1 – On-Premises Evidence Management** (a) such On-Premises Evidence Management System will perform in accordance with the descriptions in the applicable Ordering Documents in all material respects, and (b) if Customer has purchased any Equipment or Motorola Licensed Software (but, for clarity, excluding Subscription Software) as part of such On-Premises Evidence Management System, the warranty period applicable to such Equipment and Motorola Licensed Software will continue for a period of one (1) year commencing upon the System Completion Date for the On-Premises Evidence Management System that includes such Products, or on the applicable Product Completion Date, if earlier, instead of commencing upon delivery of the Products in accordance with the terms and conditions set forth in **Section 6 – Representations and Warranties; Liabilities** of the EPSLA. The warranties set forth in the applicable Addenda are not otherwise modified by this MVA.

5. Additional Software and Video Terms.

5.1. Unlimited Storage. Storage shall be specifically described in an Ordering Documents. In the event Customer purchases a Cloud Hosted Evidence Management System with "Unlimited Storage", as specified in the Ordering Documents, then "Unlimited Storage" means storage of all data captured using Equipment sold under this MVA, provided that (1) video recordings are recorded in an event-based setting where users are not recording an entire shift under one video footage and (2) Customer's data retention policies and practices do not result in the retention of data beyond the statutory minimums set forth by the State in which the Customer resides. In the event Customer does not comply with the preceding

clauses (1) and (2), Motorola shall have the right to charge Customer for such excess data storage at the prevailing rates. Motorola also has the right to place any data that has not been accessed for a consecutive six (6) month period into archival storage, retrieval of which may take up to twenty-four (24) hours from any access request.

5.2. Applicable End User Terms. Additional license terms apply to third-party software included in certain software Products which are available online at: www.motorolasolutions.com/legal-flow-downs. Customer will comply, and ensure its Authorized Users comply, with all such additional license terms.

5.3. WatchGuard Detector Mobile. Any order by Customer of WatchGuard Detector Mobile is on a subscription basis and subject to the SSA.

5.4. Vigilant Access. Customer may opt for subscription to additional Subscription Software, including use of the Law Enforcement Archival Network ("**Vigilant VehicleManager**"), which is subject to the terms and conditions of the SSA and the Vigilant Addendum. If Customer purchases a subscription to commercial license plate recognition data, then Customer will execute and agree to the terms of Motorola's standard Data License Addendum.

5.5. License Plate Recognition Data. License plate recognition ("**LPR**") data collected by Customer is considered Customer Data (as defined in the MCA) and is therefore subject to the Customer's own retention policy. Customer, at its option, may share its LPR data with other similarly situated Law Enforcement Agencies ("**LEAs**") which contract with Motorola to access Vigilant VehicleManager by selecting this option within Vigilant VehicleManager. Other similarly situated LEAs may similarly opt to share their LPR data with Customer using Vigilant VehicleManager. Such LPR data generated by other LEAs is considered Third-Party Data (as defined in the MCA), is governed by the retention policy of the respective LEA, and shall be used by Customer only in connection with its use of Vigilant VehicleManager. LPR data that has reached its expiration date will be deleted from Vigilant VehicleManager. Only individuals who are agents and/or sworn officers of Customer and who are authorized by Customer to access Vigilant VehicleManager on behalf of Customer through login credentials provided by Customer ("**User Eligibility Requirements**") may access Vigilant VehicleManager. Vigilant in its sole discretion may deny access to Vigilant VehicleManager to any individual based on such person's failure to meet the User Eligibility Requirements. Customer will ensure no user logins are provided to agents or officers of other local, state, or Federal LEAs without the express written consent of Vigilant. Customer will be responsible for all individuals' access to, and use of, Vigilant VehicleManager through use of Customer login credentials, including ensuring their compliance with this Agreement.

5.6. API Support. Motorola will use commercially reasonable efforts to maintain its Application Programming Interface ("**API**") sold in connection with any Mobile Video System.. APIs will evolve and mature over time, requiring changes and updates. Motorola will use reasonable efforts to continue supporting any version of an API for six (6) months after such version is introduced, but if Motorola determines, in its sole discretion, to discontinue support of an API for any reason, Motorola will provide reasonable advance notification to Customer. If an API presents a security risk, Motorola may discontinue an API without prior notice.

5.7. Support of Downloaded Clients. If Customer purchases any software Product that requires a client installed locally on Customer-Provided Equipment or Equipment in possession of Customer, Customer will be responsible for downloading and installing the current version of such client, as it may be updated from time to time. Motorola will use reasonable efforts to continue supporting any version of a client for forty-five (45) days following its release, but Motorola may update the current version of its client at any time, including for bug fixes, product improvements, and feature updates, and Motorola makes no representations or warranties that any software Product will support prior versions of a client.

5.8. CJIS Security Policy. Motorola agrees to support Customer's obligation to comply with the Federal Bureau of Investigation Criminal Justice Information Services ("**CJIS**") Security Policy, incorporated herein, and will comply with the terms of the CJIS Security Addendum for the term of the Addendum or Ordering Documents for the applicable Product. Customer hereby consents to Motorola screened personnel serving as the "escort" within the meaning of CJIS Security Policy for unscreened Motorola personnel that require access to unencrypted Criminal Justice Information for purposes of Product support and development.

6. VaaS Program Terms. All hardware provided by Motorola to Customer under the VaaS Program will be considered "Equipment", as defined in the EPSLA, and constitutes a purchase of such Equipment subject to the terms of the EPSLA. Additionally, the following terms and conditions apply to any Equipment purchased under the VaaS Program:

6.1. Technology Refresh. Body cameras and associated batteries purchased under the VaaS Program ("**Body Cameras**") may be eligible for a technology refresh as described in the Ordering Documents. If included in the Ordering Documents, and in the event the Body Camera is eligible for replacement applicable under this **Section 6.1 – Technology Refresh,** Customer must return the existing Body Camera to Motorola in working condition. The corresponding replacement Body Camera will be the then-current model of the Body Camera at the same tier as the Body Camera that is returned to Motorola. For clarity, any other Equipment received by Customer as part of the VaaS Program, other than Body Cameras, or associated batteries (if specified in the Ordering Documents) will not be eligible for a technology refresh hereunder.

6.2. No-Fault Warranty. If specified in the Ordering Documents, and subject to the disclaimers set forth in the MCA and EPSLA, upon delivery of Equipment purchased as part of the VaaS Program, Motorola will provide a No-fault Warranty to Customer for such Equipment that extends until the end of the Commitment Term (as defined below) applicable to such Equipment; except that the No-fault Warranty will not apply to: (i) any Equipment with intentionally altered or removed serial numbers, (ii) any other damages disclaimed under the MCA or EPSLA, or (iii) any Equipment that Motorola determines was changed, modified, or repaired by Customer or any third party. The "**No-fault Warranty**" means that Motorola will repair or replace any Equipment components or parts that render the applicable Equipment unable to perform its intended purpose. With respect to any batteries in Body Cameras, a battery will be considered faulty and covered under this No-fault Warranty if it falls below sixty percent (60%) of rated capacity.

6.3. Commitment Term. Customer accepts that following the delivery of any Equipment under the VaaS Program, Customer commits to a five (5) year subscription term for such Equipment at the rate provided in the Ordering Documents (the "**Initial Commitment Term**"). If Customer, for any reason, terminates any of its obligations to Motorola prior to expiration of the applicable Commitment Term (as defined below), Customer will be subject to the payments described in **Section 6.7.2 – Termination** hereunder.

6.4. Additional Devices. Any additional Equipment, including any accessory items, ordered by Customer after Customers' initial purchase of Equipment hereunder may be subject to an incremental increase in Fees. In the event Customer orders additional Equipment under the VaaS Program within the ninety (90) days immediately following its initial purchase, such Equipment will be included in and subject to the Initial Commitment Term. Any additional Equipment purchased under the VaaS Program subsequent to such ninety (90) day period, will commence an additional subscription term commitment for such Equipment of five (5) years (a "**Subsequent Commitment Term**") with respect to the monthly Fee associated with such additional Equipment. For purposes of this Addendum, the Initial Commitment

Term and each Subsequent Commitment Term are each also referred to herein as a "**Commitment Term**".

6.5. Included Subscription Software.

6.5.1. VideoManager EL. Subject to **Section 6.7.1 – VaaS Term**, if the Equipment purchased under the VaaS Program provides Customer with a subscription to the Cloud Hosted Evidence Management System specified in the Ordering Documents during the VaaS Term (as defined below), the use of which is subject to the SSA. Customer's subscription will include unlimited users, Unlimited Storage and unlimited sharing, provided any media or data uploaded to the Cloud Hosted Evidence Management System is done so using Motorola Equipment actively enrolled in the VaaS Program. Following expiration of the applicable Commitment Term, if Customer desires to continue use of expired Equipment with the Cloud Hosted Evidence Management System, Customer must purchase additional access to Cloud Hosted Evidence Management System based on Motorola's prevailing rates, or Motorola may disconnect connectivity of any expired Equipment to the Cloud Hosted Evidence Management System.

6.5.2. CommandCentral. If specified and included in the Ordering Documents, for each applicable Body Camera, in-car system or integrated system purchased, Customer will receive one user license for Motorola CommandCentral, which provides access to CC Community, CC Capture, CC Vault and CC Records. If the Customer requires additional licenses to CommandCentral they must be purchased for an additional fee.

6.5.3. CarDetector Mobile. If Customer's VaaS Program order includes an in-car system, Customer, will receive a subscription to WatchGuard CarDetector Mobile during the VaaS Term, the use of which is subject to the SSA.

6.5.4. VideoManager EX: Subject to **Section 6.7.1 – VaaS Term,** if specified in the Ordering Documents, Equipment purchased under the VaaS Program provides Customer with a single subscription to Video Manager EX during the VaaS Term (as defined below), the use of which is subject to the SSA. Following expiration of the applicable Commitment Term, if Customer desires to continue use of expired Equipment with the VideoManager EX, Customer must purchase additional access to VideoManager EX based on Motorola's prevailing rates, or Motorola may disconnect connectivity of any expired Equipment to VideoManager EX.

6.6. VaaS Program Payment. Unless otherwise provided in an Ordering Documents (and notwithstanding the provisions of the MCA), Customer will prepay a subscription Fee quarterly (each a "**Subscription Quarter**"), as set forth in an Ordering Documents. If Customer orders any additional Product(s) under the VaaS Program subsequent to the initial purchase by Customer, Fees for such additional Product will be added to the quarterly subscription Fee, and will be payable on the same Fee payment schedule as the initial Product purchased under the VaaS Program; provided, however, that for the first Subscription Quarter during which such additional Product is purchased, the subscription Fee for the applicable additional Product will be pro-rated based on the applicable number of days remaining in the such initial Subscription Quarter.

6.7. VaaS Program Term and Termination.

6.7.1. VaaS Term. Customer's participation in the VaaS Program will commence upon the System Completion Date under this MVA, and will continue through the end of the final Commitment Term hereunder ("the "**VaaS Term**"). Following the end of any Commitment

Term, Customer's access to the Cloud Hosted Evidence Management System with respect to the Equipment purchased relative to that Commitment Term will expire, and Customer must download or transfer all Customer Data associated with the applicable Equipment within thirty (30) days following expiration unless Customer purchases extended access to the Cloud Hosted Evidence Management System from Motorola at the prevailing rates. Motorola has no obligation to retain Customer Data for expired Equipment beyond thirty (30) days following expiration of the applicable Commitment Term. For example, if Customer purchases 100 devices on January 1 of Year 1 of the VaaS Term, and then 100 additional devices on January 1 of Year 3, on December 31 of Year 5 (i.e., the conclusion of the Initial Commitment Term), Customer's access to the Cloud Hosted Evidence Management System with respect to the first 100 devices will be discontinued, and Customer must purchase extended storage or transfer all Customer Data associated with the first 100 devices within thirty (30) days of expiration of the Initial Commitment Term. In the foregoing example, the Cloud Hosted Evidence Management System access and data storage for the second 100 devices purchase will extend until December 31 of Year 7.

6.7.2. Termination. The termination provisions applicable to the VaaS Program will be those set forth in the MCA, EPSLA and SSA, as applicable. If Customer's participation in the VaaS Program is terminated for any reason prior to the end of the Initial Commitment Term or any Subsequent Commitment Term, Customer will pay the pro-rated remainder of the aggregate Equipment MSRP price (prevailing as of the time of delivery), calculated by multiplying the MSRP price of all Equipment purchased under the VaaS Program by the percentage resulting from dividing the number of months remaining in the Commitment Term applicable to such Equipment by sixty (60). In the event Customer purchased Equipment on multiple dates, resulting in separate Commitment Terms for certain Equipment, the preceding calculation will be made relative to the applicable Commitment Term for each Equipment order. For example, if Customer purchased $1,000 worth of Equipment on January 1 of Year 1 of the VaaS Term, and then $1,000 worth of Equipment on January 1 of Year 2, and then Customer's VaaS Program terminates on December 31 of Year 3, Customer will be required to repay: $1,000 x (24/60) + $1,000 x (36/60), which is equal to $1,000 in the aggregate.

7. System Completion. Any Mobile Video System sold hereunder will be deemed completed upon Customer's (or the applicable Authorized User's) Beneficial Use of the applicable Mobile Video System (the "**System Completion Date**"). Customer will not unreasonably delay Beneficial Use, and in any event, the Parties agree that Beneficial Use will be deemed to have occurred thirty (30) days after functional demonstration. As used in this Section, "**Beneficial Use**" means use by Customer or at least one (1) Authorized User of the material features and functionalities of Mobile Video System, in material conformance with Product descriptions in the applicable Ordering Documents. Any additional Equipment sold in connection with the initial Mobile Video System shall be deemed delivered in accordance of the terms of the EPSLA. Any additional Subscription Software purchased under the VaaS Program will be deemed delivered upon Customer's receipt of credentials required for access to the Cloud Hosted Evidence Management System or upon Motorola otherwise providing access to the Cloud Hosted Evidence Management System. This Section applies to Products purchased under the MVA notwithstanding the delivery provisions of the Addendum applicable to such Products, such as the SSA or EPSLA, and this Section will control over such other delivery provisions to the extent of a conflict.

8. Additional Cloud Terms. The terms set forth in this **Section 8 – Additional Cloud Terms** apply in the event Customer purchases any cloud hosted software Products under this MVA, including a Cloud Hosted Evidence Management System.

8.1. Data Storage. Motorola will determine, in its sole discretion, the location of the stored content for cloud hosted software Products. All data, replications, and backups will be stored at a location in the United States for Customers in the United States.

8.2. Data Retrieval. Cloud hosted software Products will leverage different types of storage to optimize software, as determined in Motorola's sole discretion. For multimedia data, such as videos, pictures, audio files, Motorola will, in its sole discretion, determine the type of storage medium used to store the content. The type of storage and medium selected by Motorola will determine the data retrieval speed. Access to content in archival storage may take up to twenty-four (24) hours to be viewable.

8.3. Availability. Unless otherwise specified in the Ordering Documents, Motorola will make reasonable efforts to provide monthly availability of 99.9% for cloud hosted software Products with the exception of maintenance windows. There are many factors beyond Motorola's control that may impact Motorola's ability to achieve this goal.

8.4. Maintenance. Scheduled maintenance of cloud hosted software Products will be performed periodically. Motorola will make commercially reasonable efforts to notify customers one (1) week in advance of any such maintenance. Unscheduled and emergency maintenance may be required from time to time. Motorola will make commercially reasonable efforts to notify customers of any unscheduled or emergency maintenance twenty-four (24) hours in advance.

9. Survival. The following provisions will survive the expiration or termination of this MVA for any reason: **Section 1 – Addendum; 2 – Evidence Management Systems; Applicable Terms and Conditions; Section 3 – Payment; Section 5.2 – Applicable End User Terms; Section 6.5.1 – VideoManager EL Section 6.7 – VaaS Program Term and Termination; Section 9 – Survival.**

Software Products Addendum

This Software Products Addendum (this "**SPA**") is entered into between Motorola Solutions, Inc., with offices at 500 W. Monroe Street, Suite 4400, Chicago, IL 60661 ("**Motorola**") and the entity set forth in the signature block below or in the MCA ("**Customer**"), and will be subject to, and governed by, the terms of the Motorola Solutions Customer Agreement entered into between the Parties (the "**MCA**"), and the applicable Addenda. Capitalized terms used in this SPA, but not defined herein, will have the meanings set forth in the MCA or the applicable Addenda.

1. Addendum. This SPA governs Customer's purchase of certain Motorola software Products, including Software Systems, and will form part of the Parties' Agreement. A "**Software System**" is a solution that includes at least one command center software Product and requires Integration Services to deploy such software Product at a Customer Site or onto any Customer-Provided Equipment or Equipment provided to Customer. In addition to the MCA, other Addenda may be applicable to the Software System or other software Products, including the Subscription Software Addendum ("**SSA**"), with respect to Subscription Software, and the Equipment Purchase and Software License Addendum ("**EPSLA**"), with respect to Licensed Software and Equipment, as further described below. This SPA will control with respect to conflicting or ambiguous terms in the MCA or any other applicable Addendum, but only as applicable to the Software System or other software Products purchased under this SPA and not with respect to other Products and Services.

2. Software Systems; Applicable Terms and Conditions.

2.1. On-Premise Software System. If Customer purchases an "on-premises Software System," where Equipment and Licensed Software are installed at Customer Sites or on Customer-Provided Equipment, then, unless the Ordering Document(s) specify that any software is being purchased on a subscription basis (i.e., as Subscription Software), such Equipment and Licensed Software installed at Customer Sites or on Customer-Provided Equipment are subject to the EPSLA. On-premises Software Systems described in this Section qualify for the System Warranty as described in **Section 5 – On-Premises Software System Warranty** (the "**System Warranty**"). In connection with the on-premises Software System, Customer may also purchase additional Subscription Software that integrates with its on-

premises Software System (e.g., CommandCentral Aware) (each, an "**Add-On Subscription**"). Any Add-On Subscription will be subject to the terms and conditions of the SSA and excluded from the System Warranty.

2.2. On-Premise Software System as a Service. If Customer purchases an "on-premises Software System as a service," where Equipment and software Products are installed at Customer Sites or on Customer-Provided Equipment, and such software is generally licensed on a subscription basis (i.e., as Subscription Software), then such Subscription Software will be subject to the SSA and not the EPSLA. Any (a) Equipment purchased, (b) firmware preinstalled on such Equipment, and (c) Microsoft operating system Licensed Software are subject to the EPSLA. On-premises Software Systems as a service described in this Section are provided as a service and, accordingly, do not qualify for the System Warranty. System completion, however, is determined in accordance with the provisions of **Section 3 – Software System Completion** below.

2.3. Cloud Hosted Software System. If Customer purchases a "cloud hosted Software System," where the applicable software is hosted in a data center and provided to Customer as a service (i.e., as hosted Subscription Software), including CommandCentral Products, then such Subscription Software is subject to the SSA. Any Equipment purchased in connection with a cloud Software System is subject to the EPSLA. Cloud hosted Software Systems described in this Section do not qualify for the System Warranty. System completion, however, is determined in accordance with the provisions of **Section 3 – Software System Completion** below.

2.4. Services. Any Integration Services or Maintenance and Support Services purchased in connection with, or included as a part of, a Software System are subject to the MCA, and as described in the applicable Ordering Document.

3. Software System Completion. Any Software System described in an Ordering Document hereunder (including the Products, Integration Services, and all other components thereof) will be deemed completed upon Customer's (or the applicable Authorized User's) Beneficial Use of each Product that is included in the Software System (unless alternative acceptance procedures are set forth in the applicable Ordering Document) (the "**System Completion Date**"). Customer will not unreasonably delay Beneficial Use of any Product within a Software System, and in any event, the Parties agree that Beneficial Use of a Product will be deemed to have occurred thirty (30) days after functional demonstration. For clarity, if a Software System is comprised of more than one Product, Motorola may notify Customer that all Integration Services for a particular Product within the Software System have been completed, and Customer may have Beneficial Use of such Product prior to having Beneficial Use of other Products in the Software System, or of the Software System as a whole. In such case, the Integration Services applicable to such Product will be deemed complete upon Customer's Beneficial Use of the Product ("**Product Completion Date**"), which may occur before the System Completion Date. As used in this Section, "**Beneficial Use**" means use by Customer or at least one (1) Authorized User of the material features and functionalities of a Product within a Software System, in material conformance with Product descriptions in the applicable Ordering Document. This Section applies to Products purchased as part of a Software System notwithstanding the delivery provisions of the Addendum applicable to such Products, such as the SSA or EPSLA, and this Section will control over such other delivery provisions to the extent of a conflict.

4. Payment. Customer will pay invoices for the Products and Services covered by this SPA in accordance with the invoice payment terms set forth in the MCA. Fees for Software Systems will be invoiced as of the System Completion Date, unless another payment process or schedule or milestones are set forth in an Ordering Document or applicable Addendum. In addition to Equipment, Licensed Software, Subscription Software and Integration Services (as applicable) sold as part of a Software

System, the Ordering Documents for a Software System may also include post-deployment Integration Services or other Services which are to be provided following the date of functional demonstration ("**Post-Deployment Services**"). Post-Deployment Services will be invoiced upon their completion and paid by Customer in accordance with the terms of the MCA.

5. On-Premises Software System Warranty. Subject to the disclaimers in the MCA and any other applicable Addenda, Motorola represents and warrants that, on the System Completion Date for an on-premises Software System described in **Section 2.1 – On-Premises Software System**, or on the applicable Product Completion Date for a specific Product within such on-premises Software System, if earlier, (a) such Software System or Product will perform in accordance with the descriptions in the applicable Ordering Documents in all material respects, and (b) if Customer has purchased any Equipment or Motorola Licensed Software (but, for clarity, excluding Subscription Software) as part of such on-premises Software System, the warranty period applicable to such Equipment and Motorola Licensed Software will continue for a period of one (1) year commencing upon the System Completion Date for the Software System that includes such Products, or on the applicable Product Completion Date, if earlier, instead of commencing upon delivery of the Products in accordance with the terms and conditions set forth in **Section 6 – Representations and Warranties; Liabilities** of the EPSLA. The warranties set forth in the applicable Addenda are not otherwise modified by this SPA.

6. Prohibited Use. Customer will not integrate or use, or permit a third party or an Authorized User to integrate or use, any Non-Motorola Content with or in connection with a Software System or other software Product provided by Motorola under this SPA, without the express written permission of Motorola.

7. API Support. Motorola will use commercially reasonable efforts to maintain its Application Programming Interface ("**API**") offered sold in connection with any Software System. APIs will evolve and mature over time, requiring changes and updates. Motorola will use reasonable efforts to continue supporting any version of an API for 6 months after such version is introduced, but if Motorola determines, in its sole discretion, to discontinue support of an API for any reason, Motorola will provide reasonable advance notification to Customer. If an API presents a security risk, Motorola may discontinue an API without prior notice.

8. Support of Downloaded Clients. If Customer purchases any software Product that requires a client installed locally on any Customer-Provided Equipment or Equipment in possession of Customer, Customer will be responsible for downloading and installing the current version of such client, as it may be updated from time to time. Motorola will use reasonable efforts to continue supporting any version of a client for forty-five (45) days following its release, but Motorola may update the current version of its client at any time, including for bug fixes, product improvements, and feature updates, and Motorola makes no representations or warranties that any software Product will support prior versions of a client.

9. Applicable End User Terms. Additional license terms apply to third-party software included in certain software Products which are available online at www.motorolasolutions.com/legal-flow-downs. Customer will comply, and ensure its Authorized Users comply, with all such additional license terms.

10. Additional Terms for On-Premise Software System as a Service. The terms set forth in this **Section 10 – Additional Terms for On-Premise Software System as a Service** apply in the event Customer purchases an on-premises Software System as a service under this SPA.

10.1. Transition to Subscription License Model. If the Parties mutually agree that any on-premises Subscription Software purchased under this SPA as part of an on-premises Software System as a service will be replaced with or upgraded to Subscription Software hosted in a data center, then upon such time which the Parties execute the applicable Ordering Document, (a) the licenses granted to such on-

premises Subscription Software under the applicable Ordering Document will automatically terminate, (b) Customer and its Authorized Users will cease use of the applicable on-premises copies of Subscription Software, and (c) the replacement hosted Subscription Software provided hereunder will be governed by the terms of the SSA and this SPA.

10.2. Transition Fee. Motorola will not charge additional Fees for Services related to the transition to hosted Subscription Software, as described in **Section 10.1 – Transition to Subscription License Model**. Notwithstanding the foregoing, subscription Fees for the applicable hosted Subscription Software are subject to the SSA and the applicable Ordering Document, and may be greater than Fees paid by Customer for on-premises Subscription Software.

10.3. Software Decommissioning. Upon (a) transition of the on-premises Software System as a service to Subscription Software hosted in a data center or (b) any termination of the Subscription Software license for the on-premises Software System as a service, Motorola will have the right to enter Customer Sites and decommission the applicable on-premises Subscription Software that is installed at Customer's Site or on Customer-Provided Equipment. For clarity, Customer will retain the right to use Licensed Software that is firmware incorporated into Equipment purchased by Customer from Motorola and any Microsoft operating system Licensed Software.

11. Additional Terms for CAD and Records Products. The terms set forth in this **Section 11 – Additional Terms for CAD and Records Products** apply in the event Customer purchases any Computer Aided Dispatch ("**CAD**") or Records Products under this SPA.

11.1. Support Required. Customer acknowledges and agrees that the licenses granted by Motorola under the Agreement to CAD and Records Products for on-premises Software Systems are conditioned upon Customer purchasing Maintenance and Support Services for such Products during the term of the applicable license. If at any time during the term of any such license, Customer fails to purchase associated Maintenance and Support Services (or pay the fees for such Services), Motorola will have the right to terminate or suspend the software licenses for CAD and Record Products, and this SPA or the applicable Ordering Document.

11.2. CJIS Security Policy. Motorola agrees to support Customer's obligation to comply with the Federal Bureau of Investigation Criminal Justice Information Services ("**CJIS**") Security Policy and will comply with the terms of the CJIS Security Addendum for the term of the Addendum or Ordering Document for the applicable Product. Customer hereby consents to Motorola screened personnel serving as the "escort" within the meaning of CJIS Security Policy for unscreened Motorola personnel that require access to unencrypted Criminal Justice Information for purposes of Product support and development.

12. Additional Cloud Terms. The terms set forth in this **Section 12 – Additional Cloud Terms** apply in the event Customer purchases any cloud-hosted software Products.

12.1. Data Storage. Motorola will determine, in its sole discretion, the location of the stored content for cloud hosted software Products. All data, replications, and backups will be stored at a location in the United States for Customers in the United States.

12.2. Data Retrieval. Cloud hosted software Products will leverage different types of storage to optimize software, as determined in Motorola's sole discretion. For multimedia data, such as videos, pictures, audio files, Motorola will, in its sole discretion, determine the type of storage medium used to store the content. The type of storage and medium selected by Motorola will determine the data retrieval speed. Access to content in archival storage may take up to twenty-four (24) hours to be viewable.

12.3. Availability. Motorola will make reasonable efforts to provide monthly availability of 99.9% for cloud hosted software Products with the exception of maintenance windows. There are many factors beyond Motorola's control that may impact Motorola's ability to achieve this goal.

12.4. Maintenance. Scheduled maintenance of cloud-hosted software Products will be performed periodically. Motorola will make commercially reasonable efforts to notify customers one (1) week in advance of any such maintenance. Unscheduled and emergency maintenance may be required from time to time. Motorola will make commercially reasonable efforts to notify customers of any unscheduled or emergency maintenance twenty-four (24) hours in advance.

13. Survival. The following provisions will survive the expiration or termination of this SPA for any reason: **Section 1 – Addendum; Section 2 – Software Systems; Applicable Terms and Conditions; Section 6 – Prohibited Use; Section 9 – Applicable End User Terms; Section 13 – Survival.**

December 6, 2023

Hall County Board of Commissioners
Attention: Zach Brackett
2875 Browns Bridge Rd
Gainesville, GA 30504

Director Brackett,

Motorola Solutions Mission Critical Public Safety-Grade equipment, such as APX Radio Management, GPS and Location Infrastructure, Enhanced Data, and Command Central Aware, which are used by the Hall County communication system, are available only through the Motorola Account Executive team. No other distribution channel is authorized to distribute this equipment.

Motorola Solutions is the only manufacturer that can provide a infrastructure upgrades to your ASTRO 25 radio system thus the only manufacturer that can provide the following benefits and features:

- Location awareness with location PTT, Enhanced Data, Enhanced Geo Select, and Dynamic GPS Location Polling.
- CommandCentral Aware situational awareness through a single map, see location and status of APX radios, cameras, 9-1-1 calls, incidents and other resources to increase operational awareness.
- The best user communication with mission-critical push-to-talk, over-the-air software, and APX Radio Management.

Hall County can take advantage of the negotiated state contract (Sourcewell) and its unique benefits as a purchasing vehicle.

Should you need additional information or have any questions, please feel free to contact me directly at 770-296-5769. Your continued interest in Motorola products and services is greatly appreciated.

Sincerely,

Amy Jenkins

Amy Jenkins
Account Manager
Motorola Solutions, Inc.
M.770-296-5769
E. amy.jenkins@motorolasolutions.com

Sole Source/Brand and Single Source Justification

Request Submitted By

Name:	
Job Title:	
Department:	
E-Mail Address:	
Date of Request:	

Request Details

Sole Source: Any contract entered into without a competitive solicitation process, based on a justification that only one known source exits or that only one single supplier can fulfill the requirements of the County.

Sole Brand: A purchasing situation in which only one brand of equipment/supply, etc. will meet the requirements of the County.

Single Source: Any contract entered into without a competitive solicitation process, based on a justification that two or more vendors can supply the commodity, technology, and/or perform the services required by an agency, but one vendor is selected over the others for reasons such as expertise or previous experience with similar contracts.

For Sole Source or Sole Brand, identify efforts made to locate other possible sources.
Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

Provide a detailed description of commodities/services to be provided. Also, include the following details: exact or estimated quantity, per unit price, and the total estimated cost.

Justifying a Sole Source/Brand

Provide an explanation why only a particular style, model, type or manufacturer is required (i.e. why the commodity is the only commodity which will meet the County needs).
Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source.

Justifying a Single Source

Provide an explanation why the recommended vendor is being selected over other vendors that can provide the requested commodity, technology, and/or perform the services required.
Letter from Original Equipment Manufacturer (required): **Attached**

Purchasing Use Only	
Buyer:	
Buyer E-Mail Address:	
Buyer Telephone:	
Contract #:	
Contract Name:	
If publicly solicited, number of protests:	
Outcome:	
Bid # (if competitively bid):	
Purchase Order #:	

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 649/2023

SUBJECT: Approve the sole source purchase of four (4) Zoll X Series Advanced Monitors/Defibrillators for Fire Rescue to Zoll Medical Corporation of Chelmsford, MA, in the amount of $162,775.76.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:
Approve the sole source purchase of four (4) Zoll X Series Advanced Monitors/Defibrillators for Fire Rescue to Zoll Medical Corporation of Chelmsford, MA, in the amount of $162,775.76.

History:

Facts and Issues:

Options:

Funding Requested	$ 162,775.76
Are funds within current budget?	Yes
Source of Funds	SPLOST VII / 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?	2023-11-13

Approvals:

Buyer	submit	approve	Purchasing
AP	JS	JS	AY
Budget	**Finance**	**Attorney**	**Administration**
EW	WG	WLI	CR

Clerk
JR

Attachments:

Financial Supplement
Zoll Medical Corporation Quote
Sole Manufacturer Letter
Sole Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 649/2023

Funds Requested: $ 162,775.76

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VII / Capital Projects

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	323-SPLOST VII	3630-EMS	581200-PRINCIPAL CAPITAL LEASE	$142,870.00
2024	350-CAPITAL PROJECTS FUND	3630-EMS	542500-OTHER EQUIPMENT	$19,905.76

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone:

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Quote No: Q-63686 Version: 1

Hall County Fire Services EMS
470 Crescent Drive
Gainesville, GA 30501

ZOLL Customer No: 7905

Bobby Ogletree
(770) 530-5164
bogletree@hallcounty.org

Quote No: Q-63686
Version: 1

Issued Date: October 12, 2023
Expiration Date: December 30, 2023

Terms: NET 30 DAYS

FOB: Destination

Freight: Free Freight

Prepared by: Marcus Russell
EMS Territory Manager
mrussell@zoll.com
+1 6785427344

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1	1374349	601-2231112-01	**X Series Advanced Monitor/Defibrillator - 12-Lead ECG, Pacing, SpO2, SpCO, EtCO2, BVM, NIBP, CPR Expansion Pack, Remote View** Includes: TBI Dashboard, 4 trace tri-mode display monitor/ defibrillator/ printer, advisory algorithm, advanced communications package (Wi-Fi, Bluetooth, USB cellular modem capable) USB data transfer capable and large 6.5in (16.5cm) diagonal screen. Accessories Included: MFC cable and CPR connector, A/C power cord, One (1) roll printer paper, 6.6 Ah Li-ion battery, Operators Manual, Quick Reference Guide, and One (1)-year EMS warranty. Parameter Details: Real CPR Help - Dashboard display of CPR Depth and Rate for Adult and Pediatric patients, Visual and audio prompts to coach CPR depth (Adult patient only), Release bar to ensure adequate release off the chest, Metronome to coach rate for Adult and Pediatric patients. See-Thru ® CPR artifact filtering • Interpretative 12-Lead ECG (Full 12 ECG lead view with both dynamic and static 12-lead mode display. 12-Lead OneStep ECG cable - includes 4-Lead limb lead cable and removable precordial 6-Lead set) • ZOLL Noninvasive Pacing Technology • Real BVM Help: Dashboard provides real-time ventilation feedback on both volume and rate for intubated and non-intubated patients. AccuVent Cable included. (Accuvent disposable sensors sold separately) • Welch Allyn NIBP with Smartcuff. 10 foot Dual Lumen hose and SureBP Reusable Adult Medium Cuff • Masimo SpO2 & SpCO with Signal Extraction Technology (SET), Rainbow SET® • EtCO2 Oridion Microstream Technology. Microstream tubing set sold separately •	4	$52,644.00	$43,168.08	$172,672.32
2	1374349	8000-001128	**Accuvent Flow Tube (Box of 10)**	4	$762.00	$624.84	$2,499.36

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Hall County Fire Services EMS
Quote No: Q-63686 Version: 1

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
3	1374349	REUSE-12-2MQ	**Welch Allyn REUSE-12-2MQ Cuff, Lg Adult, 2-Tube, Twist Lock connector**	4	$63.00	$51.66	$206.64
4	1374349	REUSE-09-2MQ	**Welch Allyn REUSE-09-2MQ Cuff, Child, 2-Tube, Twist Lock connector**	4	$63.00	$51.66	$206.64
5	1374349	8000-0580-01	**Six Hour Rechargeable, SurePower II Smart Battery**	4	$957.00	$784.74	$3,138.96
6		8000-000393-01	**X Series Carry Case, Premium**	4	$424.00	$424.00	$1,696.00
7	1374349	8000-000371	**rainbow® DCI® SpO2/SpCO/SpMet Adult Reusable Sensor with connector (3 ft)**	4	$1,029.00	$843.78	$3,375.12
8	1374349	8000-001392	**Masimo rainbow® RC-4 - 4FT, Reusable EMS Patient Cable**	4	$299.00	$245.18	$980.72
9		6008-9901-61	**ZOLL X Series Trade In Allowance (EMS Group)** See Trade Unit Considerations.	4		($5,500.00)	($22,000.00)

Subtotal: $162,775.76

Total: $162,775.76

Contract Reference	Description
1374349	Reflects GPO NPP 2020 - Contract No. PS20200 contract pricing. Notwithstanding anything to the contrary herein, the terms and conditions set forth in NPP 2020 - Contract No. PS20200 shall apply to the customer's purchase of the products set forth on this quote.

Trade Unit Considerations
Trade-In values valid through December 30, 2023 if all equipment purchased is in good operational and cosmetic condition and includes all standard accessories. Trade-In values are dependent on the quantity and configuration of the ZOLL devices listed on this quotation. Customer assumes responsibility for shipping trade-in equipment at the quantities listed on the trade line items in this quotation to ZOLL's Chelmsford Headquarters within 60 days of receipt of new equipment. Customer agrees to pay cash value for trade-in equipment not shipped to ZOLL on a timely basis.

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at https://www.zoll.com/about-zoll/invoice-terms-and-conditions and for software products can be found at http://www.zoll.com/SSPTC and for hosted software products can be found at http://www.zoll.com/SSHTC. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on December 30, 2023. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to esales@zoll.com or via fax to 978-421-0015.
6. All discounts from list price are contingent upon payment within the agreed upon terms.

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Hall County Fire Services EMS
Quote No: Q-63686 Version: 1

7. Place your future accessory orders online by visiting www.zollwebstore.com.

Order Information (to be completed by the customer)

[ ] Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)

[ ] Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

[ ] Yes PO Number: _____ PO Amount: _____
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)

[ ] No (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

Hall County Fire Services EMS
Authorized Signature:

_____

Name: _____

Title: _____

Date: _____

269 Mill Road
Chelmsford, Massachusetts 01824-4105
978·421·9655 *(main)*
978·421·0025 *(fax)*
www.zoll.com

October 16, 2023

Bobby Ogletree
Hall County Fire Services EMS
470 Crescent Drive
Gainesville, GA 30501

Dear Mr. Ogletree:

We appreciate your selection of ZOLL® products. This letter serves as confirmation that ZOLL® Medical Corporation at 269 Mill Road in Chelmsford, Massachusetts, is the sole manufacturer and source of X Series® and X Series Advanced Defibrillators for the EMS Market. ZOLL® or Marcus Russell, Territory Manager, will not sell an X Series® and X Series Advanced Defibrillator to Hall County Fire Services EMS, through any vendor or dealer and no vendor or dealer is authorized to provide warranty or service.

Should you have any questions or require additional information please contact me at contracts@zoll.com.

Sincerely,

Alexandria Page

Alexandria Page
Contract Specialist

Sole-Source/Brand Justification

Request Submitted By

Name:	
Job Title:	
Department:	
E-Mail Address:	
Date of Request:	

Request Details

Sole-Source: Any contract entered into without a competitive solicitation process, based on a justification that only one known source exits or that only one single supplier can fulfill the requirements of the County.

Sole-Brand: A purchasing situation in which only one brand of equipment/supply, etc. will meet the requirements of the County.

Identify efforts made to locate other possible sources.
Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

Provide a detailed description of commodities/services to be provided. Also, include the following details: exact or estimated quantity, per unit price, and the total estimated cost.

Exclusive Capability: Justifying a Sole Source/Sole Brand

Provide an explanation why only a particular style, model, type or manufacturer is required (i.e. why the commodity is the only commodity which will meet the County needs).
Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source.
Letter from Original Equipment Manufacturer (required): Attached

Purchasing Use Only	
Buyer:	
Buyer E-Mail Address:	
Buyer Telephone:	
Contract #:	
Contract Name:	
If publicly solicited, number of protests:	
Outcome:	
Bid # (if competitively bid):	
Purchase Order #:	

AGENDA ITEM

Consent

REPORT TO:	**Work Session (12/11/23)**
REPORT TO:	**Voting Meeting (12/14/23)**
ITEM NO:	670/2023
SUBJECT:	Approve the award of IFB #028-44 Furnish and Install Two (2) Shipping Containers for Live Firefighting Training for Fire Rescue to Symtech Fire, LLC of New Providence, NJ and establish a capital projects budget in the amount of $122,050.00.

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: JS

Recommendation:
Approve.

Purpose of Request:
Approve the award of IFB #028-44 Furnish and Install Two (2) Shipping Containers for Live Firefighting Training for Fire Rescue to Symtech Fire, LLC of New Providence, NJ and establish a capital projects budget in the amount of $122,050.00.

History:

Facts and Issues:

Options:

Hall County Fire Rescue is looking for a qualified vendor to assess our needs for a shipping container for live fire training that meets NFPA 1401-1403.

Fire Rescue Training Center was approved $165,000 for repairs to existing fire training burn building in account 350-3540-522201-0000.

Specifications for the Live Fire Container(s):

First Container

• 40'x 8' x 8.5' container that will be utilized for live fire training and other firefighting activities
• The container(s) does not have to be new but will need to be refurbished so that it contains no rust, no dents and has been newly painted.
• Single Burn room to be located on the closed end to include a burn tray, 2 window openings on opposite sides and a doorway for interior access. The burn room will have temperature monitoring capabilities.
• A door opening located along the center of the container for interior and exterior access to the container
• 2 window openings on the opposite side of the main center doorway as described above. The windows shall be constructed of reinforced steel and have a latching closure from the interior. These openings can be evenly spaced from the interior burn room wall back toward the double door openings of the container
• The double door openings of the container will need to be operational
• 4.5' x 7' relocatable interior wall with attach points in 4 locations along the interior of the container
• These attached points will be arranged so that the advancement of hose lines can be better simulated for crew advancement into the burn room

Second Container
• 20'x 8'x 8.5' container to be stacked on top of the 40' container
• Exterior railing will be needed along the fall area on the roof of the 40' container
• The 20' container will need to contain a burn room and burn tray. The burn room will have temperature monitoring capabilities.
• The 20' container will need to be accessible via the interior stairway from the 40' container
• This interior stairway should not impede the usage of the 40' container openings that have been requested.
• 20' container burn room will need to include an interior door for interior accessibility
• 20' container burn room will need to have a window opening
• 20' container will need to be placed so that the 2 original doors can be utilized from the roof of the 40' container.
• Maximum utilization of the containers is our goal.
• Any suggestions from the manufacturer on the relocation of the requested openings or general floorplan and arrangement can occur.

Funding Requested	$ 122,050.00
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:

Buyer	submit	approve	Purchasing
CW	JS	JS	AP
Budget	**Finance**	**Attorney**	**Administration**
EW	WG	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
Contract with Signature Page
Exhibit C - Cost Proposal Worksheet
Bid Tab
Invitation for Bid
Container Renderings

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 670/2023

Funds Requested: $ 122,050.00

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	3540-FIRE TRAINING CENTER	542500-OTHER EQUIPMENT	$122,050.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BM

Phone: 678-343-0636

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

EXHIBIT B – CONTRACT FOR SERVICES

STATE OF GEORGIA **CONTRACT # 028-44**
COUNTY OF HALL

For the provision of

Furnish & Install Two Shipping Containers for Live Firefighting Training

ARTICLE #101 - INTRODUCTION

This Contract for Furnish & Install two shipping containers for live firefighting training for Hall County Fire Rescue Training Center (hereinafter "Services") as entered into on _____, and with an Effective Date of _____, is by and between; Hall County, Georgia, Board of Commissioners, (hereinafter "County") located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and _____ (Hereinafter "Contractor"), located at _____. Contractor is an entity that is legally registered and qualified, and holding any such licenses and certifications as may be required to render Services to do business in the State of Georgia. County and Contractor are known individually as a "Party" and collectively as the "Parties".

Whereas, the Parties do mutually desire to enter into this Contract to document the provision of Services or other good and valuable consideration by the Contractor to the County in exchange for payment as compensation, and

Whereas, this contract will become legally binding and executed upon signature by both parties, and

Whereas, this Contract is the result of the competitively Bid or cooperative contract **# 028-44**, the Contractor's bid response, acceptance of the Scope of Work, its Exhibits, Attachments, and references are all incorporated herein by reference, and

NOW, THEREFORE and in consideration of the terms, conditions, mutual promises, covenants and agreements made as expressed and contained herein, or attached and incorporated and made a part hereof, and other good and valuable consideration, expressed by a valid offer and

acceptance, the receipt and sufficiency of which the parties hereby acknowledge, the Parties hereto agree as follows:

ARTICLE #102 – CONTRACT

A. Contractor agrees to provide the Services to the County as detailed herein as the **Scope of Work**, and for locations and services as described in the solicitation document and the Bidder's response.

B. County hereby agrees as good and valuable compensation as provided in the attached bidder's response entitled Exhibit C – Mandatory Cost Proposal Worksheet, as incorporated herein by reference, (including Performance & Payment Bonds and all permits if required) shown below:

Contractor is to invoice the County after substantial completion of project in arrears. County will pay Contractor progress payments as further described herein;

C. **Price Escalation Clause**. (Not applicable) Contractor may request up to, but no more than, a three-percent (3%) price escalation adjustment to this contract at each time of contract renewal.

ARTICLE #103 - NOTICES:

To the extent that either party to this Contract are required to provide notice(s) to the other party in compliance herewith, then the party shall direct notice(s) to the following persons:

COUNTY PROJECT MANAGER
Bradley Martin
Division Chief – Support Services Hall
County Fire Rescue
2801 Allen Creek Road Gainesville, GA
30507 bmartin@hallcounty.org
Ph: (678) 343-0636

COUNTY ISSUING OFFICER
Cheryl Wright
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
cwright@hallcounty.org
Ph: (770) 535-8263

CONTRACTOR'S CONTACT INFO
Name Jonathan Hanson
Title Owner/Managing Director
Company Name Symtech Fire LLC
Address 1 PO Box 493
Address 2 Berkeley Heights NJ
07922
Email jon.hanson@symtechfire.com
Phone 908-514-6629

REMIT-TO ADDRESS (if different).

ARTICLE #104 – NON-EXCLUSIVE RIGHTS:

The Contract is not exclusive. The County reserves the right to select other Contractors to provide the Services similar to those described in this Contract, during the term of the Contract should the need arise or the contractor fail to perform.

ARTICLE #105 – CONTRACT TERM:

For construction projects, until substantial and final completion of services according to the time-schedule and after all sub-contractor(s) and material suppliers liens are satisfied.

For Multi-Year Contracts, One (1) initial year with four (4) one-year renewal options.

ARTICLE #106 - CONTRACT AMENDMENTS AND MODIFICATION:

This Contract can only be modified, amended, or added to in writing and fully executed by both parties hereto. This Contract document constitutes the sole and entire Contract and understanding between the parties as to the subject matter hereof, and no verbal promises have been made by either party in relation hereto.

ARTICLE # 107 – REMEDIES AND CONTRACT PERFORMANCE:

In the event that either party to this Contract breaches this Contract, including by failure to meet the timetables set forth herein, the non-breaching party shall provide written notice to the breaching party which describes the breach of this Contract. The party whose breach is alleged shall have thirty (30) days from the date of receipt of the written notice to cure the breach or to otherwise negotiate a resolution of the breach.

If the breach has not been cured and the parties hereto have not resolved the issue described in the notice letter by thirty (30) days after receipt of the notice letter, the party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, specific performance, and/or seeking relief as to any bonds issued hereon. Additional provisions are;

A. **Delay or Impossibility of Performance.** Any failure or delay must be beyond the control of and without the fault or negligence of the Contractor. If the Services to be provided to the County are interrupted by a Force Majeure Event, as defined below, the County will be entitled to an equitable adjustment to the fees and other payments due to the Contractor under this Contract. If delay results from a subcontractor's negligent conduct or failure to perform, the Contractor shall not be excused from compliance with the terms and obligations of the Contract.

Epidemics and pandemics are not considered Force Majeure events by the County.

Neither party shall be held liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, acts of war, civil unrest, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of Force Majeure.

Definition: The term 'force majeure' as defined in Black's Law Dictionary, is 'an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the parties could not have anticipated or controlled."

B. **Obligations beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to the Contract.

C. **Transition Cooperation with the County and Cooperation with other Contractors.** Contractor agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Contractor. Further, in the event that the County has entered into or enters into contracts with other Contractors related to the Services, Contractor agrees to cooperate fully with such other Contractors. Contractor shall not engage in any act that will interfere with the performance of work by any other Contractor(s).

ARTICLE # 108 - TERMINATION:

The County may terminate this Contract by providing sixty (60) days written notice to the other party at any time. Should either party terminate this Contract prior to the date of automatic termination, Contractor shall provide the County with all deliverables up to the date of termination thirty (30) days after the Notice to Terminate is issued. The County shall pay the Contractor for all work properly performed in compliance with the terms of the Contract up to the date of termination.

A. **Termination for Convenience.** Following sixty (60) days written notice, either party may terminate the Contract in whole or in part for any reason without the payment of any penalty or incurring any further obligation to the Contractor.

B. **Termination for Cause.** The occurrence of any one or more of the following events shall constitute cause for the County to declare the Contractor in default of its obligations under the Contract:

1. The Contractor fails to deliver or has delivered nonconforming Services or fails to perform, to the County's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract, including, but without limitation, the express warranties made by the Contractor.

2. The County determines that contractor's satisfactory performance of the Contract substantially endangered or that default is likely to occur.

3. The Contractor fails to make substantial and timely progress toward performance of the Contract.

4. The Contractor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Contractor terminates or suspends its business; or the County reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.

5. The Contractor has failed to comply with applicable federal, state and local laws, rules, County ordinances, regulations and orders when performing within the scope of the Contract.

6. The Contractor has engaged in conduct that has or may expose the County or the State to liability, as determined in the County's sole discretion; or a material breach of the terms of the Contract by County upon County's failure to cure such material breach after written notice thereof has been delivered in accordance with ARTICLE #108.C. below constitutes cause for the Contractor to declare that the County is in default of its obligations under the Contract.

C. **Notice of Default.** If either party causes one or more of the default events set out in ARTICLE #108, then either party shall issue a written Notice-of-Default to the party that causes one or more of the default events, requesting that the breach or noncompliance be remedied within the period of time specified in the party's Notice-of-Default to the Contractor. If the breach or noncompliance is not remedied within the period specified in the written notice, the non-breaching party may:

1. Immediately terminate the Contract for default without additional written notice.

2. In the event of a breach by the Contractor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Contractor; and/or,

3. Enforce the terms and conditions of the Contract and seek any legal or equitable remedies.

D. Termination Due to Non-Availability of Funds.

This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Contractor in the event of any de-appropriation.

E. Termination due to Failure of Contractor to Act.

The County may terminate the Contract for any one or more of the following reasons effective immediately without advance notice:

1. In the event that the Contractor must be certified or licensed as a condition precedent to providing the Services, the revocation or loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.

2. The County determines that the actions, or failure to act, of the Contractor, its agents, employees or sub-Contractors have caused, or reasonably could cause, life, health or safety to be jeopardized.

3. The Contractor furnished any statement, representation, or certification in connection with the Contract or the bidding process, which is materially false, deceptive, criminal activity, incorrect or incomplete.

4. Failure of the Contractor to obtain, provide, maintain, and deliver the Performance and Payment Bonds (if required) as and when required under this Contract, or failure to comply with any requirement pertaining to the appropriate amounts thereof as set forth in ARTICLE #123 - PERFORMANCE AND PAYMENT BOND REQUIREMENT.

F. Payment Limitation in Event of Termination. In the event of termination of the Contract for any reason by either party, the County shall pay only those amounts, if any, due and owing to the Contractor for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.

G. The Contractor's Termination Duties. Upon receipt of notice of termination, the Contractor shall:

1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs and furnish a report within thirty (30) days of the date of notice of termination, describing the status of all work under the Contract, including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the County may require.

2. Immediately cease using and return to the County, any personal property or materials, whether tangible or intangible, provided by the County to the Contractor.

3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Contractor under the Contract.

4. Cooperate in good faith with the County, its employees, agents, and Contractors during the transition period between the notification of termination and the substitution of any replacement Contractor; and

5. Contractor is to immediately return any payments made by the County for goods and services that were not delivered by the Contractor.

H. **Liquidated Damages.** In the event that the Contractor unreasonably delays completion of the project, or who abandons the project before completion, the Contractor shall pay the County liquidated damages an amount equal to the percentage of work not completed.

ARTICLE # 109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY:

The parties agree that the County shall not be responsible for defending or indemnifying any Contractor from any claim brought by any third party against the Contractor.

ARTICLE #110 - ASSIGNMENT AND DELEGATION BY CONTRACTOR:

The Contractor shall not assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior express written consent of the County.

ARTICLE #111 – USE OF THIRD PARTIES (SUB-CONTRACTORS):

This Contract is for the benefit of the parties hereto only and is not intended to benefit any third-party or give rise to any duty or causes of action for any third party. All restrictions, obligations and responsibilities of the Contractor under the Contract shall

also apply to third parties such as sub-Contractors, if allowed in writing by the County. Any Contract with a subcontractor must also preserve the rights of the County.

ARTICLE #112 – SUPERSEDES FORMER CONTRACTS

Unless otherwise specified in the Contract, this Contract supersedes all prior Contracts or Agreements between the County and the Contractor for the Services provided in connection with the Contract.

ARTICLE #113 - SEVERABILITY:

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid.

ARTICLE # 114 - RECORDS:

A. **Public Records Request.** The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County, shall be made open to public inspection, unless otherwise provided by law.

B. **Record Retention and Access.** The Contractor shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

ARTICLE # 115 - ADDITIONAL TERMS:

A. The County shall not be bound by any terms and conditions included in any Contractor's literature, packaging, invoice, catalog, brochure, technical data sheet, on-line representation, warranties or service level agreement or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

B. The County shall not be bound to any Terms and Conditions of the Contractor that are only accessible by hyper-link. All Terms and Conditions must be in print and approved by the County.

ARTICLE # 116 - WAIVER:

The failure of any party hereto to seek a remedy for any alleged breach of this Contract shall not constitute a waiver of any claim, cause of action, or remedy allowed by Georgia law for breach thereof.

ARTICLE # 117 - CONTRACTOR AND COUNTY RIGHTS AND OBLIGATIONS:

A. The County has the right at any time to require the Contractor to put an immediate stop to any procedure, or the use of any equipment (chemical, material, etc., if applicable) considered by the County to be hazardous (or toxic) to persons, buildings, or surfaces. The Contractor will utilize acceptable substitutes as quickly as possible. In the event of such replacement, Contractor shall notify County of any resulting replacement, (ii) introduce the individual serving as the replacement to County, and (iii) provide County with a résumé and any other information regarding the individual that may be reasonably requested by County.

B. The County has the right to require the Contractor to reassign or remove any employee or subcontractor's employee from the premises temporarily or permanently when, in the County's sole opinion, the employee is not suitable. The County's decision on this matter shall be final, and Contractor will remove this employee immediately and replace with a person of at least equivalent training, experience and requisite qualifications as quickly as possible, subject to the County's prior approval.

C. Contractor agrees to obtain prior written approval from the County for the use of sub-Contractors to provide the Services described in *SCOPE OF SERVICES* prior to subcontractor's performance of work.

ARTICLE # 118– INSURANCE REQUIREMENTS:

Workers Compensation Insurance: Required for all contracts.

a. $500,000 Bodily Injury by Accident Each Accident
b. $500,000 Bodily Injury by Disease Each Disease
c. $500,000 Bodily Injury by Disease Each Employee

Additional Provisions: Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against Hall County Board of Commissioners (BOC), its elected or appointed officers, officials, agents, authorized volunteers and employees for losses paid under the terms of this policy which arise from work performed by the Named Insured for Hall

County BOC; but this provision applies regardless of whether or not Hall County BOC has received a waiver of subrogation from the insurer.

General Liability Insurance: Required for all contracts.

a. $2,000,000 General Aggregate
b. $2,000,000 Products & Completed Operations Aggregate
c. $1,000,000 Each Occurrence
d. $1,000,000 Personal & Advertising Injury
e. $500,000 Damages to Premises / Fire / Legal
f. $5,000 Medical Payments

Commercial Auto Liability Insurance: Required for all contracts, except for Goods and/or Services that are remote in nature and/or are delivered by a professional delivery service.

a. $1,000,000 Combined Single Limit OR
b. $500,000 per Person
c. $500,000 per Occurrence
d. $100,000 Property Damage
e. $1,000 for Medical Payments (no fault coverage)

Additional Provisions:

a. Uninsured motorists coverage should be equal to the per occurrence limit except for contracts with other governmental entities
b. Coverage shall be included for any owned, leased, hired, or non-owned autos
c. For any contracts involving the transportation of hazardous materials, limited pollution endorsement ISO form CA9948 or its equivalent shall be on the policy

Umbrella Liability Insurance: Required for all contracts

a. $1,000,000 per Occurrence

Additional Provisions:

a. Underlying coverage shall be General Liability, Automobile Liability, and Employers Liability (Workers Compensation)
b. Minimum limit of $5,000,000 per occurrence for all contracts over $1,000,000 or involving any special risks or high hazard activities
c. Minimum limit of $5,000,000 for automobile coverage for any transportation contracts involving seniors, special education, transit services, students, or youths.
d. Concurrent policy dates with primary liability policies except for workers compensation

Cyber Insurance (Not applicable): Required for all software, computer hardware installation, data access, data integrations, data usage, cloud storage, SaaS, and or technology related contracts.

a. $1,000,000 Each Claim/Wrongful Act
b. $2,000,000 Annual Aggregate
c. $1,000,000 Business Interruption
d. $1,000,000 Data Recovery
e. $500,000 Cyber Extortion Expenses
f. $50,000 Cyber Extortion/Ransom Payments

Additional Provisions: (Not applicable): Coverage shall include at a minimum:

a. Information Security & Privacy Liability
b. Regulatory Fines and Penalties
c. Payment Card Industry (PCI) – if credit cards and/or banking information is obtained or accessed
d. Ransomware

Professional Liability Insurance (Errors & Omissions): Required for all professional service contracts. This shall include any consultants, medical, legal, technical, insurance agents, or other professions that require proper licenses.

a. $1,000,000 Each Claim/Wrongful Act
b. $2,000,000 General Aggregate

Builders Risk: (Not Applicable) Recommended for most new construction projects

a. With any construction project, Hall County should consider purchasing Builders Risk Coverage on a direct basis or have the contractor provide the coverage for projects under $5,000,000 in value.
b. For projects over $5,000,000 in value, Hall County BOC should obtain Builders Risk Coverage on a direct basis to ensure coverage consistency and additional protections are made for Hall County BOC.

ARTICLE # 119 – NO WAIVER:

A. **Authority to Enter into Contract.** The Contractor represents and warrants that it has full authority to enter into and perform its obligations under the Contract and that the Contract constitutes a legal, valid, and binding obligation upon the Contractor in accordance with its terms. The representatives of the parties hereto also represent and warrant that they are authorized to sign this Contract on behalf of each party hereto."

B. **Solicitation.** The Contractor warrants that no person or selling agency (except bona fide employees or selling agents maintained for the purpose of securing business) has been employed or retained to solicit and secure the Contract upon an agreement or understanding for commission, percentage, brokerage or contingency.

C. **Vehicles and Equipment.** With the exception of any specified County Owned Equipment and Vehicles listed herein, Contractor warrants that no Contractor employees, sub-contractors or others will not use County owned vehicles or equipment in the performance of this Contract without express written consent. Contractor shall be responsible for providing all transportation necessary to deliver Services under the Contract.

ARTICLE # 120 – INTELLECTUAL PROPERTY RIGHTS and OWNERSHIP:

Contractor agrees it will not use the name or any intellectual property, including but not limited to, County trademarks or logos in any manner, including commercial advertising or as a business reference, without the expressed prior written consent of the County.

ARTICLE # 121 - COMPENSATION:

A. The County will pay the Contractor for the Services provided pursuant to this Contract and in accordance with the prices quoted and conditions set forth in the Bidder's response on Exhibit C – Mandatory Cost Proposal Worksheet, which is attached hereto and incorporated into this Contract as if fully set forth herein. Payments will be made monthly in arrears to the Contractor after acceptance of the Contractor's delivered Services by the County, and after receipt of undisputed invoice to the County.

B. Prices quoted shall be firm and fixed throughout the term of this Contract, unless otherwise Amended or Modified by mutual agreement.

C. Cost may be prorated for Services added or removed under this Contract to align cost with the remaining term of Contract.

D. It is understood that this bid or proposal is made without collusion or fraud. Contractor understands and acknowledges that collusive bidding is a violation of state and federal law and may result in the cancellation of the Contract.

ARTICLE # 122 - COUNTY PAYMENT TO CONTRACTOR:

A. The County will issue a Notice to Proceed (NTP) to the Contractor, and Purchase Order(s) (herein after 'PO'). The terms of this Contract shall be incorporated by reference into any and all PO(s) issued prior to the expiration or termination of this Contract. The County will issue the PO by electronic mail (e-mail) to the Contractor's representative in *ARTICLE #103 - NOTICES*. A PO is considered "issued" when the e-mail containing the PO is sent by the County to the Contractor.

The Contractor shall not deliver any Services, equipment, devices, or components thereof until authorized in writing by the County through issuance of a PO, which shall provide a commencement Notice to Proceed date. Any work, including but not limited to travel, preliminary meetings, planning, etc., performed outside of the terms and conditions of and before the issuance of the PO will not be considered for payment. Contractors are not to begin work or ship any product on any verbal communication from within the County. The County

will not be liable for payment for any work or product with the issuance of a verbal communication.

The Scope of Services shall remain in effect from the Notice to Proceed to completion of the project. The Parties agree that the County will not pay or otherwise compensate the Contractor for any Services, materials, equipment, devices or components thereof outside of the Scope of Work and/or beyond the term of this Contract, unless specifically authorized in writing as evidenced by an amendment (see *ARTICLE #106 - CONTRACT AMENDMENTS &, MODIFICATION*), a time extension letter, or as otherwise authorized by the County.

B. **Invoice/Payment.**

1. Contractor shall invoice the County via email each month solely to accountspayable@hallcounty.org and only after the County inspects and accepts the Services provided. Receipt of the Services does not constitute acceptance. Invoice amounts shall not exceed the Contractor's pricing set forth in *ARTICLE #102.*
2. Each invoice shall include the Contractor's current "Remit to" address; a description of the Services provided; the invoice amount; the Contract number; and the associated PO number issued. Each properly prepared invoice must be sent in accordance with the instructions listed on the PO. Standard payment terms are net 30 days (N30) in arrears from the date the invoice is accepted, following delivery of the Services.
3. The County does not pay for services not yet received but only in arrears.
4. The Contractor shall be solely responsible for paying all costs, expenses and charges it incurs in connection with its performance under the Contract.

C. **Unsatisfactory Performance; Delay of Payment.**

1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory, the County's Project Manager identified in *ARTICLE #103* shall issue a written notice to Contractor. Contractor agrees that upon receipt of the written notice, it shall make every effort to correct the deficiency (ies) within the timeframe prescribed therein. If the Contractor fails to timely correct the deficiencies, the County reserves the right to delay or deny payment pursuant to this *ARTICLE #122* or terminate the Contract (*ARTICLE #108 – TERMINATION PROVISIONS*).
2. **Delay of Payment Due to Contractor's Failure.** If the County determines that the Contractor has failed to perform or deliver any Services as required by the Contract, the Contractor shall not be entitled to any compensation under the Contract until such Services are delivered and accepted. In this event, the County may withhold that portion of the Contractor's compensation, which represents payment for Services that were not delivered. To the extent that the Contractor's failure to perform or deliver

in a timely manner causes the County to incur costs, the County may deduct the amount of such incurred costs as liquidated damages from any amounts payable to Contractor. The County's authority to deduct such incurred costs shall not in any way affect the County's authority to terminate the Contract.

D. **Set-Off Against Sums Owed by the Contractor.** In the event that the Contractor owes the County any sum under the terms of the Contract, pursuant to any judgment, or pursuant to any law, the County may set off the sum owed by the Contractor against any sum owed to the Contractor, in the County's sole discretion.

E. **Final Payment.** Contractor shall issue an invoice for final payment to the County no later than thirty (30) days following the expiration or termination date of the Contract.

F. The Contractor must not "Factor or Assign Payments" to another or a financial institution. The County will only pay the party to whom it is contracted with. The County will not in any circumstances pay a third-party.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS (Not Required).

The Contractor must furnish to the County both a Performance and Payment Bond, both equal to one-hundred percent (100%) of the Contract's total initial award dollar amount. The County will only issue a Notice-to-Proceed after the bonds are received. Only surety companies licensed to do business in the State of Georgia are acceptable. The Contractor is required to provide new bonds at the issuance of each Renewal Option Term(s) or Extension(s) that follow.

The Contractor must provide all required bonding instruments to the County prior to commencement of any work. The County will consider any work done prior to the receipt of bonding instruments as null-and-void and thus not eligible for compensation.

ARTICLE #124 – RETAINAGE (Not Required).

The County will retain (if required) funds to be withheld from compensation in compliance with Georgia law. Hall County may hold up to five-percent (5%) retainage throughout the entire project and will release said retainage at the point of completion and final acceptance by the County.

ARTICLE #125 – VENUE AND GOVERNING LAW

The parties agree that this Contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Georgia. To the extent that either party may bring a legal suit to enforce the terms of this Contract, including suit in equity, the parties agree and consent to file any such suit in the Superior Court of Hall County, Georgia.

ARTICLE # 126 - NOTICE OF INTENT TO LITIGATE

Contractor hereby agrees not to file any civil action of disputes or claims relating to the Contract except after first giving thirty days (30) written notice to the County of the claim and the intent to initiate a civil action.

ARTICLE # 127- GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-Verify):

A. By signing this Contract, the Contractor certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws, including but not limited to 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011, regarding the verification of employment eligibility of employees under the Immigration Reform and Control Act of 1986. Contractor will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.

B. Contractor further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit, notarized by an Official Notary Public, and obtaining the same affidavits from any sub-contractor providing services pursuant to this Contract.

ARTICLE # 128 – ORDER OF PRECEDENCE:

In the event of any inconsistency, ambiguity, or conflict among the specific provisions of the Contract and the Contractor's Response, the order of precedence shall be as follows:

A. First, any amendments to the Contract, including all Exhibits thereto.
B. Second, the Contract itself, including all Exhibits thereto.
C. Third, Attachments appended to the Contract.

ARTICLE # 129– CONTRACT EXHIBITS AND ATTACHMENTS:

The Parties mutually acknowledge that all Exhibits and Attachments listed below made a part of this Contract, as though expressly written in the IFB documents and the bidder's response, are-herein-incorporated into this contract by reference.

ARTICLE # 130 - ENTIRE CONTRACT:

This Contract, as executed and approved, shall constitute the entire agreement between the Parties and supersedes all other prior and contemporaneous statements, agreements, and understandings between the Parties. No written or oral statements, agreements, or understandings that are not set out, referenced, or specifically incorporated in this Contract shall in any way be binding or of effect between the Parties.

ARTICLE # 131– VALIDITY

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

ARTICLE #132 – SALES TAX EXEMPTION STATUS

The County is exempt from Federal Excise Taxes and from Georgia State and Local Sales and Use Taxes on the Services. The Contractor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

ARTICLE #133 – HOLD HARMLESS AGREEMENT

The successful respondent hereby agrees to indemnify, hold free and harmless, Hall County Government, County Commissioners, its agents, servants, employees, officers, directors and elected officials, or any other person(s) against any loss or expense. This includes attorney fees, because of any liability imposed by law upon the County, except in cases of the County's sole negligence, sustained by any person(s) on account of bodily injury or property damage arising out of or in the consequence of this agreement.

ARTICLE # 134 – CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with The Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the Terms and Conditions herein, and The Official Code of Hall County, the latter will govern.
3. The Terms and Conditions set forth herein shall supersede and govern over all Contractor's Terms and Conditions or Service Level Agreements.
4. Hall County, Georgia, herein referred to as 'The County', retains the right to 'red-line' sections of the Supplier's Terms and Conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order (PO) and delivery of Goods or Services serves as the Supplier's full and complete acceptance of The County's Terms and Conditions.
6. The terms; supplier, vendor, bidder, offeror, Contractor, Contractor, designer, distributor, dealer or manufacturer or otherwise purveyor or source of supply or performance of service

shall mean one-and-the-same, herein denoted as 'Supplier' for goods and 'Contractor' for services.

7. Furthermore, the terms; goods, materials, commodities, components, drawings, drafts, renderings, plans, physical or digital, software, SaaS, Engineering, Architectural, capital asset equipment, vehicles, heavy earth-moving or other equipment, purchased or leased, or other such deliverables are herein denoted as 'Goods' and shall mean one-and-the-same.
8. 'Services' shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning or otherwise where services are offered for consideration.
9. The County's payment terms are Net 30 days.
10. The Supplier shall transfer and deliver all goods or services described on the attached PO for the consideration set forth herein.
11. The Supplier shall only deliver goods and services as described on the PO and within the Scope of Work and the Supplier's Bid Response.
12. The County holds no obligation to pay for goods delivered or services rendered unless specified on a written Purchase Order or a Change Order of such.
13. The Supplier shall not construe any verbal consent to purchase goods or services as valid.
14. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or Specifications set forth in the Purchase Order, Contract or Agreement, unless mutually agreed in writing by both parties.
15. The County does not accept automatic contract renewals with the exception of monthly subscription services.
16. The County only pays for services rendered in arrears. The County does not pay for services not yet rendered.
17. The County does not pay deposits towards goods ordered. Exceptions exist for custom made items (such as window coverings and blinds, or carpet, tile etc.), fabrication, decoration, or otherwise custom designed specifically for the County.
18. The County will accept backorders only if goods are out of stock and with prior written notice. Supplier's shall ship all quantities that it has in stock and hold orders for backorders.
19. The County participates in Cooperative Purchasing Agreements, State of Georgia Statewide Contracts, and other state, local, Intergovernmental Agreements, Memorandums-of-Understanding and other such Agreements.
20. In all cases, the jurisdiction shall be the State of Georgia, County of Hall, for arbitration or other legalities
21. Deliveries go to the ship-to addresses listed on the PO and within the time specified. The Supplier must follow instructions if multiple ship-to address exist on the PO.
22. Risk of loss of the goods shall pass to The County upon inspection and acceptance only.
23. Receipt of goods or services does not constitute acceptance.
24. Title to the goods shall remain with the Supplier until acceptance by The County.
25. The Supplier warrants that the goods are merchantable and that the Supplier has a legal right to deliver the goods and services and as described herein.
26. The County shall have the right to inspect all goods or services at the time and place of delivery.
27. Vendor agrees not to assign in full or part of the Contract to another party without the County's express written consent. Any attempted assignment or delegation shall void and make ineffectual for all purposes unless made in conformity with this paragraph.

28. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
29. This issuance of the PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 *et seq.* of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
30. All goods and services supplied pursuant to this PO shall, unless otherwise noted, must conform exactly to all of the descriptions, specifications, Exhibits and attachments contained in the Bid Solicitation upon which a PO is based and all the terms, conditions, and specifications of the Bid Solicitation are incorporated herein by reference and made a part hereof.
31. Any-and-all media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials paid in full by The County is considered County property and shall be delivered to The County upon request.
32. Invoices submitted to The County will reflect the language of the PO with the PO Number printed on each invoice submitted.
33. In the event that a PO has an attached Contract or Agreement, the terms and conditions of the latter shall govern in the event of any conflict with these terms and conditions.
34. The Supplier may be suspended, terminated, or debarred if it is determined that the Supplier has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein.
35. The Supplier certifies that it and its subcontractors are not been debarred, suspended, or declared ineligible by any agency of the County, or State of Georgia or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
36. The Supplier certifies that the Supplier is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
37. Goods are Free-On-Board (F.O.B.) destination and freight, shipping and delivery shall be pre-paid and added to the invoice as a separate line item.
38. The County does not pay late fees nor interest charges.
39. The Supplier shall charge the County the exact amount of freight, delivery, handling and insurance charges.
40. The County is not bound to any minimum or maximum quantity or dollar amount set by the Supplier
41. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.

[Signature Page Follows]

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

COMPANY'S FULL LEGAL NAME

Symtech Fire LLC

By: _____
(Signature)

Print Name: Jonathan Hanson

Title: Owner / managing Director

Sworn to and subscribed before me this

7 Day of Nov, 2023

Notary Public: _____

Notary commission expires: 12/08/2026

[Locus Sigilli – Seal or Stamp]

Patrick Martin
Commission # 50179762
Notary Public State of New Jersey
My Commission Expires December 8, 2026

HALL COUNTY, GEORGIA

By. _____

Richard Higgins, Chairman
Hall County Board of Commissioners

Date: _____

Attestment: _____
County Clerk

Approved as to Form

William J. Linkous III, County Attorney

EXHIBIT C
IFB # 028-44

MANDATORY COST PROPOSAL WORKSHEET

FURNISH & INSTALL TWO SHIPPING CONTAINERS FOR LIVE FIREFIGHTING TRAINING FOR HALL COUNTY FIRE RESCUE TRAINING CENTER

Company Legal Name: Symtech Fire LLC
Bidder's Name: Jonathan Hanson, Owner/Managing Director
Bidder's Signature: _____
Date: 11/7/2023

Line	Cost
Cost of 40'x8'x8.5' Shipping Container #1 plus installation	$67,000.00
Cost of 20'x8'x8.5 Shipping Container #2 plus installation	$55,050.00

Total Cost: $122,050.00

SUMMATION OF BIDS RECEIVED	Kirila Fire		Symtech Fire LLC		
IFB # 028-44	Training Facilities, Inc.				
Furnish & Install Two (2) Shipping Containers for Live Firefighting Training for Hall County Fire Rescue Training Center	Fowler, OH		New Providence, NJ		
Total Bid	$247,777.000		$122,050.000		
Fire's Recommendation is					
BIDS MAILED: 5 (H)0					
BIDS RECEIVED: 2 (H) 0 No bids (0)					
DEPARTMENT: Fire					
Hall County Fire Training Center					

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

INVITATION FOR BID

IFB #028-44

For the provision of:

FURNISH & INSTALL TWO SHIPPING CONTAINERS FOR LIVE FIREFIGHTING TRAINING

Hall County, Georgia Board of Commissioners is seeking qualified contractors to Furnish & Install two (2) shipping containers for live firefighting training for the Hall County Fire Rescue Training Center located at 2801 Allen Creek Road, Gainesville, GA 30507 (herein "Services"). The County seeks to award one (1) contractor to perform all the services.

The County will make any extension of the bidding period by a formal written addendum and publicly posted on the County Website.

Date IFB Issued: 10/19/2023
Pre-Bid Site Visit: By appointment
Bidder's Questions Due Date: 11/2/2023
Bid Due Date: 11/9/2023 by 2:00pm

Optional Pre-Bid On-Site Visit: Bidders must contact the project manager Bradley Martin at 678-343-0636 or by email at bmartin@hallcounty.org to schedule pre-bid on-site visit.

Bidding Process: Hall County (herein "County") is now accepting sealed bids for the provision of Services in the County's Purchasing Division, located on the fourth (4th) floor of the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA 30504, until 2:00 p.m., EST.

Bidders must submit one (1) copies of their bid along with all completed mandatory documents, signed affidavits in hardcopy and also include on one (1) USB Flash Drive with all documents.

Proposal Documents: Bidders may download bid submittal documents via the County's Website at https://www.hallcounty.org/Bids.aspx then choose Fire Training Center Burning Shipping Container.

General Qualifications: Bidders must be in the regular business of providing similar services, be licensed, insured, and bonded if required to do so in the State of Georgia. A Bid bond is not required but a Letter of Bondability is required.

Bid Retention: Bidders may not withdraw their bid after the bid opening. Bids must be valid for one-hundred and twenty (120) calendar days. The County reserves the right to retain all bids submitted and use any idea(s) in a bid regardless of award. The County shall have the right to waive any informality or irregularity of immaterial deviation in any bid received. All forms and documents entitled 'Mandatory' must be completed and returned with the bid. Please sign Exhibit B - Contract.

Award Process: The County reserves the option to reject any or all bids, in whole or part, or to select any bidder, without liability on part of the County to the Bidder to complete the described Work. The County will award the contract to one (1) company to perform all work to the lowest cost, responsible and responsive bidder. Lead times and length of time to complete the services may also be a factor in award. The Bidder expressly understands that the County may reject bids for any reason. The County may take into consideration lead times in its decision to award.

1.0 SCOPE OF WORK

We are seeking qualified vendors to visit Hall County Fire Rescue in Gainesville, Georgia, and assess our needs for a shipping container for live fire training that meets NFPA 1401-1403. The scope of work shall include the following, but not limited to, turnkey purchase of shipping containers, delivery, site preparation, assembly and formal instructions on utilization and maintenance. We ask vendors to be able to provide a written warranty with terms, timeline of build, and any payment terms associated with the purchase. A list of past projects showing the vendor is capable of constructing a quality code compliant product must be provided along with CAD drawing of the proposed structure in the submittal.

We understand vendors may not want to travel to Hall County for a site visit, and Fire Rescue is willing to allow qualified vendors to submit a request without a mandatory meeting.

Specifications for the Live Fire Container:

First Container:

- 40'x 8' x 8.5' container that will be utilized for live fire training and other firefighting activities
- The container(s) does not have to be new but will need to be refurbished so that it contains no rust, no dents and has been newly painted.
- Single Burn room to be located on the closed end to include a burn tray, 2 window openings on opposite sides and a doorway for interior access. The burn room will have temperature monitoring capabilities.

• A door opening located along the center of the container for interior and exterior access to the container
• 2 window openings on the opposite side of the main center doorway as described above. The windows shall be constructed of reinforced steel and have a latching closure from the interior. These openings can be evenly spaced from the interior burn room wall back toward the double door openings of the container
• The double door openings of the container will need to be operational
• 4.5' x 7' relocatable interior wall with attach points in 4 locations along the interior of the container
• These attached points will be arranged so that the advancement of hose lines can be better simulated for crew advancement into the burn room

Second Container:
• 20'x 8'x 8.5' container to be stacked on top of the 40' container
• Exterior railing will be needed along the fall area on the roof of the 40' container
• The 20' container will need to contain a burn room and burn tray. The burn room will have temperature monitoring capabilities.
• The 20' container will need to be accessible via the interior stairway from the 40' container
• This interior stairway should not impede the usage of the 40' container openings that have been requested.
• 20' container burn room will need to include an interior door for interior accessibility
• 20' container burn room will need to have a window opening
• 20' container will need to be placed so that the 2 original doors can be utilized from the roof of the 40' container.
• Maximum utilization of the containers is our goal.
• Any suggestions from the manufacturer on the relocation of the requested openings or general floorplan and arrangement can occur.

2.0 SUBMISSION OF BIDS

2.01 Complete and include all the Mandatory Exhibit Documents shown below in 2.03. Failure to include any of the mandatory documents listed may result in disqualification. All responses must be in writing.

2.02 Bidders must submit their response in a sealed envelope clearly marked with "**INVITATION FOR BID #028-44**" on the outside. The submittal must be signed. Faxed or emailed bids are not accepted.

2.03 Follow these instructions carefully. Complete and return the following Mandatory Documents included in your bid envelope.

Exhibit A - Bid Response Sheet
Exhibit B – Signed Contract
Exhibit C - Cost Proposal
Exhibit D – Mandatory Questions
Exhibit E - Mandatory W-9 Form
Exhibit F - E-Verify Affidavit

Exhibit G – Ethics Affidavit
Certificate of Insurance

2.04 Bidders are responsible to review and comply any Addenda regarding this IFB posted on the County Website.

2.05 All bids must be sealed in two (2) separate envelopes. Seal the Cost Proposal separately in one (1) envelope and all other required documents in a separate sealed envelope. Do not combine cost and technical responses together or your bid may be rejected.

2.06 If a Bid Bond is required then it must be included in the bid response.

2.07 Any exceptions to specifications must be in writing and enclosed in the bid response.

2.08 Include the company's Certificate of Insurance in the Bid Response.

2.09 Bids openings are open to the public and bidders may attend but are not required to do so.

2.10 All bids, supporting materials and correspondence relating to this IFB become property of Hall County when received.

2.11 Bidder bears all responsibility for expenses incurred in responding to this IFB and such to be borne exclusively by the proposer.

2.12 Bidders may submit bids to the following address by the deadline date and time.

Deliver Bids in person or by FedEx/UPS/USPS or Courier to:

Cheryl Wright
Issuing Officer
Hall County Government Center
Purchasing Division - 4th Floor,
2875 Browns Bridge Road,
Gainesville, Georgia 30504

Or by Mailing to:

Cheryl Wright
Issuing Officer
Purchasing Division - 4th Floor
P.O. Drawer 1435
Gainesville, GA. 30503

NOTICE! Bidders are responsible for delivering their bids to the Purchasing Department on the 4th Floor of the Hall County Government Center before 2:00pm on the due date provided. Bids delivered to the lobby area, receptionist or the mail room may be delayed and thus may not be evaluated if arriving after 2:00pm.

If you desire to submit a "NO BID", response then please indicate by checking here:

_____ No Bid.

Please list reason for no bid below.

_____

_____

Symtech
Live Fire Simulation Technology

Graphical Representation
(Upper roof working deck and railings not included)

All information is proprietary and confidential and is not to be share outside of the receiving party.

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 688/2023

SUBJECT: Approve the renewal of the Third Party Administrator (TPA) and Excess Worker's Compensation for plan year 2024 with Arthur J. Gallagher Risk Management Services, Inc. of Atlanta, GA and Gallagher Bassett Services, Inc. of Rolling Meadows, IL. The estimated cost of this renewal is $438,899.00; and authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: DLJ

Recommendation:
Approve.

Purpose of Request:
The purpose of this request is to seek approval of the 2024 renewal of the TPA and Excess Worker's Compensation with Arthur J. Gallagher Risk Management Services, Inc., and Gallagher Bassett Service, with an estimated cost of $438,899.00 (21.1% increase). This estimated cost includes the following:

- Excess coverage premium $354,899
- Aurthur J. Gallagher Risk Management fee $24,000 ($1,000.00 decrease)
- Claims TPA fee $60,000.00

History:

Facts and Issues:

Options:

The renewal received a 21.1% increase due to an increased payroll for January 1, 2023.

The risk management fees for Aurthur J. Gallagher decreased by $1,000.00.

Claims TPA fees will remain the same in the amount of $60,000.00

Funding Requested	$ 438,899.00
Are funds within current budget?	Yes
Source of Funds	Risk Management
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
LJ	LJ	TS	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Hall County Cost and Terms for Service
Hall County Authorization to Bind Coverage
Hall County Insurance Renewal Proposal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 688/2023

Funds Requested: $ 438,899.00

Request Budgeted: Yes

Proposed Source of Funding:

Risk Management

Budget Transfer Requested:

Yes

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	602-RISK MANAGEMENT FUND	1555 - RISK MANAGEMENT	552401-PROPERTY & CASUALTY PREMIUMS	$177,450.00
2025	602-RISK MANAGEMENT FUND	1555 - RISK MANAGEMENT	552401-PROPERTY & CASUALTY PREMIUMS	$177,449.00
2024	602-RISK MANAGEMENT FUND	1555 - RISK MANAGEMENT	552100-ADMINISTRATIVE INSURANCE FEES	$42,000.00
2025	602-RISK MANAGEMENT FUND	1555 - RISK MANAGEMENT	552100-ADMINISTRATIVE INSURANCE FEES	$42,000.00

Budget Transfer Items:

Fiscal Year	Fund	Division	Account	Amount
2024	602-RISK MANAGEMENT FUND	1555 - RISK MANAGEMENT	552203-PROPERTY & CASUALTY CLAIMS	$-195,444.00
2024	602-RISK MANAGEMENT FUND	1555 - RISK MANAGEMENT	552401-PROPERTY & CASUALTY PREMIUMS	$195,444.00

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

GALLAGHER BASSETT
GUIDE. GUARD. GO BEYOND.

HALL COUNTY, GA
01/01/2024 - 01/01/2025

FLAT FEE - LIFE OF PARTNERSHIP	Est. Claim Frequency	Per Claim Fee	Projected Service Fee
Workers' Compensation			
WC Medical Only	106		Included
WC Indemnity (All Other States)	37		Included
Incidents - Workers' Compensation			Included
Total Workers' Compensation Fee Per Claim			**$60,000**

ADMINISTRATIVE SERVICES	Quantity	Rate	Estimated Annual Fee
Administrative Services			
Administration / Data Management			Included
RMIS - 5 Users Full Access			Included
Total Administrative Services			**$0**

TOTAL			**$60,000**

Claim count limitations:
If the number of newly reported indemnity claims for this contract term exceeds 37 total indemnity claims then Gallagher Bassett will be paid a per-claim fee of $1,086 for each claim in excess of 37. If the number of newly reported medical only claims for this contract term exceeds 106 total medical only claims then Gallagher Bassett will be paid a per-claim fee of $179 for each claim in excess of 106. The audit reconciliation would be performed 12 months post the expiration of the contract term.

GBCARE MEDICAL MANAGEMENT SERVICES

SERVICES	CHARGES
Fee Schedule (Bill Review / UCR / System Savings)	$9.50 Per Bill
All Other Savings • **Clinical Validation/Nurse Review (CV)** • **Preferred Provider Networks (PPO)** • **Out Of Network (OON)** • **Specialty Networks/Physical Therapy (PT)**	 28% of Savings 28% of Savings 28% of Savings 28% of Savings
Electronic Receipt of Medical Bills	$2 additional per bill
Telephonic Case Management	$90 Medical Triage one time per file $340 per claim (each 30 days)
Utilization Review Program	$105 Outpatient Pre-Certification $29 Letter Only Authorization Program
UR Physician Review	$270 per Review
California UR IMR Processing	$125 per IMR Request
Medical Case Management and Vocational Rehabilitation - Hourly	$115 per hour plus expenses $135 per hour plus expenses - AK, CA, HI, NY $175 per hour plus expenses CAT $225 per hour plus expenses CAT - AK, CA, HI, NY
Priority Care 365	$95 per call - Language line charges apply where utilized
Other State Services:	For claims handled in the designated states (otherwise, Not Applicable)
• **California MPN Service**	No additional fees beyond the normal Cost & Terms
• **Illinois PPP Service**	No additional fees beyond the normal Cost & Terms
• **New York PPO Service**	No additional fees beyond the normal Cost & Terms
• **Texas HCN Service**	Percent of savings: 9.5% of total savings to include bill review, network access & Nurse triage.
• **West Virginia MHCP Service**	Available option if client enrolls in a West Virginia MHCP. If selected, fees include $45 per claim. Network Management and Administration of $45 per hour when required
Medical Cost Projection (MCP) and Clinical Recommendations	$150 per hour
Pharmacy Benefit Management (PBM)	Cost of prescriptions - no charge for Bill Review or PPO reductions for PBM transactions
Durable Medical Equipment (DME) Program	Cost of medical equipment - no charge for Bill Review or PPO reductions for Prospective DME transactions
Dental Review Program	Charged on a per review basis

Client and GB agree as follows: If a vendor other than the GBCARE Medical Management Services preferred vendor is utilized, an administrative fee may apply in exchange for bona fide administrative services. The administrative services may include, but not be limited to overhead costs for the oversight and management of medical management vendors which includes the development and oversight of quality standards, development and maintenance of EDI interfaces and reports, and ensuring proper mandatory state compliance and reporting.

OTHER SERVICES

SERVICES	CHARGES
RMIS Additional Users (RMIS Standard License includes a set number of Full Access Users outlined under Administrative Services, and unlimited use of GB standard scheduled training classes)	RMIS View-only User, $0 annually per user
	RMIS Full Access User, $0 annually per user
Loss control	$140 per hour
OSHA Reporting	$6,000, OSHA platform to produce compliant OSHA 301 Report, 300 and 300a Logs, and electronic data file. Oversight and accuracy of all OSHA data is responsibility of the employer prior to posting or submitting any OSHA log.
Subrogation and Recovery	20% of net recovery amount less legal and collections expense based on recovery date Recoveries include subrogation, credits, lien waivers, file transfer (based on lien to date at time of transfer), and contribution or coverage handled in a separate action. Applies to all coverage types
Gallagher Bassett Investigative Services (GBIS)	
Special Fraud Investigations - SIU, Outside Field Investigations, Surveillance Investigations, Targeted Field Investigations	Prevailing hourly rate plus expenses
Targeted Database Searches, Self Service Database Searches	Prevailing rate per report
Gallagher Bassett Litigation Management Program (GBLMP)	
Invoice and Matter Management platform for adjusters/ counsel	If utilized, 2% of net legal invoice (invoice net of disbursements and invoice review savings). Charged as discount off total payment remitted to counsel and will be reflected as an allocated expense on the claim file.
5 client licenses for Legal Analytics platform	
Attorney-led legal bill review	
Gallagher Bassett Compliance Services (GBCS)	
Medicare Set-Aside Services: Allocation, CMS Submission, Medicare Eligibility Inquiry (MEI), SSDI Verification, Medical Cost Projection (MCP)	Prevailing rate per each service Rush fees apply for MSA completed within 5 business days MSA Revision fees apply
Medicare Secondary Payer Services: BCRC Notification, Conditional Payment Research (CPR), Conditional Payment Negotiations (CPN), Conditional Payment Notice Evaluation, Conditional Payment Dispute, Securing Final Demand for Settlement (SFD), Release / Settlement Agreement Review, Lien Research and Resolution (Advantage Plan, Medicaid, Part D)	Prevailing rate per each service
Taxes	
Taxes	All applicable taxes will be added to the service fees where required

PROGRAM SPECIFIC TERMS AND CONDITIONS

1. **Claim Count Reconciliation:**

   A claim count reconciliation will take place 12 months after the end of the service period.

2. **Billing and Payment Terms:** Fees will be billed annually during the service period.

3. **Claim Pricing Terms:**

   Life of Partnership:
   Claims will be handled for the life of the partnership with no additional per claim fees. If the client decides to non-renew all or a portion of the program, all open files will be handled in one of the following two ways:
   - GB will return the files to the client (contingent upon Carrier approval) at the client's expense.
   - GB will continue to handle the open files at our prevailing annual rate per year open.

   Additional Charges:
   There will be additional charges for ongoing Data Management (RISX-FACS®), RMIS users, Administration, Banking fees and monthly reports for as long as GB handles claims.

4. **Account Administration includes the following:**
   - Client Services
   - 2 Telephonic Claim Strategy Meeting(s)
   - 2 Standard Meeting(s) Included
   - Detailed Status Reports All Lines of Business @ $50,000
   - Settlement Consultation All Lines of Business @ $0
   - Loss Fund /Banking Services (SIMMS)
   - Claim Reporting
   - Data Transfer to Carrier(s)
   - Acknowledgement Letter to Injured Employee WC

5. Claim Charges: Claim and incident fees will be assessed on a per occurrence, per claimant, per line of coverage basis.

6. This material is the proprietary, confidential property of Gallagher Bassett Services, Inc. It has been provided to you for the sole purpose of considering a quote for claims administration services. It is not to be duplicated or shared in any form with anyone other than the individuals of such prospective client that have a business need to know the information. It must be destroyed or returned to Gallagher Bassett Services, Inc. after its intended use.

7. Gallagher Bassett Services, Inc. will not pay a fee, commission, or rebate to any party for the privilege of presenting our proposal or in order to secure the awarding of any program to Gallagher Bassett Services, Inc.

8. Pricing is based on using GBCARE Medical Management Services preferred vendors for Bill Review, PPO, out-of-network, utilization review, telephonic case management, MSA and field case management.

GENERAL CONTRACT TERMS AND CONDITIONS

1. Independent Adjusters - If applicable, following any significant loss as a result of a single event (hurricane, tornado, flood, earthquake, etc.), GB reserves the right to retain outside resources (adjusters) when appropriate and those fees will be paid as an Allocated Expense off the file.

2. The pricing quoted in this Cost & Terms is based upon the data and information provided by Client, as well as existing legislative and regulatory requirements. Material inaccuracies or changes to the foregoing may require adjustments to the quoted pricing.

3. Taxes - All applicable taxes will be added to the service fees where required.

4. Allocated Expenses: Shall be your responsibility as applicable and shall include, but not be limited to:

   - Legal Fees
   - Legal Bill Review
   - Medical Examination
   - Professional Photographs
   - Travel made at client's request
   - Costs for witness statements
   - Court reporter service, translation, and interpretation
   - Record retrieval and copying services (Including medical and legal)
   - Accident reconstruction
   - Experts' rehabilitation costs
   - Chemist
   - Fees for service of process
   - Collection cost payable to third parties on subrogation
   - Architects, contractors
   - Engineer
   - Any other similar cost, fee or expense reasonably chargeable to the investigation, negotiation, settlement or defense of a claim or loss which must have the explicit prior approval of the client
   - Police, fire, coroner, weather, or other such reports
   - Property damage appraisals
   - Vehicle appraisals (vehicle damage assessment)
   - SIU, surveillance and sub rosa investigation
   - Official documents and transcripts
   - Pre- and post-judgment interest paid
   - Outside Field Investigations
   - Subrogation at 20% of net recovery
   - Index Bureau Reporting (All Coverages)
   - Second Injury Fund Recovery
   - Data Intelligence Self-Service Reports
   - Medical Management - Medical Management services may include, but are not limited to:
     - Preferred provider organization networks
     - Utilization review services
     - Automated state fee scheduling
     - Light duty/return-to-work programs
     - Medical case management and Vocational rehabilitation network
     - Prospective injury management services
     - Hospital bill audit services

DEFINITIONS

Incidents
An incident is a loss reported electronically through ClaimLine and/or the Web, or set up manually at the branch. GB will review the incident and make a courtesy call (if necessary) to determine if it is a claim or incident. GB will have full discretion in the determination and handling of these incidents and/or their conversion into claim status.

Workers' Compensation - Medical Only Claims
A work-related Claim that meets all of the following criteria:

- Payments for either indemnity or vocational rehabilitation were not required
- The Claim has not become contested or in suit
- No investigation required to determine compensability or subrogation requirements
- No loss notices, captioned reports, client meetings (other than routine meetings where the claim is listed and noted) or settlement consultation approvals were required
- Payments on the Claim do not exceed $5,000
- Days open do not exceed 180 days

Workers' Compensation - Indemnity Claims
A work-related claim that is not a Medical Only Claim.

ACKNOWLEDGEMENT OF COST & TERMS

The undersigned parties acknowledge and agree that this Cost & Terms is effective for the service period stated above.

Notices to Gallagher Bassett Services, Inc. should be directed to:
Gallagher Bassett Services, Inc.
2850 Golf Road
Rolling Meadows, Illinois 60008-4050
Attn: Legal Department
Email: GB-Contracts@gbtpa.com

ACCEPTED AND AGREED TO BY:

GALLAGHER BASSETT SERVICES, INC.

By: _____

Print Name: _____

Title: _____

Date: _____

ACCEPTED AND AGREED TO BY:

HALL COUNTY, GA

By: _____

Print Name: _____

Title: _____

Date: _____

Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated 1/1/2024, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier	*TRIA*
☒ **Accept** ☐ **Reject**	**Excess Workers Comp**	**Included***
☒ Option # 1	Midwest Employers Casualty Company Specific Retention: $600,000,Premium: $354,899	
☐ Option # 2	Midwest Employers Casualty Company Specific Retention: $650,000,Premium: $341,201	
☐ Option # 3	Safety National Casualty Corporation Specific Retention: $750,000,Premium: $276,067	
☒ **Accept** ☐ **Reject**	Risk Management Fee: $24,000	
☒ **Accept** ☐ **Reject**	Claims TPA Fee: $60,000	

*For this coverage, TRIA cannot be rejected

Gallagher
Insurance | Risk Management | Consulting

Exposures and Values

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

Additional Terms and Disclosures

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed $20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at https://www.ajg.com/privacy-policy/.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By: _____

Print Name (Specify Title)

_____

Company

_____

Signature

Date: _____

Gallagher
Insurance | Risk Management | Consulting

Proposal of Insurance

Hall County Board of Commissioners

2875 Browns Bridge Rd
Gainesville, GA 30504

Presented: November 15, 2023
Effective: January 1, 2024

Arthur J. Gallagher Risk Management Services LLC
Scott Thomason | Producer
Scott_Thomason@ajg.com | (678) 393-5200

AJG License Nos.IL 100292093 / CA 0D69293

Gallagher CORE360®

Gallagher
Insurance | Risk Management | Consulting

ajg.com

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Gallagher
Insurance | Risk Management | Consulting

Your Gallagher Team

Your Gallagher team is a true partner. We have the expertise to understand your business and we're here to service and stay alongside you, every step of the way.

Service Team	Role	Email	Phone
Scott Thomason Producer	Producer	Scott_Thomason@ajg.com	(678) 393-5234 (p)
Anthony Valentine Client Service Manager	Client Service Manager	Anthony_Valentine@ajg.com	(678) 301-1825
Briana Harton Client Service Associate I	Client Service Associate	Briana_Harton@ajg.com	(912) 293-7863
John Beckett Account Executive	Client Service Executive	John_Beckett@ajg.com	(678) 777-6587

Gallagher
Insurance | Risk Management | Consulting

Program Structure

Gallagher
Insurance | Risk Management | Consulting

Named Insured

Named Insured	*Excess Workers Comp*
Georgia State Board of Workers' Compensation	X
Hall County Board of Commissioners	X

Note: Any entity not named in this proposal may not be an insured entity. This may include affiliates, subsidiaries, LLCs, partnerships, and joint ventures.

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Market Review

We approached the following carriers in an effort to provide the most comprehensive and cost effective insurance program.

Line Of Coverage	*Insurance Company ** (AM Best Rate/Financial Strength)*	*Market Response **	*Admitted ****
Excess Workers Comp	Midwest Employers Casualty Company (A+ XV)	Quoted	Admitted
	Safety National Casualty Corporation (A++ XV)	Quoted	Admitted
	Arch	Indication	

*If shown as an indication, the actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

**Gallagher companies use AM Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the AM Best website at http://www.ambest.com/ratings.

***If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Full Program Details

Excess Workers Comp

Carrier Information	*Renewal Quote*
Policy Term	1/1/2024 - 1/1/2025
Carrier	Midwest Employers Casualty Company
A.M. Best Rating	A+ XV
Admitted/Non-Admitted	Admitted
Payment Plan	Deposit Premium : $354,899
Payment Method	Agency Bill
Premium & Exposures	
Premium	$354,899.00
TRIA	Included
Minimum Type	Minimum Premium
Minimum Amount	$319,409.00
Minimum Amount Text	
Estimated Cost	$354,899.00
Standard Coverages	
Coverage A - Workers' Compensation	Statutory
Employers Liability Limit	$1,000,000
Aggregate Limit	$2,000,000
Optional Coverages	
Worker Compensation Optional Premium 1 : $341,201, Specific Retention: $650,000, Policy Minimum Premium : $307,080, Deposit Premium: $341,201, Total premium includes TRIA $10,236	
Worker Compensation Optional Premium 2 : $682,402, Specific Retention: $650,000, Policy Minimum Premium : $614,161, Deposit Premium: $341,201 Total premium includes TRIA $10,236	
Deductibles/SIR	
Workers' Compensation - Specific Retention	$600,000

Endorsements (including but not limited to)
Quote Option(s) 0248542 Include(s) the following Endorsements: Two Year Policy Short Rate Table - CMB-187
Quote Option(s) 0248542 Include(s) the following Endorsements: More than One Premium Adjustment - ISI-285
Amendment to Schedule Item 1 - CMB-1
Amendment to Schedule Item 11 - CMB-11
Foreign - CMB-160
Change in Notification Time Required for Cancellation - Insured NOC 60 Days; MECC NOC 90 Days - CMB-184
Policyholder Disclosure Notice of Terrorism Insurance - CMB-199
Endemic Disease and Repatriation - ISI-266

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Georgia - ISI-GA (11-16)
Exclusions (including but not limited to)
Voluntary Compensation
Longshore & Harbor Workers' Act
Owners or Officers
Bodily Injury to an Employee While Employed in Violation of Law
Bodily Injury Intentionally Caused by Insured
Federal Employers' Liability Act
Assumptions under Contract
Aircraft Exclusion - ISI-254-EXC

State	*Class Code*	*Description*	*Exposure*	*Rate per $100*
GA	-	Total Payroll	$105,208,541- Annual Payroll	

Other Significant Terms and Conditions/Restrictions:

Description
Deposit Premium : $354,899
Total Premium includes Terrorism Risk Ins Act of 2002 $10,647

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Excess Workers Comp

Carrier Information	*Renewal Quote*
Policy Term	1/1/2024 - 1/1/2025
Carrier	Safety National Casualty Corporation
A.M. Best Rating	A++ XV
Admitted/Non-Admitted	Admitted
Payment Plan	Annual Payment
Premium & Exposures	
Premium	$242,611.00
Exposure / TIV	Total Payroll - $105,208,541
Rate	$0.23
TRIA	Included
Minimum Type	Minimum Premium
Minimum Amount	$230,480.00
Minimum Amount Text	
Estimated Cost	$242,611.00
Standard Coverages	
Specific Limit	Statutory
Employers Liability Limit - Per Occurrence	$2,000,000
Employers Liability Limit - Aggregate	$2,000,000
Aggregate Excess Limit	$2,000,000
Optional Coverages	
Option 2, Premium: $276,067, Self-Insured Retention: $750,000, Rate $100 Payroll $ 0.2624, Minimum Premium $262,264, Deposit Premium $276,067	$2,000,000
Option 3, Premium: $325,200, Self-Insured Retention- All Other: $600,000, 7710 : $750,000, Rate $100 Payroll $ 0.3091, Deposit Premium $325,200, Minimum Premium $308,940, Self-Insured Retention Per Occurrence - 0553 00 1193 (XWC)	$2,000,000
Deductibles/SIR	
Self-Insured Retention: Workers' Compensation	$1,000,000

Endorsements (including but not limited to)
Broad Form All States For Employee Travel - 0276 02 0408 (XWC)
Voluntary Compensation Endorsement-Premium Delineation - 0291 00 0708 (XWC)
90-Days Notice Of Cancellation - 0322 00 1291 (XWC)
Foreign Voluntary Workers' Compensation And Employers' Liability - Including Endemic Disease - 0428 01 0307 (XWC)
Georgia Mandatory Endorsement(S), If Applicable
Employers' Liability Per Occurrence & Aggregate Maximum Limits Of Liability - 0288 00 0908 (XWC)

Employers' Liability Maximum Limit And Aggregate Maximum Limit Of Indemnity - 0467 02 1105 (XWC)
Terrorism Risk Insurance Program Reauthorization Act Endorsement - 6000 00 0121 (XWC)
Exclusions (including but not limited to)
Owners or Officers
Bodily Injury to an Employee While Employed in Violation of Law
Bodily Injury Intentionally Caused by Insured
Longshore & Harbor Workers' Act
Federal Employers' Liability Act
Assumptions under Contract
Waiver Of Subrogation - Negligence Excluded - 0275 00 0908 (XWC)

State	*Class Code*	*Description*	*Exposure*	*Rate per $100*
GA		Payroll	$105,208,541 - Payroll	

Other Significant Terms and Conditions/Restrictions:

Description
Deposit Premium: $242,611
Included in our quote: MAP Client Services. These resources consist of both risk control and claim services, including resources like Safety Essentials Online, Workers' Comp Kit, Safety Training Source, and Office Ergonomics Solution. Medical Management Program: These services help facilitate complicated claims towards the best-possible outcome. Available services include Catastrophic Claims Consulting, Impartial Medical Review, Long Term Claims Evaluation, and Chronic Pain & Opioid Dependency Programs.
The Portion of the Employer's Annual Premium Attributable to Coverage for Losses Caused by a Certified Act of Terrorism is: 0.5%

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Premium Summary

The estimated program cost for the options are outlined in the following table:

Line of Coverage		*Renewal Options*	
		Midwest Employers Casualty Company	Safety National Casualty Corporation
Excess Workers Comp	Premium	$354,899.00	$242,611.00
	Estimated Cost*	**$354,899.00**	**$242,611.00**
	Change ($)		
	Change (%)		
	Exposure / TIV		
	Rate		
	Rate Change		
	Total Program Cost	**$354,899.00**	**$242,611.00**

*Estimated Cost includes all taxes, fees, surcharges and TRIA premium (if applicable)

Quote from **Midwest Employers Casualty Company (W. R. Berkley Group)** is valid until **1/8/2024**

Quote from **Safety National Casualty Corporation (Tokio Marine Holdings, Inc.)** is valid until **1/2/2024**

Premiums are due and payable as billed and may be financed, subject to acceptance by an approved finance company. Following acceptance, completion (and signature) of a premium finance agreement with the specified down payment is required. Note: Unless prohibited by law, Gallagher may earn compensation for this optional value-added service.

Gallagher is responsible for the placement of the following lines of coverage:

Excess Workers Comp

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

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Premium Financing

Gallagher is pleased to offer Premium Financing for our clients.

What is Premium Financing?

Premium financing is a short-term loan that provides premium payment flexibility. By financing, you have the option to spread out your premium payments instead of paying in full at the time of policy purchase or renewal.

Why Premium Financing May be Good for Your Business?

- May improve **capital and cash flow management** by spreading out premium payments over the policy period.
- Allows for **consolidation of** multiple policies into one premium finance agreement with a single monthly or quarterly payment.
- Provides automated **ACH options and flexible payment** terms.

Want to Learn More?

If you are interested in learning more or obtaining a quote, contact your Client Service Manager.

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Payment Plans

Carrier / Payable Carrier	*Line Of Coverage*	*Payment Schedule*	*Payment Method*
Midwest Employers Casualty Company (W. R. Berkley Group)	Excess Workers Comp	Annual Payment	Agency Bill
Safety National Casualty Corporation (Tokio Marine Holdings, Inc.)	Excess Workers Comp	Annual Payment	Agency Bill

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Proposal Disclosures

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Proposal Disclosures

The following disclosures are hereby made a part of this proposal. Please review these disclosures prior to signing the Client Authorization to Bind or e-mail confirmation.

Proposal Disclaimer

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively “insurance coverages”) handled for a client’s account, which may vary based on market conditions and the insurance product placed for the client.

2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.

3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.

4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

TRIA/TRIPRA Disclaimer

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a $100 billion cap on insurers' aggregate liability.

TRIPRA is set to expire on December 31, 2027. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2027. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate ""Stand Alone"" terrorism policy be purchased to satisfy those obligations.

Terms and Conditions

It is important that we clearly outline the nature of our mutual relationship. The following terms and conditions (these "Terms") govern your relationship with Gallagher unless you have separately entered into a written services agreement with Gallagher relative to the policies and services outlined in this Proposal, in which case that services agreement will govern and control with respect to any conflicts with these Terms. These Terms will become effective upon your execution of the Client Authorization to Bind Coverage (the "CAB") included in this Proposal and shall survive for the duration of your relationship with Gallagher relative to the policies placed pursuant to the CAB or otherwise at your request.

Services

Gallagher will represent and assist you in all discussions and transactions with insurance companies relating to the lines of insurance coverage set forth in the CAB and any other lines of insurance coverage with which you request Gallagher's assistance. Gallagher will consult with you regarding any matters involving these or other coverages for which you have engaged Gallagher. You have the sole discretion for approving any insurance policies placed, as well as all other material decisions involving your risk management, risk transfer and/or loss prevention needs.

Although you are responsible for notifying applicable insurance companies directly in connection with any claims, demands, suits, notices of potential claims or any other matters as required by the terms and conditions of your policies, Gallagher will assist you in determining applicable claim reporting requirements.

Treatment of Information

Gallagher understands the need to protect the confidentiality and security of your confidential and sensitive information and strives to comply with applicable data privacy and security laws. Your confidential and sensitive information will be protected by Gallagher and only used to perform services for you; provided that Gallagher may disclose and transfer your information to our affiliates, agents or vendors that have a need to know such information in connection with the provision of such services (including insurance markets, as necessary, for marketing, quoting, placing and/or servicing insurance coverages). We may also disclose such information as required by applicable data protection laws or the order of any court or tribunal, subject to our providing you with prior notice as permitted by law.

We will (i) implement appropriate administrative, physical and technical safeguards to protect personal information; (ii) timely report security incidents involving personal information to affected parties and/or regulatory bodies; (iii) create and maintain required policies and procedures; and (iv) comply with data subjects' rights, as applicable. To the extent applicable under associated data protection laws, you are a "business" or "controller" and Gallagher is a "service provider" or "data processor." You will ensure that any information provided to Gallagher has been provided with any required notices and that you have obtained all required consents, if any and where required, or are otherwise authorized to transfer all information to Gallagher and enable Gallagher to process the information for the purposes described in this Proposal and as set forth in Gallaher's Privacy Policy located at https://www.ajg.com/privacy-policy/. Gallagher may update its Privacy Policy from time to time and any updates will be posted to such site.

Dispute Resolution

Gallagher does not expect that it will ever have a formal dispute with any of its clients. However, in the event that one should arise, we should each strive to achieve a fair, expedient and efficient resolution and we'd like to clearly outline the resolution process.

A. If the parties have a dispute regarding Gallagher's services or the relationship governed by this Proposal ("Dispute"), each party agrees to resolve that Dispute by mediation. If mediation fails to resolve the Dispute, you and Gallagher agree to binding arbitration. Each party waives all rights to commence litigation in court to resolve a Dispute, and specifically waives all rights to pursue relief by class action or mass action in court or through arbitration. However, the parties do not waive the ability to seek a court order of injunction in aid of the mediation and arbitration required by these Terms.

B. The party asserting a Dispute must provide a written notice ("Notice") of the claim to the other party and to the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules and Mediation Procedures. All Dispute resolutions will take place in Chicago, IL, unless you and Gallagher agree to another location. The parties will equally divide all costs of the mediation and arbitration proceedings and will each pay their own attorneys' fees. All matters will be before a neutral, impartial and disinterested mediator or arbitrator(s) that have at least 20 years' experience in commercial and insurance coverage disputes.

C. Mediation will occur within sixty (60) days of filing the Notice with the AAA. Mediation results will be reduced to a memorandum of understanding signed by you, Gallagher and the mediator. A Dispute that is not resolved in mediation will commence to binding arbitration. For Disputes in excess of $500,000, either party may elect to have the Dispute heard by a panel of three (3) arbitrators. The award of the arbitrator(s) must be accompanied by a reasoned opinion prepared and signed by the arbitrator(s). Except as may be required by law, neither you, Gallagher, nor a mediator or arbitrator may disclose the existence, content or results of any Dispute or its dispute resolution proceeding without the prior written consent of both you and Gallagher.

Electronic Delivery

In lieu of receiving documents in paper format, you agree, to the fullest extent permitted by law, to accept electronic delivery of any documents that Gallagher may be required to deliver to you (including, but not limited to, insurance policies and endorsements, account statements and all

other agreements, forms and communications) in connection with services provided by Gallagher. Electronic delivery of a document to you may be made via electronic mail or by other electronic means, including posting documents to a secure website.

Miscellaneous Terms

Gallagher is engaged to perform services as an independent contractor and not as your employee or agent, and Gallagher will not be operating in a fiduciary capacity.

Where applicable, insurance coverage placements and other services may require the payment of federal excise taxes, surplus lines taxes, stamping or other fees to the Internal Revenue Service, various State(s) departments of revenue, state regulators, boards or associations. In such cases, you will be responsible for the payment of the taxes and/or fees, which Gallagher will separately identify on related invoices.

The Proposal and these Terms are governed by the laws of the State of Illinois, without regard to its conflict of law rules.

If an arbitrator/court of competent jurisdiction determines that any provision of these Terms is void or unenforceable, that provision will be severed, and the arbitrator/court will replace it with a valid and enforceable provision that most closely approximates the original intent, and the remainder of these Terms will remain in effect.

Except to the extent in conflict with a services agreement that you may enter into with Gallagher, these Terms and the remainder of the Proposal constitute the entire agreement between you and Gallagher with respect to the subject matter of the Proposal, and supersede all prior negotiations, agreements and understandings as to such matters.

Client Signature Requirements

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Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated 1/1/2024, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier	*TRIA*
☒ **Accept** ☐ **Reject**	**Excess Workers Comp**	**Included***
☒ Option # 1	Midwest Employers Casualty Company Specific Retention: $600,000,Premium: $354,899	
☐ Option # 2	Midwest Employers Casualty Company Specific Retention: $650,000,Premium: $341,201	
☐ Option # 3	Safety National Casualty Corporation Specific Retention: $750,000,Premium: $276,067	
☒ **Accept** ☐ **Reject**	Risk Management Fee: $24,000	
☒ **Accept** ☐ **Reject**	Claims TPA Fee: $60,000	

*For this coverage, TRIA cannot be rejected

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Exposures and Values

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

Additional Terms and Disclosures

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed $20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at https://www.ajg.com/privacy-policy/.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By: _____

Print Name (Specify Title)

_____

Company

_____

Signature

Date: _____

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Appendix

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Bindable Quotations & Compensation Disclosure Schedule

Client Name: Hall County Board of Commissioners

Coverage	*Insurance Company*	*Wholesaler, MGA, or Intermediary Name[1]*	*Est. Annual Premium[2]*	*Comm. % or Fee[3]*	*Gallagher U.S. Owned Wholesaler, MGA, or Intermediary % and/or Fee %*
Excess Workers Comp	Midwest Employers Casualty Company (W. R. Berkley Group)	N/A	$354,899.00	20 %	
Excess Workers Comp	Safety National Casualty Corporation (Tokio Marine Holdings, Inc.)	N/A	$242,611.00	20 %	

1 We were able to obtain more advantageous terms and conditions for you through an intermediary/ wholesaler.

2 If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

* A verbal quotation was received from this carrier. We are awaiting a quotation in writing.

3 The commission rate is a percentage of annual premium excluding taxes & fees.

* Gallagher is receiving ___% commission on this policy. The fee due Gallagher will be reduced by the amount of the commissions received.

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Binding Requirements

Coverage (Issuing Carrier)	*Binding Requirements*
Excess Workers Comp Midwest Employers Casualty Company	N/A
Excess Workers Comp Safety National Casualty Corporation	Subject to:
	1. Prior to binding, we will need confirmation of any planned foreign travel exposure. If there are any planned foreign trips, we will need to know the planned destination(s), number of employees, and length of trip(s). 2. Prior to binding, we will need confirmation of any regular group transportation of employees. If there is an exposure, we will need details such as number of employees, frequency of travel, and distance of travel. 3. Prior to binding, we will need to know if there is an exposure for watercraft. If there is an exposure, we will need the applicable application provided for the exposure.
	4. If written, a vehicle supplemental application will be needed prior to issuance of the policy.
	5. Most of the required employee concentration information has been provided. If this quote is bound, there are a few missing details that we will need prior to policy issuance.

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Claims Reporting By Policy

Immediately report all claims. Each insurer requires notice of certain types of claims depending on the potential exposure or particular injury types. It is important to thoroughly review your policy to ensure you are reporting particular incidents and claims, based upon the insurer's policy requirements.

If you are using a third party administrator ("TPA"), your TPA may or may not report claims to an insurer on your behalf. Although we will assist you where requested, it is important that you understand whether your TPA will be completing this notification.

Reporting Direct to Carrier [Only When Applicable]

Coverage(s): Excess Workers Compensation	*Report To:*
Insurer: Midwest Employers Casualty Company Policy Term: 01/01/2024 - 01/01/2025	Insurer/TPA Name: Midwest Employers Casualty Company Phone: Fax: Email: Web:

Coverage(s): Excess Workers Compensation	*Report To:*
Insurer: Safety National Casualty Corporation Policy Term: 01/01/2024 - 01/01/2025	Insurer/TPA Name: Safety National Casualty Corporation Phone: Fax: Email: Web:

Reporting to Gallagher or Assistance in Reporting

Coverage(s):	*Report To:*
Gallagher Claim Center Policy Number: Policy Term:	Phone: 855-497-0578 Fax: 225-663-3224 Email: ggb.nrcclaimscenter@ajg.com

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Gallagher STEP

Reduce Your Risk and Simplify Training

Safety training programs and educational materials for employees are critical for reducing accidents, increasing retention, and minimizing your total cost of risk now and in the future.

Gallagher Safety Training Education Platform (STEP) is our proprietary learning management system (LMS) that supports your safety program, provides real-time access to your loss control plans and keeps employees up to date with the latest safety standards.

Key Benefits of Gallagher STEP

- **Register** for up to 10 complimentary modules every year from a library of over 100 training and safety shorts. In addition, monthly bulletins are available, covering topics such as general and environmental safety, human resources, and health and wellness.
- **Save** valuable time by assigning employee training and monitoring their latest progress and completion.
- **Simplify** the process of training to stay in compliance and avoid costly penalties.
- **Onboard and train** an unlimited number of users while enhancing your overall risk control program.
- **Customize** your platform with your company's logo, training content and modules tailored to your business, and personalized procedures and forms for an added fee.

Please visit **ajg.com/us/gallagher-step/** to learn more.

Most Popular Training Modules

- Sexual Harassment and Discrimination
- Slip, Trip and Fall Training
- Electrical Safety Training
- Back Safety Training
- Bloodborne Pathogens
- Safe Lifting Practices
- Defensive Driving Basics
- Fire Prevention Basics
- Personal Protective Equipment
- GHS Hazard Communication

Gallagher CORE360®

Gallagher **CORE360®** is our unique, comprehensive approach of evaluating your risk management program that leverages our analytical tools and diverse resources for custom, maximum impact on six cost drivers of your total cost of risk.

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Sample of Available Training Modules and Safety Shorts

Human Resources Training

- Americans with Disabilities Act (ADA)
- California Ethics
- California Sexual Harassment & Discrimination—Employees (English and Spanish)
- California Sexual Harassment and Discrimination—Supervisors (English and Spanish)
- Connecticut Sexual Harassment Prevention and Response
- Diversity
- Drug-Free Workplace—Supervisor
- Ethics in Action
- Fair and Accurate Credit Transaction Act (FACTA)
- Family Medical Leave Act (FMLA)
- Interviewing Strategies
- Job Applications
- Maine Sexual Harassment Prevention and Response
- Personnel Files
- Sensitivity Basics: Creating Positive Working Relationships
- Sexual Harassment and Discrimination—Employees
- Sexual Harassment and Discrimination—Supervisors
- New York City Sexual Harassment and Discrimination—Employees (English and Spanish)
- New York City Sexual Harassment and Discrimination—Supervisors (English and Spanish)
- New York State Sexual Harassment and Discrimination—Employees (English and Spanish)
- New York State Sexual Harassment and Discrimination—Supervisors (English and Spanish)
- Smart Hiring
- Smart Risk Management—Core Principles
- Theft
- Unsafe Acts
- Violence Prevention
- Workers Compensation Essentials
- Workplace Investigations Basics
- Wrongful Termination

Safety Training

- Accident Investigation Techniques
- Asbestos Awareness (General Industry)
- Basic Conveyor Safety
- Bloodborne Pathogens (English and Spanish)
- Creating a Safe Holiday Celebration
- Common Fire and Life Safety Hazards
- Continuity of Operations Planning
- Defensive Driving—Accident Scene Management
- Defensive Driving—Backing Safely, R is for Reverse
- Defensive Driving Basics—Part I (English and Spanish)
- Defensive Driving—Changing Lanes Safely
- Defensive Driving—Driving Safely in School Zones
- Defensive Driving—General Auto Risk Management
- Defensive Driving—Intersections
- Defensive Driving—Reducing Deer-Related Incidents
- Defensive Driving—Safe Following Distance
- Defensive Driving—Spring Weather Conditions
- Defensive Driving—Winter Weather Conditions
- Determining the Root Cause of Accidents
- Disaster Planning 101
- Electrical Safety (English and Spanish)
- Ladder Safety
- Employee and Family Disaster Planning
- Evacuation Planning and Procedures
- Fire Prevention Practices (English and Spanish)
- Forklift Safety Basics for General Industry
- Hazard Communication (English and Spanish)
- Hearing Protection
- Housekeeping—Custodial, Safe Housekeeping Practices
- Identifying Strain and Exertion Exposures (English and Spanish)
- Lead-Based Paint
- Lockdown Procedures
- Lockout/Tagout (English and Spanish)
- Machine Guarding (English and Spanish)
- Means of Egress (English and Spanish)
- Mold
- Office Ergonomics Defined
- Office Ergonomics—Working in Comfort
- Office Workstation Safety
- Office Workstation Safety for Supervisors
- Personal Protective Equipment (English and Spanish)
- Portable Fire Extinguishers I
- Portable Fire Extinguishers II
- Power Tool Safety
- Preparation for Physical Activity
- Preventing Back Injuries (English and Spanish)
- Preventing Slips, Trips and Falls (English and Spanish)
- Preventing Injuries When Lifting, Moving and Transferring Residents
- Safety Pays for Life
- Temp Staffing Services. Employee Safety Orientation (English and Spanish)

Safety Shorts

Two safety shorts are considered one module selection.

- Bloodborne Pathogens
- Electrical Safety
- Emergency Procedures
- Fire Prevention and Protection
- Hand and Power Tools
- Hazard Communication
- Housekeeping/Custodial—Before You Start
- Housekeeping/Custodial—Cleaning by Hand
- Housekeeping/Custodial—Emptying Trash
- Housekeeping/Custodial—Mopping and Emptying Buckets
- Housekeeping/Custodial—Preventing Slips, Trips and Falls
- Housekeeping—General
- Ladder Safety
- Lockout/Tagout
- Personal Protective Equipment
- Safe Lifting Practices
- Slip, Trip and Fall

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Please visit ajg.com/us/gallagher-step/ to learn more.

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GGB43790

Gallagher | eRiskHub®

Overview and Login Information

The Gallagher eRiskHub® portal provides you with exclusive risk management tools and best practices to improve your organization's cyber risk posture. This important resource serves your cyber risk management strategies by enhancing your capabilities in cyberattack prevention, loss mitigation and cyber risk transfer techniques.

To access the Gallagher eRiskHub® now:

1. Navigate to https://eriskhub.com/gallagher
2. Complete the new user registration at the bottom of the page. Choose your own user ID and password. The access code is **447597**.
3. After registering, you can access the hub immediately using your newly created credentials in the member login box located at the top right of the page.

If you have any questions about the Gallagher eRiskHub®, please reach out the eRiskHub® support staff at support@eriskhub.com

Key Features of the Gallagher eRiskHub®

- **Risk Manager Tools**—A collection of tools for risk managers including research of known breach events, information to calculate the potential cost of a breach event, sample policies, breach response planning and more.
- **Learning Center**—An extensive collection of thought leadership articles, webinars, videos and blog posts covering everything from emerging cyber threats to data protection and more.
- **Security and Privacy Training**—Resources for creating an effective security training program for your employees.
- **Strategic Third-Party Relationships and Partner Resources**—Information on third-party vendors that can assist your organization improve your overall cyber risk, as well as access to exclusive Gallagher discounts on tools.

Gallagher's Cyber Capabilities

Gallagher's Cyber practice has the expertise to deliver a full complement of cyber risk management and insurance services to help your team stay protected. We take a consultative, action-based approach to address the sophisticated and evolving nature of cyber liability to design custom solutions that meet your unique needs. For more information, please contact us.

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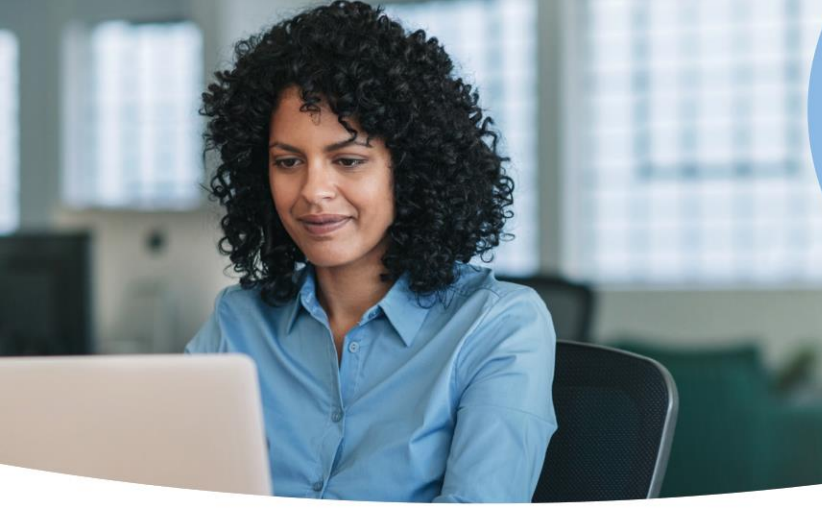

Gallagher | National Risk Control

Business Continuity and Resilience Services

Businesses face so many challenges in today's marketplace that can disrupt operations or interrupt a supply chain, including:

- Cyber attacks
- COVID-19
- Natural disasters

Having a plan in place and being prepared to successfully manage these situations should be a critical component of any operating model.

The turbulence of 2020, especially the global COVID-19 pandemic, revealed to many organizations just how underprepared they are to effectively respond to and recover from major business disruptions or crises.

Organizations suddenly found they had to deal with unprecedented direct and indirect challenges to their businesses, including major supply chain disruptions, sudden shifts in customer demand and increased cyberthreats since a large portion of the workforce was operating remotely.

However, the incidence of these types of threats was escalating well before COVID-19, as were threats posed by workplace violence, societal unrest and natural disasters as a result of climate change.

To make matters worse, organizations are now faced with increased costs for insurance coverage as a result of a hard market.

Building resilient and recoverable operations has proven to be more difficult than ever. Organizations often struggle to develop a comprehensive yet pragmatic business continuity management framework to identify, assess and manage threats/vulnerabilities.

Underpreparedness has consequences. A minor incident can escalate to a major crisis that can consume an organization, and impact its brand/reputation and financial results for months, if not years.

According to Oxford Metrica, "Of the companies that faced a crisis, on average, more than three-quarters experienced a 20%–30% drop in their stock price as a result of the way the incident was managed."

For companies to achieve long-term resilience, they must be agile enough to respond and recover from any crisis, regardless of its nature or origin.

If COVID-19 taught us anything, it is that the ability to recover critical business processes builds confidence among key stakeholders such as employees, regulators, customers, investors, the media, the public and insurers.

Resilient organizations manage uncertainty. As a trusted partner and advisor, Gallagher's **Business Continuity and Resilience Services** team works with organizations to first assess their level of business resilience and then develop custom programs to improve it. We have developed business continuity, crisis management, crisis communications and supply chain risk management programs for clients in virtually every industry.

Oxford Metrica study 2020

Business Continuity

A business continuity plan reduces the operational impact of an incident by directly targeting the recovery of an organization's value drivers—those business processes that directly drive revenue and reputation—and enables an organization to recover more efficiently and effectively following a major business disruption or crisis.

Crisis Management

Crisis management plans prevent or mitigate risks to people, brands, reputations and financial results, and provide the overarching framework for all response and recovery activities within the organization. Moreover, these plans improve coordination and accelerate decision-making at all levels of an organization in the event of a crisis.

Crisis Communications

Crisis communication plans communicate promptly, accurately and confidently to all stakeholders during an incident or actual crisis, and enable organizations to better coordinate internal and external global communications with media, employees, regulators, customers, investors and the public at large.

Supply Chain Risk Management

A supply chain risk management program will help assess and manage third-party risks and vulnerabilities to ensure that products/services continue to be delivered both during and following a major disruption.

Leaders Where it Counts

Gallagher was founded on a culture of ethics, service and a common interest–doing what's in our clients' best interest, not ours. That's one of the reasons why Gallagher has been named as one of the World's Most Ethical Companies® by Ethisphere for 11 consecutive years.

We are proud to be the only insurance broker to receive this recognition honoring companies who understand the importance of leading, making hard but values-based decisions, and exemplifying overall commitment to integrity.

2022 WORLD'S MOST ETHICAL COMPANIES® ™
WWW.ETHISPHERE.COM

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Gallagher provides risk services consultation that is tailored to our clients' particular loss history, industry risk factors, and insurance program structure. Our services, summaries and recommendations can include claim advocacy, evaluation of loss frequency and severity, loss prevention strategy, sufficiency of self-insured retentions, risk transfer options, identification of risk exposures, and insurance coverage for particular claims. Our work can also include collaboration with carriers, our client's legal counsel, loss prevention or actuarial consultants. We emphasize that any of the above risk services, risk management opinions, and advice provided directly to clients or to clients' third-party vendors, is both confidential and intended for our clients' use and not for distribution. We also only offer the advice from an insurance/risk management perspective and it is NOT legal advice or intended to supplant the advice or services provided to clients from legal counsel and advisors. We recommend that our clients seek advice from legal counsel and third-party professionals to become fully apprised of all legal and financial implications to their businesses.
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Gallagher | Insight

A Next Generation Engagement Solution

Gallagher Insight is a user-friendly web portal that allows secure, real-time collaboration between you and your Gallagher team. It empowers Clients with 24/7 access to their summary insurance information and an array of materials needed to run your risk management program, all at your fingertips on any device. Gallagher Insight is a password-protected portal accessible through any browser on your mobile phone, tablet or PC. Insight offers a modern design, robust features and upgraded functionality, including:

- Secure web-based document libraries for our clients
- Policy and document sharing with your Gallagher account team
- A private social network between your global team and ours
- Stewardship through goals, events and tasks set up by you and your Gallagher team
- Access to Gallagher's resource library
- Submission and tracking of service requests

Insight can be accessed from any electronic device using a secure ID and password to login.

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Contractual Risk Compliance

Gallagher

Insurance | Risk Management | Consulting

Gallagher | Verify℠

Verified Testimonial

Gallagher Verify monitors expiration dates, insurance limits and other details across thousands of COIs. In addition, their team delivers a very consultative, custom approach, which has allowed us to significantly improve our overall risk exposure.

Mitigate contractual risk with confidence

There is more to managing compliance than just collecting your third-party vendors' certificates. **Gallagher Verify**℠ ensures you are tracking all the information you need to keep your company organized, compliant and properly protected. Take advantage of our intelligent technology and experienced compliance experts to gain insight into your level of risk, giving you the freedom to focus on your day-to-day operations.

Protect your business from unknown risk

A majority of organizations face unknown risk. In fact, research shows that most organizations average only 20% compliance for vendor insurance. Gallagher Verify limits your unknown risk and significantly improves compliance. Most companies that use Gallagher Verify average over 80% compliance.*

Track more than just certificates of insurance (COIs)

Our cloud software has the capability to track and verify compliance for any type of document your business is required to keep on file. These documents can include but are not limited to:

W-9 forms	OSHA mod rates	Background checks
MVRs	Contracts	Certifications and licenses

Gallagher Verify brings big benefits to your business

- Increased profitability due to reduced internal administrative costs
- Insurance consulting with a risk advisor
- Reports and dashboards to manage compliance trends
- Ongoing monitoring of A.M. Best insurance carrier ratings and vendor compliance with A.M. Best ratings
- Easy-to-use cloud software used to track and record incoming COIs
- Proactive compliance calls to vendors
- Industry-specific software configurations

*Tier 2 model.

Gallagher CORE360®

Learn More About CORE360®

Gallagher Verify is part of Gallagher **CORE**360, our unique, comprehensive approach to evaluating your risk management program that leverages our analytical tools and diverse resources for custom, maximum impact on six cost drivers of your total cost of risk.

We consult with you to understand your **contractual liability**, and how to mitigate risks and associated costs.

This will empower you to know, control and minimize your total cost of risk, and improve your profitability.

Tiers of service tailored to the needs of your organization

	Tier 1	Tier 2
Gallagher Verify cloud software	✓	✓
Dedicated implementation project managers (includes data entry and software configuration)	✓	✓
Automated COI endorsement and document compliance verification	✓	✓
Automated noncompliance and renewal notifications to vendors	✓	✓
Client access to software support	✓	✓
Customizable daily, weekly and monthly reports, and historical compliance dashboard widgets	✓	✓
Risk management consulting for clients (insurance requirement exception guidance)		✓
Outgoing vendor compliance enforcement and educational phone calls (up to four phone calls per certificate of insurance)		✓
Weekly or monthly client stewardship calls with a risk advisor		✓
Unlimited phone support for vendors with insurance and contract-related questions		✓

Verified Testimonial

When we initially implemented Gallagher Verify, our third-party insurance compliance was less than 20%. Today, compliance is more than 90%. The aggressive tracking of insurance requirements and vendor compliance mitigates financial exposure, should there be a claim.

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AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 680/2023

SUBJECT: Approve the Employment Agreement for the position of Major for the Sheriff's Office.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: DLJ

Recommendation:
Approve.

Purpose of Request:
Purpose of this request is to seek approval for the employment agreement for the position of Major in the Sheriff's Office.

History:

Facts and Issues:

Options:

Funding Requested	$ 163,098.46
Are funds within current budget?	No
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
LJ	LJ	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Employment Agreement Sheriff Major
Cost Worksheet

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 680/2023

Funds Requested: $ 163,098.46

Request Budgeted: No

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	511100-SALARIES	$58,692.31
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512200-FICA	$4,489.96
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512400-RETIREMENT	$6,456.15
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512100-HEALTH INSURANCE	$17,963.66
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512102-LIFE INSURANCE	$194.39
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512103-CONTRACTEE INSURANCE	$25.78
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	511100-SALARIES	$50,307.69
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512200-FICA	$3,848.54
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512400-RETIREMENT	$5,533.85
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512100-HEALTH INSURANCE	$15,397.42
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512102-LIFE INSURANCE	$166.62
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512103-CONTRACTEE INSURANCE	$22.10

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

EMPLOYMENT AGREEMENT

Major – Sheriff's Office

THIS AGREEMENT made and entered into this ____ day of _____, 2023, by and between **THE HALL COUNTY SHERIFF'S OFFICE,** hereinafter called "the Sheriff", as party of the first part, and **Jason Smith,** herein called "Employee", as party of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS, the Sheriff desires to employ the services of said **Jason Smith** as a **Major** for the Hall County Sheriff's Office; and

WHEREAS, it is the desire of the Sheriff to provide certain benefits, establish certain conditions of employment, and to set working conditions of said Employee in accordance with County and Sheriff's Office policy; and

WHEREAS, it is the desire of the Sheriff to secure and retain the services of said Employee and provide inducement for him to remain in such employment, and to make possible full work productivity by assuring said Employee's morale and peace of mind with respect to future security, and to provide a just means of terminating the Employee's services at such a time as desired by the Sheriff or his designee; and

WHEREAS, the Employee desires to accept employment as a **Major** for the Hall County Sheriff's Office**;**

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

SECTION 1. **Duties**

The Sheriff hereby agrees to employ **Jason Smith** as a **Major** for the Hall County Sheriff's Office, to perform legally permissible functions and duties specified and assigned by the Sheriff or his designee.

_____Initials

SECTION 2. Term

A. Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of the Sheriff to terminate the services of this Employee at any time, subject only to the provisions set forth in SECTION 3 of this agreement. The Employee understands that he serves at the pleasure of the Sheriff.

B. Nothing in the agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from his or her position with the Sheriff's Office, subject to the provisions set forth in SECTION 3, Paragraphs B and C of this agreement.

SECTION 3. Termination and Severance Pay

A. In the event the Employee is terminated pursuant to Paragraph B hereof and the Employee is willing and able to perform the duties of the position under this agreement, upon execution of a Separation Agreement and General Release, the Sheriff agrees to pay the Employee a lump sum cash payment equal to three (3) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental and vision insurance benefits during the three (3) month period immediately following the date of termination. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if the Sheriff determines that the Employee has engaged in unprofessional and improper practice, other than negligence, and/or breach of public trust, including but not limited to illegal acts involving personal gain or moral turpitude, the Sheriff shall be entitled to terminate the Employee immediately without any severance pay, or medical, dental and/or vision insurance continuation aside from COBRA.

B. In the event the Sheriff at any point during the term of this agreement reduces the salary or other financial benefits of the Employee in a greater percentage than reductions to all other employees of the Sheriff's Office, or if the Sheriff refuses, following a written request to comply with any provision benefiting Employee herein; or the Employee resigns following a suggestion, whether formal or informal, by the Sheriff that he resign, then, in that event, Employee may, at his option, be deemed to be terminated at the date of such reduction or refusal to comply within the meaning and context of the herein severance pay provision.

C. In the event the Employee voluntarily resigns his position with the Sheriff's Office as **Major** then the Employee shall give the Sheriff's Office **thirty (30)** days written notice in advance, unless the parties otherwise agree. The provision for severance pay and continuation of employment benefits detailed in SECTION 3, Paragraph A shall not apply to a voluntary resignation.

SECTION 4. Termination Due to Disability

If the Employee is unable to perform his duties because of sickness, accident, injury, or mental incapacity, and no reasonable accommodations are available, the Sheriff shall have the option to terminate employment, subject to the severance pay requirements of SECTION 3, Paragraph A. However, the Employee shall be compensated for any accrued benefits, in accordance with current policies.

SECTION 5. Salary

The Sheriff agrees to pay the Employee for his services rendered pursuant hereto, an annual base salary of **$109,000.00 per year,** payable in installments at the same time as other employees of the County and Sheriff's Office are paid, except that the County/Sheriff's Office may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the Sheriff and consideration for increases may be determined based upon the performance of the employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. Performance Evaluation

The Sheriff or his designee shall review and evaluate the performance of the Employee at least annually on the anniversary day of this agreement. Said review and evaluation shall be in accordance with criteria developed by the Sheriff or his designee and Employee. Performance criteria may be added to or deleted from, as the Sheriff or his designee may from time to time determine. Further, the Sheriff or his designee shall provide the Employee with a written summary statement of the findings of the evaluation.

_____Initials

SECTION 7. Hours of Work

It is generally recognized that the position of **Major** for the Hall County Sheriff's Office involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote his full time to the position described in this agreement. With the approval of the Sheriff or his designee, the Employee may engage in teaching, consulting, or other non-employer related activities as long as they do not interfere with the execution of the duties of this position, or present a conflict of interest. Such consent must be obtained by advance approval, in writing, detailing the specifics of such activity.

SECTION 9. Political Activity

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

A. Be involved in any political activity that would constitute a conflict of interest; including participation in any aspect of any local political campaign on behalf of one's self if intending to seek elected office, or other individual or in opposition to any candidate for office within Hall County; including municipal and/or county government office. This restriction includes but is not limited to displaying or distributing information, materials, or paraphernalia in support of any political candidate, party or organization.
B. Knowingly solicit, accept, or receive political contributions from any person, to be used in support of or in opposition to any political candidate for election within Hall County, including municipal and/or county government office.
C. Use, or promise to use, directly or indirectly, any official authority or influence, whether possessed or anticipated, to secure or attempt to secure for any person a job or other advantage for the purpose of influencing the vote or political action of any person.

_____Initials

SECTION 10. Vehicle and Phone

When the Employee's duties require the use of an automobile during his term of employment, it will be provided by the Sheriff's Office. A cellular phone dedicated solely for business usage may be provided by the Sheriff's Office. In such case, the Sheriff's Office shall be responsible for paying for and maintaining regular monthly service. Should the Employee desire to use their personal cellular phone for business purposes, the Sheriff's Office shall reimburse the Employee the amount of $50 per month.

SECTION 11. Insurance Benefits

The Sheriff's Office agrees to put in force and make premium payments for Medical, Dental, Vision, Short-Term Disability and Life Insurance policies on behalf of the Employee and if so elected, eligible dependents, at a level of coverage available to County/Sheriff's Office employees. The Employee may choose not to cover his dependents.

SECTION 12. Retirement Benefits

Provided that contributions are being made by the County, if the Employee elects, the Sheriff's Office/County agrees to contribute 8% of annual compensation as defined by the retirement plan in addition to matching contributions made on contributions by the Employee as received by other Sheriff's Office/County employees, into a defined contribution plan, except that the County/Sheriff's Office may reduce or suspend this contribution at any time and for any duration as required due to a lack of financial resources. Retirement contributions shall not be made on any severance pay provided by the Sheriff's Office/County, paid in accordance with Section 3.

SECTION 13. Paid Time Off (PTO) or Vacation and Sick Leave

As applicable, the Sheriff's Office will provide for Paid Time Off (PTO) or vacation and sick leave in the same manner as the accruals currently received by other County/Sheriff' Office Employees. In the event that the County changes or adopts a new program for all employees, such changes shall also apply to the **Major**. Accrued PTO or vacation leave, whichever is applicable, shall be paid to Employee upon termination of employment.

_____Initials

SECTION 14. Dues, Subscriptions and Professional Development

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

B. The Sheriff's Office agrees to pay the travel and subsistence expenses of the Employee for expenses related to maintenance of professional certifications, professional and official travel, meetings and occasions adequate to continue the professional development of the Employee and to adequately pursue necessary official and other functions for the department, not to exceed the budget and subject to prior approval by the Sheriff or his designee.

SECTION 15. Indemnification

The Sheriff's Office/County shall defend, save harmless and indemnify the Employee against any claim or demand or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as **Major**. The County/Sheriff's Office or their insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County/Sheriff's Office may agree to such settlement or the payment of a judgment with or without the express consent of the Employee. Any defense and/or indemnification of the Employee by the County/Sheriff's Office shall be subject to all of the terms and conditions found in the County's Defense and Indemnification ordinance/policy.

SECTION 16. General Provisions

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

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

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

_____Initials

D. This agreement will become effective on the 1st day of January, 2024, and shall continue thereafter unless or until the agreement is terminated by either party as set forth herein.

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

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS_____DAY OF_____2023.

EMPLOYEE:

_____

Jason Smith

HALL COUNTY SHERIFF:

_____

Hall County Sheriff

HALL COUNTY, GEORGIA:

_____

County Administrator

ATTEST:

_____

County Commission Clerk

_____

(Seal)

APPROVED AS TO FORM:

_____

County Attorney

_____Initials

HALL COUNTY
GEORGIA *We have it **all** in Hall*

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

REQUEST TYPE: NEW FULL-TIME POSITION

	Sheriff
Department #	**Department Name**
Major	
Requested Position Title	**Priority #**

ADDITIONAL PERSONNEL COST CALCULATION

New Position		FY 2024	FY 2025
$109,000.00	Salary Requested (use midpoint of paygrade)	$58,692.31	$50,307.69
8,338.50	Taxes	$4,489.96	$3,848.54
11,990.00	Retirement	$6,456.15	$5,533.85
32,940.00	Health	$17,736.92	$15,203.08
47.88	Dental	$25.78	$22.10
282.53	Life	$152.13	$130.40
78.48	AD&D	$42.26	$36.22
421.08	Short Term Disability	$226.73	$194.34
$163,098.46	**Total Additional Personnel Costs**		

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

PERSONNEL EQUIPMENT REQUEST (list all equipment required and estimated cost)

**Do not add these estimated costs to your department's operating budget. It is calculated separately by OMB.

EQUIPMENT DESCRIPTION (uniform, gun, fire safety suit, vehicle, computer, cell phone etc.)	ESTIMATED COST
Phone Allowance	$ 600.00
	$ -
	$ -

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 683/2023

SUBJECT: Approve the Employment Agreement for the position of Administrative Operations Director for the Sheriff's Office.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: DLJ

Recommendation:
Approve.

Purpose of Request:
Approve the Employment Agreement for the position of Administrative Operations Director for the Sheriff's Office.

History:

Facts and Issues:

Options:

Funding Requested	$ 155,283.72
Are funds within current budget?	No
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
LJ	LJ	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Employment Agreement for Administrative Operations Director Sheriffs Office
Cost Worksheet

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 683/2023

Funds Requested: $ 155,283.72

Request Budgeted: No

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	511100-SALARIES	$55,167.11
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512200-FICA	$4,220.28
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512400-RETIREMENT	$6,068.38
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512100-HEALTH INSURANCE	$17,950.04
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512102-LIFE INSURANCE	$182.71
2024	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512103-CONTRACTEE INSURANCE	$25.78
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	511100-SALARIES	$47,286.10
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512200-FICA	$3,617.39
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512400-RETIREMENT	$5,201.47
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512100-HEALTH INSURANCE	$15,385.75
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512102-LIFE INSURANCE	$156.61
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	512103-CONTRACTEE INSURANCE	$22.10

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 77-531-6712

EMPLOYMENT AGREEMENT

Administrative Operations Director – Sheriff

THIS AGREEMENT made and entered into this ___ day of _____, 2023, by and between **HALL COUNTY SHERIFF GERALD COUCH,** hereinafter called "the Sheriff", as party of the first part, and **William "Scott" Collison**, herein called "Employee", as party of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS, the Sheriff desires to employ the services of said **William "Scott" Collison** as **Administrative Operations Director** of the Hall County Sheriff's Office; and

WHEREAS, it is the desire of the Sheriff to provide certain benefits, establish certain conditions of employment and to set working conditions of said Employee; and

WHEREAS, it is the desire of the Sheriff to secure and retain the services of said Employee and provide inducement for him to remain in such employment, and to make possible full work productivity by assuring said Employee's morale and peace of mind with respect to future security, and to provide a just means of terminating the Employee's services at such a time as desired by the Hall County Sheriff; and

WHEREAS, the Employee desires to accept employment as **Administrative Operations Director** for the Hall County Sheriff's Office**;**

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

SECTION 1. **Duties**

The Sheriff hereby agrees to employ **William "Scott" Collison** as **Administrative Operations Director** of the Hall County Sheriff's Office, to perform legally permissible functions and duties specified and assigned by the Hall County Sheriff or his designee.

_____Initials

SECTION 2. Term

A. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the Hall County Sheriff to terminate the services of this Employee at any time, subject only to the provisions set forth in SECTION 3 of this agreement. The Employee understands that he serves at the pleasure of the Hall County Sheriff, and that he does not have civil service rights.

B. Nothing in the agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from his position with the Sheriff's Office, subject to the provisions set forth in SECTION 3, Paragraphs B and C of this agreement.

SECTION 3. Termination and Severance Pay

A. In the event the Employee is terminated pursuant to Paragraph B hereof and the Employee is willing and able to perform the duties of the position under this agreement, upon execution of a Separation Agreement and General Release, the Sheriff's Office agrees to pay the Employee a lump sum cash payment equal to three (3) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental and vision insurance benefits during the three (3) month period immediately following the date of termination. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if the Sheriff determines that the Employee has engaged in unprofessional and improper practice, other than negligence, and breach of public trust, including but not limited to illegal acts involving personal gain, or moral turpitude, the Sheriff shall be entitled to terminate the Employee immediately without any severance pay, or medical, dental and vision insurance continuation aside from COBRA.

B. In the event the Sheriff at any point during the term of this agreement reduces the salary or other financial benefits of the Employee in a greater percentage than reductions to all other employees of the Sheriff, or if the Sheriff refuses, following a written request to comply with any provision benefiting Employee herein; or the Employee resigns following a suggestion, whether formal or informal, by the Sheriff that he resign, then, in that event, Employee may, at his option, be deemed to be terminated at the date of such reduction or refusal to comply within the meaning and context of the herein severance pay provision.

_____Initials

C. In the event the Employee voluntarily resigns his or her position with the Sheriff's Office as **Administrative Operations Director** then the Employee shall give the Sheriff **thirty (30)** days written notice in advance, unless the parties otherwise agree. The provision for severance pay and continuation of employment benefits detailed in SECTION 3, Paragraph A shall not apply to a voluntary resignation.

SECTION 4. Termination Due to Disability

If the Employee is unable to perform his duties because of sickness, accident, injury, or mental incapacity, and no reasonable accommodations are available, the Sheriff shall have the option to terminate employment, subject to the severance pay requirements of SECTION 3, Paragraph A. However, the Employee shall be compensated for any accrued benefits, in accordance with current policies.

SECTION 5. Salary

The Sheriff agrees to pay the Employee for his services rendered, pursuant hereto, an annual base salary of **$102,453.21** payable in installments at the same time as other employees of the Sheriff's Office are paid, except that the Sheriff or County may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the Sheriff and consideration for increases may be determined based upon the performance of the Employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. Performance Evaluation

The Hall County Sheriff, or his designee, shall review and evaluate the performance of Employee at least annually on the anniversary day of this agreement. Said review and evaluation shall be in accordance with criteria developed by the County/Sheriff and Employee. Performance criteria may be added to or deleted from, as the Sheriff, or his designee may from time to time determine. Further, the Sheriff, or his designee, shall provide the Employee with a written summary statement of the findings of the evaluation.

SECTION 7. Hours of Work

It is generally recognized that the position of **Administrative Operations Director** involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote his full time effort to the position described in this agreement. With the approval of the Sheriff, or his designee, the Employee may engage in teaching, consulting or other non-employer related activities as long as they do not interfere with the execution of the duties of this position, or present a conflict of interest. Such consent must be obtained by advance approval, in writing, detailing the specifics of such activity.

SECTION 9. Political Activity

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

A. Be involved in any political activity that would constitute a conflict of interest; including participation in any aspect of any local political campaign on behalf of one's self if intending to seek elected office, or other individual or in opposition to any candidate for office within Hall County; including municipal and/or county government office. This restriction includes but is not limited to displaying or distributing information, materials, or paraphernalia in support of any political candidate, party or organization.
B. Knowingly solicit, accept, or receive political contributions from any person, to be used in support of or in opposition to any political candidate for election within Hall County, including municipal and/or county government office.
C. Use, or promise to use, directly or indirectly, any official authority or influence, whether possessed or anticipated, to secure or attempt to secure for any person a job or other advantage for the purpose of influencing the vote or political action of any person.

_____Initials

SECTION 10. Insurance Benefits

The Sheriff's Office agrees to put in force and make premium payments for Medical, Dental, Vision, Short-Term Disability and Life Insurance policies on behalf of the Employee and if so elected, eligible dependents, at a level of coverage available to other Sheriff's Office employees. The Employee may choose not to cover his dependents.

SECTION 11. Retirement Benefits

Provided that contributions are being made by the County, if the Employee elects, the Hall County Sheriff's Office agrees to contribute 8% of annual compensation as defined by the retirement plan in addition to Employer matching contributions made on contributions by the Employee as received by other Sheriff's Office employees, into a defined contribution plan, except that the Sheriff's Office/County may reduce or suspend this contribution at any time and for any duration as required due to a lack of financial resources. Retirement contributions shall not be made on any severance pay provided by the Sheriff's Office, paid in accordance with Section 3.

SECTION 12. Paid Time Off (PTO) or Vacation and Sick Leave

As applicable, the Sheriff's Office will provide for Paid Time Off (PTO) or vacation and sick leave in the same manner as the accruals currently received by other County and Sheriff's Office Employees. In the event that the County changes or adopts a new program for all its employees, such changes shall also apply to the **Hall County Sheriff's Office Administrative Operations Director**. Accrued PTO or vacation leave, whichever is applicable, shall be paid to Employee upon termination of employment.

_____Initials

SECTION 13. Dues, Subscriptions and Professional Development

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

B. The Sheriff's Office agrees to pay the travel and subsistence expenses of the Employee for expenses related to maintenance of professional certifications, professional and official travel, meetings and occasions adequate to continue the professional development of the Employee and to adequately pursue necessary official and other functions for the Sheriff's Office, not to exceed the budget and subject to prior approval by the Sheriff or his designee.

SECTION 14. Indemnification

The Sheriff's Office (through the County) shall defend, save harmless and indemnify the Employee against any claim or demand or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as Hall County Sheriff's Office **Administrative Operations Director**. The County or its insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County may agree to such settlement or the payment of a judgment with or without the express consent of the Employee. Any defense and/or indemnification of the Employee by the County shall be subject to all of the terms and conditions found in the County's Defense and Indemnification ordinance/policy.

SECTION 15. General Provisions

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

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

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

_____Initials

D. This agreement will become effective on the ____ day of _____ 2023, and shall continue thereafter unless or until the agreement is terminated by either party as set forth herein.

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

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

HALL COUNTY SHERIFF'S OFFICE

_____

Hall County Sheriff Gerald Couch

_____

Hall County Administrator

ATTEST:

_____

County Commission Clerk

(Seal)

_____

Employee

APPROVAL AS TO FORM

_____

County Attorney

_____Initials

HALL COUNTY
GEORGIA *We have it **all** in Hall*

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

REQUEST TYPE: NEW FULL-TIME POSITION

	Sheriff
Department #	**Department Name**
dministrative Operations Director	
Requested Position Title	**Priority #**

ADDITIONAL PERSONNEL COST CALCULATION

New Position		FY 2024	FY 2025
$102,453.21	Salary Requested (use midpoint of paygrade)	$55,167.11	$47,286.10
7,837.67	Taxes	$4,220.28	$3,617.39
11,269.85	Retirement	$6,068.38	$5,201.47
32,940.00	Health	$17,736.92	$15,203.08
47.88	Dental	$25.78	$22.10
265.56	Life	$142.99	$122.57
73.77	AD&D	$39.72	$34.05
395.78	Short Term Disability	$213.11	$182.67
$155,283.72	**Total Additional Personnel Costs**		

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

PERSONNEL EQUIPMENT REQUEST (list all equipment required and estimated cost)

**Do not add these estimated costs to your department's operating budget. It is calculated separately by OMB.

EQUIPMENT DESCRIPTION (uniform, gun, fire safety suit, vehicle, computer, cell phone etc.)	ESTIMATED COST
Phone Allowance	$ 600.00
	$ -
	$ -

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 689/2023

SUBJECT: Approve the Recommendation from the Hearing Officer regarding a Revocation of a Short Term Rental License for Stone Resource, LLC located at 6111 Blackberry Lane, Buford, GA 30518.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:
Approve.

Purpose of Request:
Approve the Recommendation from the Hearing Officer regarding a Revocation of a Short Term Rental License for Stone Resource, LLC located at 6111 Blackberry Lane, Buford, GA 30518.

History:

Facts and Issues:
A hearing was required by Hall County Code due to the Short Term Rental having had 4 violations in a 12 month period.

The hearing was conducted on November 13, 2023.

The hearing officer, Eric P. Wilborn, has recommended that the license be revoked.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
BS	RD	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Recommendation from the Hearing Officer

BEFORE THE HALL COUNTY BOARD OF COMMISSIONERS

IN THE MATTER OF:
STONE RESOURCE, LLC
Owner: David Sergile
6111 Blackberry Lane
Buford, GA 30518

RECOMMENDATION

Pursuant to Hall County Code Section 5.10.490(E), the following report is submitted for the Hall County Board of Commissioners' review and consideration.

On November 13, 2023, the above-referenced matter was heard pursuant to Hall County Code Section 5.10.490(C), following a timely appeal by Mr. David Sergile pursuant to Hall County Code Section 17.216.080(E)(1)(b). At the hearing, Hall County was represented by counsel, County Attorney William Linkous, and Stone Resource, LLC was represented by David Sergile ("Mr. Sergile" or "Local Contact Person").

Mr. Sergile raised an objection to the proceedings and requested a continuance. His basis for requesting the continuance was that he was not prepared for or was unaware of the nature of the proceedings. Mr. Sergile, however, admitted to receiving notice of the hearing and speaking to his attorney about the process. Therefore, his request for a continuance was denied.

Thereafter, both parties had an opportunity to present opening statements, evidence in support of their claim or defense, and closing statements. Mr. Sergile initially argued that he was never notified of any issues by any of the neighbors of 6111 Blackberry Lane, suggesting that such direct notification was required. Hall County presented 3 witnesses: Director of the Hall County Business License Division, Brandi Smith, and Hall County Marshall's Captain Barry Shaw and Marshall Colton Brown. Mr. Sergile spoke on the Licensee's behalf and did not present any additional witnesses. All hearing exhibits, which were admitted without objection, are attached hereto and incorporated herein. The following facts and evidence discussed are based upon the parties' presentations at the hearing.

I. Findings of Fact

The purpose of the Short Term Rental ordinances is to "establish standards for short term rentals of privately owned residential structures used as vacation homes and rented to transient occupants, minimize adverse effects of short term rental uses on surrounding residential neighborhoods, and preserve the character of neighborhoods in which vacation home use occurs." Hall County Ordinance 17.216.010. Enforcement officers of the County who were present at the hearing stated that the goal of enforcement efforts is compliance with the Ordinances and not punitive in nature.

6111 Blackberry Lane, Buford, Georgia 30518 is a four-bedroom home located in a community on Lake Lanier. It contains approximately one and on-half acres and a dock on the lake. 6111 Blackberry Lane sits in a cul-de-sac of a developed neighborhood in Hall County.

Stone Resource, LLC is a Georgia corporation headquartered in Roswell, Georgia, that provides vacation property rental destinations. Stone Resource, LLC owns and operates one such rental located at 6111 Blackberry Lane, Buford, Hall County, Georgia 30518. Stone Resource, LLC applied for and received its Hall County Business License to operate a short-term rental business at the 6111 Blackberry Lane location. See Business License, Exhibit County 7. 611 Blackberry Lane is allowed a maximum of eleven rental guests. See Short Term Rental Affidavit, page 3 of Exhibit County 8.

On July 10, 2023, several complaints were received from the Short-term Rental Hotline regarding 6111 Blackberry Lane. The callers complained of loud music, numerous cars parked in the street of the cul-de-sac, and another party. See Exhibit County 21. Notably, the complaints to the hotline on July 10, 2023, indicate that this incident was not the first such incident of partying, loud noises, and parking issues. On July 12, 2023, Captain Shaw emailed Mr. Sergile regarding an advertising violation. Captain Shaw found Stone Resource, LLC to be in violation of Hall County Ordinance 17.216.080(A)(3). Stone Resource, LLC advertised 6111 Blackerry Lane as a five bedroom rental with a maximum occupancy of fourteen guests. This advertisement is contrary to the four bedroom, maximum occupancy of eleven guests granted under the license. In the July 12, 2023 email to Mr. Sergile, Captain Shaw identified the violation and allowed Mr. Sergile until July 19, 2023 to change the advertisement to conform with the business license. No evidence was presented to show the advertisement was amended to comply with Hall County Ordinance 17.216.080(A)(3). A citation was given on July 27, 2023 for this violation.

On August 13, 2023, Hall County's Short-term Rental Hotline received four complaints regarding fireworks, loud music, littering, and partying occurring at 6111 Blackberry Lane until at least 1:00 a.m. Sunday, August 13, 2023. See Exhibits County 10 and 11. The County made attempts to contact the Local Contact Person listed for 6111 Blackberry Lane, Mr. Dennis Suhrke, but those attempts failed. See Exhibit County 15. On August 22, 2023, Captain Shaw again notified Mr. Sergile via written correspondence that the County had received four complaints regarding the noise and partying that occurred on August 13, 2023. See Exhibit County 12. Captain Shaw in this correspondence also notified Mr. Sergile that the local contact person listed for 6111 Blackberry Lane was no longer employed by Stone Resource, LLC. Captain Shaw warned Mr. Sergile that "[u]pon receiving three written notices of violation in a 12-month period, the business license would be subject to revocation for a 24-month period." See Exhibit County 12.

On August 24, 2023, Mr. Sergile emailed Captain Shaw regarding the August 22, 2023 correspondence. Mr. Sergile stated he was unaware and requested information regarding updating the business license to increase the number of bedrooms listed on the business license to five. Captain Shaw responded that day, directing Mr. Shaw to the Tax Assessor's office to update the number of bedrooms listed for 6111 Blackberry Lane. No evidence was presented to show an attempt was made to update the number of bedrooms.

Again on September 30, 2023, several complaints were called into the Short-term Rental Hotline about 6111 Blackberry Lane. The complaints once again involved a loud party and numerous cars parked on the street outside the short-term rental. A Photo was introduced showing numerous cars parked along the street in both directions. See Exhibit County 19.

Again on October 7, 2023, two complaints were made regarding another large party and parking issues at 6111 Blackberry Lane. Pictures were introduced to show the parking issues. See Exhibit County 22. The then Local Contact Person, Scott Quinten, was contacted at 9:10 p.m. on October 7, 2023 to address these concerns. Mr. Quinten stated he texted the renters but did not respond to the property within one hour. Mr. Quinten also admitted that the renters were hosting a wedding event at 6111 Blackberry Lane.

On October 5, 2023, two days prior to the October 7 complaints, Director Brandi Smith wrote Mr. Sergile regarding the revocation of the business license associated with 6111 Blackberry Lane. See Exhibit County 20. On October 26, 2023, Director Smith sent Mr. Sergile an Amended Business License Revocation, adding the fourth violation. See Exhibit County 25.

Jeff Hudson and Richard Monroe, who both live on Blackberry Lane adjacent to 6111 Blackberry Lane, appeared and testified about their recent experiences with the property. Mr. Hudson, who lives next door at 6122 Blackberry Lane, testified that the problems began last year. He stated that parties began at 6111 Blackberry Lane prior to the location receiving its short term rental license. Mr. Hudson stated that he only complained about the noise and would then only complain if he could hear the noise from inside his home. Mr. Hudson testified to multiple occasions where loud partying disrupted his and his family's peace in their home. He complained of picking up trash on multiple occasions after parties were held at 6111 Blackberry Lane. He further complained of guests leaving trash, bags of vomit, and cars blocking driveways and mailboxes. Mr. Hudson testified that he spends approximately fifteen to twenty minutes many weekends picking up trash left by guests of 6111 Blackberry Lane. Mr. Hudson believes 6111 Blackberry Lane is being used as an event venue and not solely as a short term rental.

Mr. Monroe testified to similar complaints to those experienced by Mr. Hudson. Mr. Monroe observed large parties, loud music, and parking in the streets. On March 6, 2023, Mr. Monroe stated that he messaged a Ryan, who was listed as the Local Contact Person at the time, to complain of the loud partying. Mr. Monroe said that Ryan did not respond until the next day. Mr. Monroe again messaged Ryan on May 11, 2023, to complain of similar problems. Ryan told Mr. Monroe that he messaged the guests, but nothing was resolved. Mr. Monroe said he finally contacted the County's hotline on September 30 and October 7 after seeing multiple cars parked in the road and large events occurring on the property. Mr. Monroe observed on October 7, 2023, a wedding event with wedding decorations on the dock of 6111 Blackberry Lane.

Director Smith testified to the multiple complaints regarding 6111 Blackberry Lane. She further testified that Mr. Sergile's response and that of the employees or agents of Stone Resource, LLC were nonchalant in their responses to the complaints. She further testified that revocation was proper because Stone Resource, LLC had received three written violations prior to revocation and a fourth shortly after the revocation. Director Smith and Captain Shaw both testified that this case was the most egregious violations of the Short Term Rental Code that they have experienced.

Mr. Sergile admitted to the violations. He also stated that he owns multiple rentals in Hall County. He further stated that he may use 6111 Blackberry Lane as a primary residence going forward.

II. Applicable Hall County Code Sections

Hall County, Georgia Cod of Ordinances, Chapter 5.10

Hall County, Georgia Cod of Ordinances, Section 8.80.020

Hall County, Georgia Code of Ordinances, Chapter 17.216

III. Analysis

The testimony and additional evidence presented demonstrates multiple clear violations of the Short Term Rental Ordinance contained in Chapter 17.216. Mr. Sergile argues that an attempt to contact the owner directly regarding complaints about the property must be made prior to the involvement of County officials and such attempt was not made. Mr. Sergile appears to be referencing Ordinance 17.216.080(C)(1), which states that "The complaining party shall first attempt to communicate with the owner or local contact person designated and describe the situation that is out of compliance with this Code." The facts do not support Mr. Sergile's position. Hall County established the Short Term Rental Hotline to assist residents in submitting complaints regarding short term rentals located in the County. The hotline automatically generates a notification to County code enforcement personnel. Moreover, the entries reported by the Hotline indicate that Local Contact Person was contacted by the complaining party on each occasion. In addition, Mr. Monroe testified to calling the Local Contact Person and messaging him on the AirBnB messaging portal. Therefore, Stone Resource, LLC was properly notified by the complaining properties as required.

Stone Resource, LLC advertised the short term rental at 6111 Blackberry Lane as a five bedroom rental with a maximum occupancy of fifteen guests in violation of Hall County Ordinance 17.216.080(A)(3). This advertisement is contrary the four-bedroom classification and eleven guest maximum occupancy contained in the business license. This violation was the first within a twelve month period and occurred on July 12, 2023.

Stone Resource, LLC failed to maintain a valid Local Contact Person and did not respond to multiple complaints occurring on August 13, 2023. Four complaints were recorded on August 13, 2023 by neighbors of 6111 Blackberry Lane, complaining of loud noises, partying, parking issues, and littering. The Local Contact Person was found to no longer be employed by Stone Resource, LLC in violation of Hall County Ordinance 17.216.050(B). This violation occurred almost one month after the first violation.

Stone Resource, LLC on September 30, 2023, again received complaints of loud partying, parking violations, and other issues. The Local Contact Person was contacted but failed to properly respond and resolve the issues in violation of Chapters 8.80.020 and 17.216.

Stone Resource, LLC again received complaints of hosting a wedding on October 5, 2023 with loud noises and parking issues. This event occurred after Stone Resource, LLC had its

business license revoked. These violations are in violation of Sections 5.10.090, 8.80.020, and Chapter 17.216. This fourth violation occurred less than three months after the first violation.

The residents neighboring 6111 Blackberry Lane complain that these violations have disturbed the peaceable use of their properties. These violations have also occupied the time multiple law enforcement personnel and the Business Licensing Office and has costs County resources to address.

IV. Recommendation

Based on the foregoing analysis, it is RECOMMENDED that the revocation of license number HBUSR22-0650, licensed to Stone Resource, LLC, be sustained.

Respectfully submitted this 23rd day of November, 2023.

Eric P. Wilborn
Hearing Officer

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 650/2023

SUBJECT: Approve the award of RFQ/P #44-015 Georgia Safe Streets for All (SS4A) Action Plan for Public Works & Utilities to Alta Planning + Design, Inc. of Peachtree Corners, GA, in the amount of $287,981.00.

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:
Approve the award of RFQ/P #44-015 Georgia Safe Streets for All (SS4A) Action Plan for Public Works & Utilities to Alta Planning + Design, Inc. of Peachtree Corners, GA, in the amount of $287,981.00.

History:

Facts and Issues:

Options:

Nine (9) responsive bids were submitted for RFQ/P #44-015. ALTA scored highest on qualifications and value. Hall County has used ALTA on previous projects.

The Safe Streets for All (SS4A) grant was awarded in January 2023.

This project is funded by the Federal Safe Streets and Roads for All Action Plan Grant with 20% Cash match coming from the Hall County Development Services Fund, the City of Gainesville, the City of Flowery Branch, and the City of Oakwood, based on 2020 population.

The percentage of required match contributions are:

Hall County 70.79%

City of Gainesville 21.86%

City of Flowery Branch 4.85%

City of Oakwood 2.49%

Hall County, GA in partnership with the Gainesville-Hall Metropolitan Planning Organization, and the cities of Flowery Branch, Gainesville, and Oakwood will develop an Action Plan with the goal of eliminating roadway fatalities and serious injuries by a certain percentage and date determined by the plan. Area representatives and a selected consultant/moderator will plan meetings and combine public input, data analysis, and statistics into a plan. A task force will be charged with supervising the implementation and monitoring.

Funding Requested	$ 287,981.00
Are funds within current budget?	Yes
Source of Funds	Multiple Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
Population Cash Match Share and Commitment
Bid Tabulation Summary
Notice of Intent to Award

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 650/2023

Funds Requested: $ 287,981.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	250-MULTIPLE GRANT FUND	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$287,981.00

Budget Transfer Items:

Additional Information/Comments:

Transportation Planning Director Gainesville-Hall Metropolitan Planning Organization 2875 Browns Bridge Road, Gainesville, GA 30504

Contact for Questions: JBA

Phone: (770) 297-5541

Hall County Safe Streets 4 All Data (SS4A)

Hall County Jurisdiction Populations (2020)		
	2020 Population	**% of Total Population**
Gainesville	**42,296**	21.86%
Oakwood	**4,822**	2.49%
Flowery Branch	**9,391**	4.85%
Hall County (unincorporated)	**136,939**	70.79%
	193,448	***100%***

Flowery Branch

August 23, 2022

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

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

Dear Mr. Teicher,

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

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

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

Sincerely,

Tonya D. Parrish
City Manager

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

Flowery Branch City Hall ♦ P.O. Box 757 ♦ 5410 W. Pine Street ♦ Flowery Branch, GA 30542
Telephone (770) 967-6371 ♦ Fax (770) 967-6481

Tracking Number:GRANT13712298 Funding Opportunity Number:DOT-SS4A-FY22-01 Received Date:Sep 14, 2022 03:16:32 PM EDT

RESOLUTION GR-2022-09

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

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

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

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

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

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

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

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

Adopted this 16th day of August, 2022.

W. Samuel Couvillon, Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE GEORGIA CHARTERED 1821

Tracking Number:GRANT13712298 Funding Opportunity Number:DOT-SS4A-FY22-01 Received Date:Sep 14, 2022 03:16:32 PM EDT

CITY OF
OAKWOOD

BUILDING THE FUTURE TOGETHER

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

August 15, 2022

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

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

Dear Mr. Teicher,

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

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

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

Sincerely,

B. R. White
City Manager

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

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

CityofOakwood.net

Tracking Number:GRANT13712298 Funding Opportunity Number:DOT-SS4A-FY22-01 Received Date:Sep 14, 2022 03:16:32 PM EDT

RFQ/P #44-015 Georgia Safe Streets for All (SS4A) Action Plan

BID TABULATION SCORING SUMMARY

11/03/2023

SCORES	ALTA	POND	KECK + WOOD	KIMLEY HORN	HIGH STREET	CROY	ATLAS	FORESITE GROUP	GOODWYN MILLS
Average Technical Scores	790	765	700	695	695	645	630	595	535
Average Cost Scores	95	90	90	90	90	95	90	95	90
Total Scores	**885**	**855**	**790**	**785**	**785**	**740**	**720**	**690**	**625**

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #44-015

Notice of Intent to Award

November 3, 2023

For the provision of

Georgia Safe Streets for All (SS4A) Action Plan

Hall County, Georgia, its Board of Commissioners in partnership with the cities of Gainesville, Oakwood, and Flowery Branch hereby gives this Notice of Intent to Award Contract #44-015 Georgia Safe Streets for All (SS4A) Action Plan to Alta Planning + Design, Inc. with its Georgia office located at 2 Sun Court, Suite 400, Peachtree Corners, GA, 30092
Whereas, the Parties do mutually desire to enter into a Contract to document the provision of services or other good and valuable consideration by the Consultant to the County in exchange for payment as compensation, and

Whereas, this Contract is the result of the competitively Bid #44-015 and contains the RFQ/P, the Consultant's bid response, acceptance of the Scope of Work, its Exhibits, and Attachments are all incorporated herein by reference, and

Therefore, upon approval and mutual execution of the Contract by the Board of Commissioners and signature of its Chairman, a Notice of Award will be issued and after examination of all required documents a Notice-to-Proceed will be posted. The County will issue a Purchase Order for the sum of two-hundred eighty-seven thousand, nine-hundred eighty-one dollars and no/100 ($287,981.00).

Sincerely;

_____

Andy Penick
Purchasing Manager
Hall County, Georgia
apenick@hallcounty.org
(770) 531-4939

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 668/2023

SUBJECT: Approval and authorization for the Chairman to execute six (6) amendments to existing easements for the Friendship Road Sewer Project, subject to review and approval by the County Attorney. Commission District 1.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:
Approval and authorization for the Chairman to execute six (6) amendments to existing easements for the Friendship Road Sewer Project, subject to review and approval by the County Attorney. Commission District 1.

History:

The Board of Commissioners ratified and approved the easements for Friendship Road Sewer Project on January 12, 2023.

Facts and Issues:
The Friendship Road Sewer Project is an approximate 5-mile sewer infrastructure project.

The six (6) parcels mentioned are 08154 000017, 08154 000022, 15048 000007, 15048 000008, 15048 000026G, and 15048E000060.

The amendments are to correct discrepancies with the approved sewer plans and previous sewer easement documents.

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	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:
Parcel 016
Parcel 6
Parcel 3
Parcel 2
Parcel 1B
Parcel 1A

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 668/2023

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: BN

Phone: (770) 531-6800

After recording return to:
Whitney S. Brown
PO Box 3280
Gainesville, GA
30501
Parcel 016

Re: Deed Book 8507, pages 44-85,
Hall County, Georgia Deed Records

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
HALL COUNTY BOARD OF COMMISSIONERS

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on May 9, 2019, HALL COUNTY, GEORGIA (the "Grantee") filed its Petition for Condemnation and Declaration of Taking in the Superior Court of Hall County (Civil Action Number: 2019CV1032C); and

WHEREAS, on May 28, 2020, that certain Order to Disburse Registry Funds was entered by the court awarding the condemnation proceeds and resolving the condemnation in favor of the Grantee having obtained title to the Original Easement by the use of its eminent domain powers; and

WHEREAS, the Petition for Condemnation, Declaration of Taking, and Order to Disperse Registry Funds was filed and recorded in Deed Book 8507, pages 44-85 of the Hall County, Georgia Deed Records (the "Original Easement"); and

WHEREAS, Hall County has determined that it is necessary to relocate the Original Easement; and

WHEREAS, FRIENDSHIP FARM HOMEOWNERS ASSOCIATION, INC. (the "Grantor") and Grantee now desire to release the Original Easement and provide for the grant of a new easement in the new location; and

WHEREAS, the new easement shall be reduced in size and have a lower impact on the Grantor's property; and

Now, therefore, for and in consideration of One Dollar ($1.00) in hand paid, the parties agree as follows:

The permanent sewer easement and temporary construction easement depicted on Exhibit "A-3" and described in Exhibit "A-4" of the Declaration of Taking are hereby released by Grantee, and Grantee shall no longer have any interest in said easements.

-2-

The new permanent sewer easement and temporary construction easement as depicted in **Exhibit "A"** hereto, which is incorporated herein by reference, is hereby granted and conveyed by Grantor to Grantee (the "New Easement").

-3-

The New Easement shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This _____ day of _____, 20_____.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires: 5/10/25
(Notary Seal)

JOHN ROBERT VASICAK NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES May 10,2025

GRANTOR:

FRIENDSHIP FARM HOMEOWNERS ASSOCIATION, INC.

By: _____
President

Attest: _____
Secretary

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTEE:

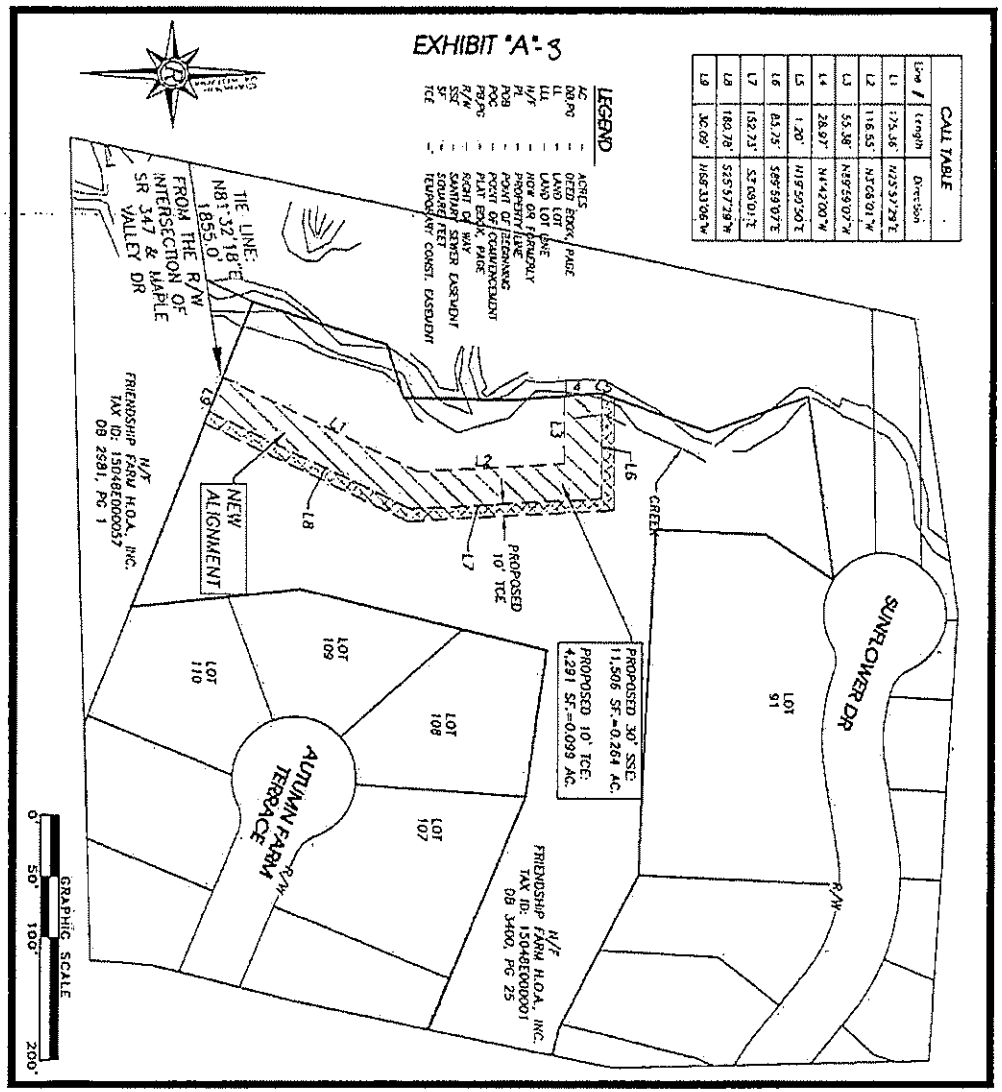
HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

EXHIBIT "A-3"

PLANS DEPICTING
PERPETUAL SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT



SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=100'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

FRIENDSHIP FARM HOA, INC.

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
EXHIBIT 'A'

Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LGC): 5/31/17: ADDED TEMP. CONST. ESMNT (TCE)–REV. #2(LJG): 2/22/18: NEW ALIGN.–REV. #3(LJG): 5/7/18: NEW ALIGN.

EXHIBIT "A-4"

LEGAL DESCRIPTION OF
PERPETUAL SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT

30' PERMANENT SANITARY SEWER EASEMENT
Friendship Farm Homeowners Association, Inc. ~ Parcel 16

All that tract or parcel of land lying and being in Georgia Militia District 1419 (Friendship), Hall County, Georgia and being more particularly described as follows:

Commencing at the intersection of the northeastern right of way of State Route 347, aka Friendship Road, said right of way varies in width, with the southeastern right of way of Maple Valley Road, said right of way being 50 feet in width; thence North 81 degrees 32 minutes 18 seconds East a calculated distance of 1,855.0 feet to the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING thus established and proceeding through the property now or formerly of Friendship Farm Homeowners Association, Inc. the following courses and distances: North 25 degrees 57 minutes 29 seconds East a distance of 175.36 feet to a point; North 03 degrees 08 minutes 01 seconds West a distance of 116.55 feet to a point; and North 89 degrees 59 minutes 07 seconds West a distance of 55.38 feet to a point in the centerline of a stream; thence proceeding along said stream and the property now or formerly of Timothy A. Jenkins the following courses and distances: North 04 degrees 42 minutes 00 seconds West a distance of 28.97 feet to a point; and North 19 degrees 50 minutes 50 seconds East a distance of 1.20 feet to a point; thence proceeding through the property now or formerly of Friendship Farm Homeowners Association, Inc. the following courses and distances: South 89 degrees 59 minutes 07 seconds East a distance of 85.75 feet to a point; South 03 degrees 08 minutes 01 seconds East a distance of 152.73 feet to a point; and South 25 degrees 57 minutes 29 seconds West a distance of 180.78 feet to a point; thence proceeding along other property now or formerly of Friendship Farm Homeowners Association, Inc. North 68 degrees 33 minutes 06 seconds West a distance of 30.09 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.264 acre or 11,506 square feet.

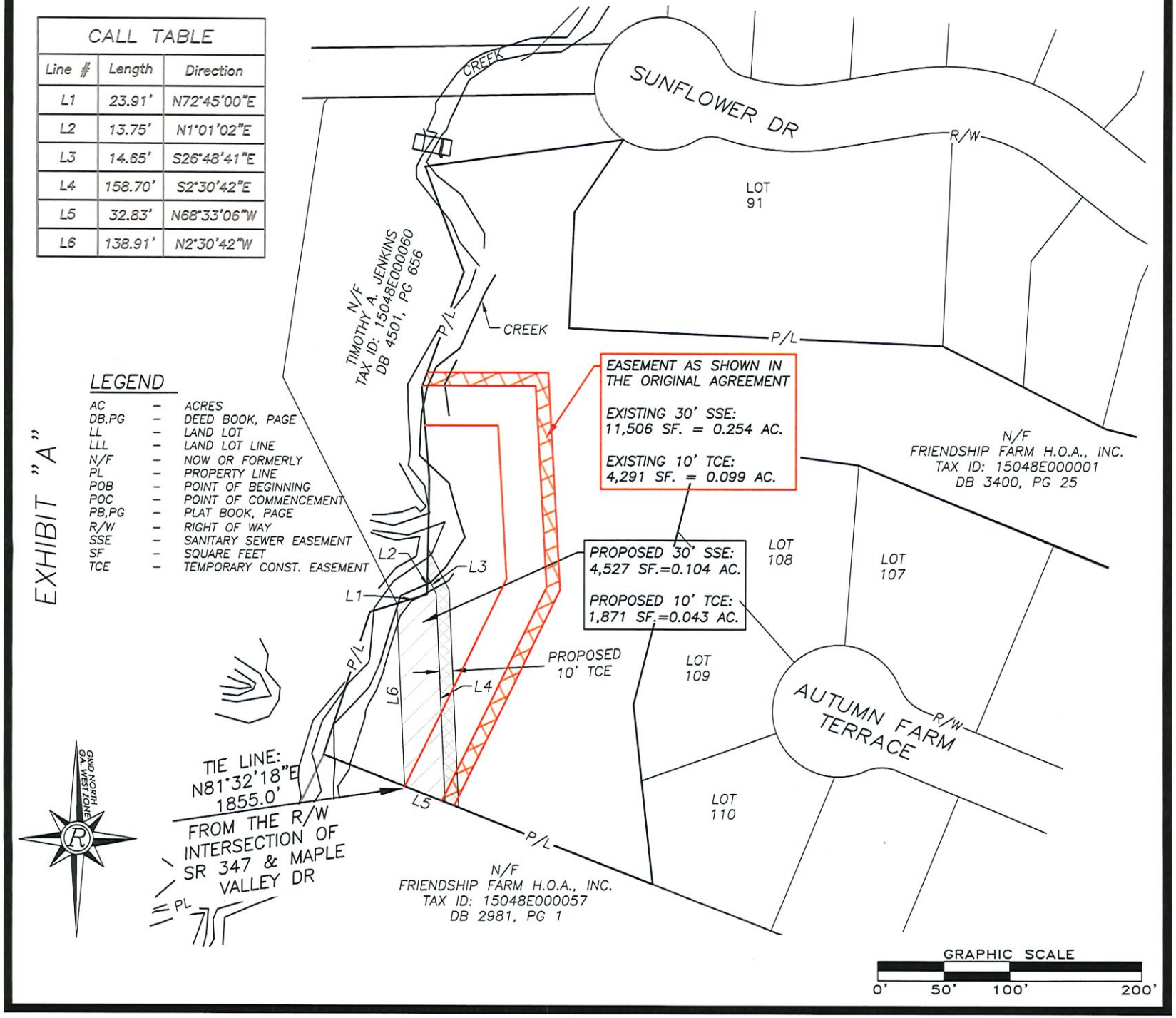
Together with a Temporary Construction Easement 10 feet in width adjacent to and contiguous with the southeastern Permanent Easement boundary. Said Temporary Construction Easement shall be set to expire upon completion of the project.

EXHIBIT "A"

CALL TABLE		
Line #	Length	Direction
L1	23.91'	N72°45'00"E
L2	13.75'	N1°01'02"E
L3	14.65'	S26°48'41"E
L4	158.70'	S2°30'42"E
L5	32.83'	N68°33'06"W
L6	138.91'	N2°30'42"W

LEGEND

AC	–	ACRES
DB,PG	–	DEED BOOK, PAGE
LL	–	LAND LOT
LLL	–	LAND LOT LINE
N/F	–	NOW OR FORMERLY
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
POC	–	POINT OF COMMENCEMENT
PB,PG	–	PLAT BOOK, PAGE
R/W	–	RIGHT OF WAY
SSE	–	SANITARY SEWER EASEMENT
SF	–	SQUARE FEET
TCE	–	TEMPORARY CONST. EASEMENT



Rochester
BCCM
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | 770.718.9090 f
www.rochester-assoc.com

SANITARY SEWER EASEMENT EXHIBIT FOR:

FRIENDSHIP FARM HOA, INC.

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #16

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=100'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV#2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

REV. #4(LJG): 6/18/18; NEW ALIGNMENT~REV. #5(AJA): 6/9/2023; EDIT SSE & TCE

After recording return to:
Whitney S. Brown
PO Box 3280
Gainesville, GA 30501
Parcel 006

Re: Deed Book 8250, Page 343, Hall County, Georgia Deed Records

AMENDMENT TO
ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
HALL COUNTY BOARD OF COMMISSIONERS

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on April 17, 2019, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from Christopher L Puckett & Pamela L Puckett ("Grantor") to HALL COUNTY, GEORGIA (the "Grantee")was filed and recorded in Deed Book 8250, page 343 of the Hall County, Georgia Deed Records, a copy of which is attached as **Exhibit "A"** and made a part hereof by reference (the "Original Easement"); and

WHEREAS, due to a miscommunication between the Grantee and its contractor, CDM Smith, the temporary construction easement granted by Grantor as a portion of the Original Easement is located in an incorrect location; and

WHEREAS, Grantor and Grantee now desire to amend the Original Easement to release the temporary construction easement granted pursuant thereto and provide for the grant of a new temporary construction easement in the correct location; and

Now, therefore, for and in consideration of One Dollar ($1.00) in hand paid, the Original Easement is hereby amended as follows:

The 10' wide temporary construction easement depicted on Exhibit "A" to the Original Easement is hereby released, and Grantee shall no longer have any interest in said temporary construction easement.

The new temporary construction easement as depicted in **Exhibit "B"** hereto, which is incorporated herein by reference, is hereby granted and conveyed to Grantee (the "New TCE").

-3-

The New TCE shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This _____ day of _____, 20_____.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTOR:

_____(SEAL)
Name: Christopher L Puckett

_____(SEAL)
Name: Pamela L Puckett

JOHN ROBERT VASICAK NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA May 10,2025

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTEE:

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

EXHIBIT "A"

FILED & RECORDED
DATE: 4/17/2019
TIME: 12:36PM
DEED BOOK: 8250
PAGES: 343-346
FILING FEES: $.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

HALL COUNTY GEORGIA

Hall County Public Works &
Utilities
P.O. Drawer 1435
Gainesville, GA 30503

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
BOARD OF COMMISSIONERS
HALL COUNTY, GEORGIA

Project Name: Friendship Road Corridor Sewer Extension

THIS EASEMENT CONVEYANCE made and executed November 27, 2018, WITNESSETH that **Christopher L. Puckett & Pamela J. Puckett**, hereinafter referred to as GRANTOR, is the owner of a tract of land in said County adjacent to a project consisting of the placement and maintenance of gravity sanitary sewer lines. Said project has been laid out by parties acting for the Hall County Board of Commissioners, Hall County, Georgia.

NOW, therefore, for and in consideration of one ($1.00) dollar in hand paid, receipt of which is acknowledged, the undersigned does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement on so much land in the 15th Land District of Hall County and Friendship GMD 1419. Said terms include and bind the heirs, executors, administrators, successors, and assigns of the parties hereto.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

The Grantee shall have the right of ingress and egress on said lands for constructing; laying and maintaining said sanitary sewer line and shall exercise reasonable diligence in doing necessary work in connection herewith to avoid damaging the property.

1) A temporary Access and Construction Easement, ten (10) feet in width, through the above described property of Grantor as shown on the attached Easement Exhibit. The temporary easement will allow for clearing of trees, brush and excavations within the easement necessary for installation of the sewer lines. If blasting is required, prior notice of two (2) days will be given. The temporary easement will commence on date written above, and will expire ninety (90) days after substantial completion of that portion of the Project.

EXHIBIT "A"

2) A perpetual Access and Maintenance Easement will extend a distance of fifteen (15) feet on either side (30' total width) of the completed sewer line on Grantor's property. Grantee shall have the right to construct, maintain, operate, repair, replace, patrol, and remove sewer lines, manholes, gravel access driveways gates and fences hereto, within said easement, at a depth of ten (10) to sixteen (16) feet, and manhole heights of two (2) feet above finished grade, and through the above-described property of the Grantor. Grantor must be given twenty-four (24) hours' notice, prior to any of above said activities (except in times of emergencies with sewer overflowing into the easement). Grantee shall have the right to clear and keep clear all trees, undergrowth and other obstructions from the easement herein granted. Grantor agrees not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement. Grantor further agrees not to do any grading or filling within the easement area without prior written approval of the Grantee.
3) This perpetual Easement provides for access on Grantor's property by Grantee and/or Grantee's employees, subcontractors and/or designated representatives, and includes all vehicles, equipment, tools, and materials necessary for completion of the project. Grantee agrees to install security gates and fencing at entry and exit points of perpetual Easement, at a height of six (6) feet, covering the entire width of temporary and perpetual Easement. Said gates may only be opened by Grantor, Grantee, and/or Grantee's employees, subcontractors and/or designated representatives. All disturbed areas related to the project will be stabilized using Best Management Practices for control of soil erosion and sedimentation.
4) Grantee agrees to cover gravel maintenance road with soil and grass, so that no gravel is exposed on property.
5) Grantee agrees to provide plat of Grantors property, showing exact location of sewer line, at the completion of project, and to replace any property pins or stakes that are disturbed.
6) This perpetual Easement is exclusive to Grantee. Grantee does not have the right to grant use to any other utility or municipality, above ground or below ground. Easement may not be used for any purposes other than described herein. In the event Grantee abandons and/or sells said easement, the terms of this agreement will be terminated.

Said easement being more particularly shown in the location on the drawing marked Exhibit "A", attached hereto and made a part hereof.

In exercising the rights herein granted, Grantee shall restore all easement and construction areas to as near as possible their original condition and contour, prior to said activities.

The terms and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, devisees, successors, trustees or assigns of the parties hereto.

The undersigned does not convey any land, but merely grants the rights, privileges, and easements herein before set out.

The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

[Signature on the following page]

EXHIBIT "A"

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of:

(Unofficial Witness)

Grantor: **Christopher L. Puckett** (Seal)

11/27/2018

(Notary Public)

MEENA K TAH
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires July 16, 2019

[NOTARIAL SEAL]
Commission Expires: 7-16-2019

(Unofficial Witness)

Grantor: **Pamela J. Puckett** (Seal)

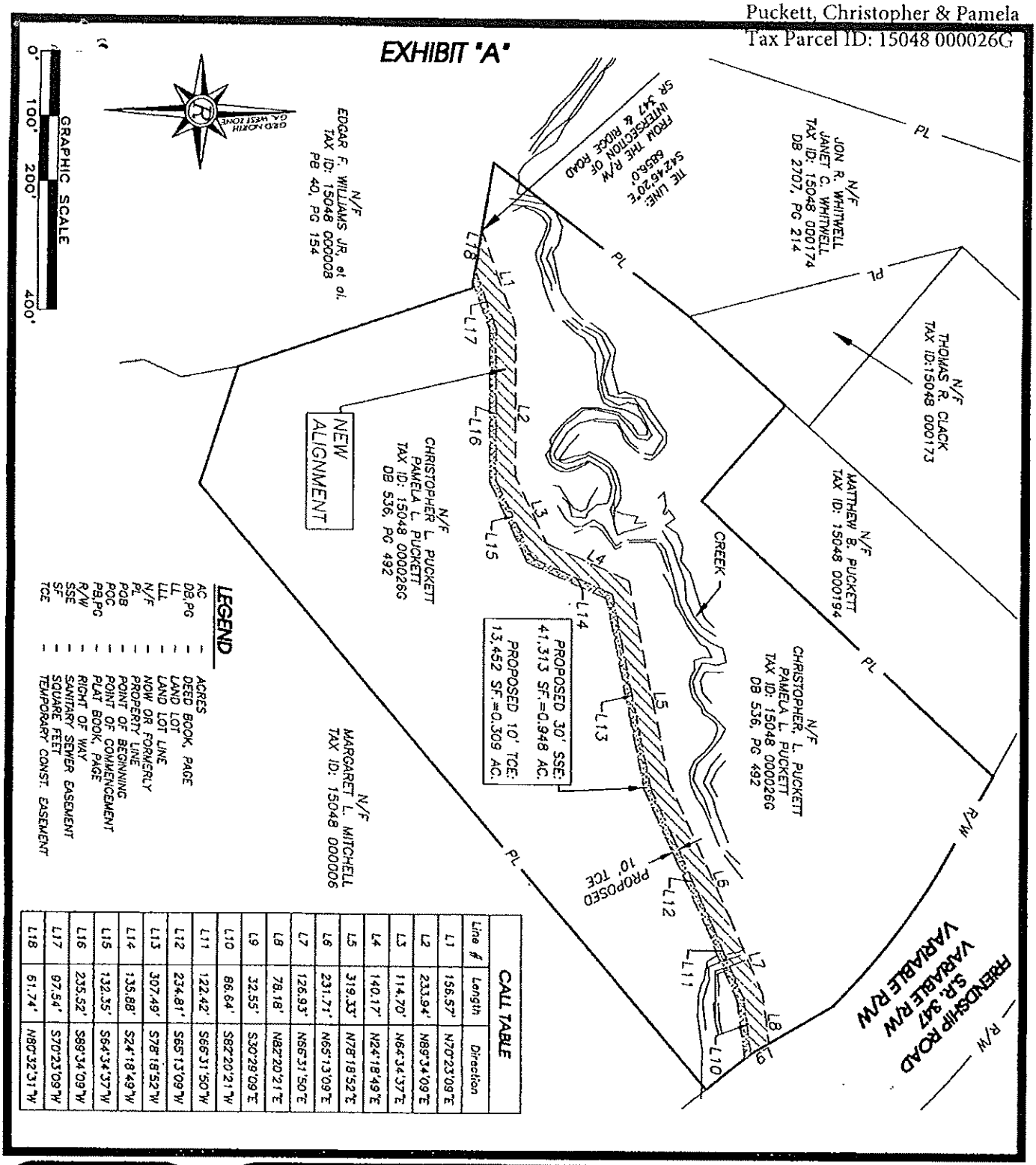
(Notary Public)

MEENA K TAH
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires July 16, 2019

[NOTARIAL SEAL]
Commission Expires: 7-16-2019

Property PIN #: 15048 000026G

Puckett, Christopher & Pamela
Tax Parcel ID: 15048 000026G



LEGEND

AC	– ACRES
DB,PG	– DEED BOOK, PAGE
LL	– LAND LOT
LLL	– LAND LOT LINE
N/F	– NOW OR FORMERLY
PL	– PROPERTY LINE
POB	– POINT OF BEGINNING
POC	– POINT OF COMMENCEMENT
PB,PG	– PLAT BOOK, PAGE
R/W	– RIGHT OF WAY
SSSE	– SANITARY SEWER EASEMENT
SF	– SQUARE FEET
TCE	– TEMPORARY CONST. EASEMENT

CALL TABLE

Line #	Length	Direction
L1	156.57'	N70°23'09"E
L2	233.94'	N89°34'09"E
L3	114.70'	N64°34'37"E
L4	140.17'	N24°18'49"E
L5	319.33'	N78°18'52"E
L6	231.71'	N65°13'09"E
L7	126.93'	N86°31'50"E
L8	78.18'	N82°20'21"E
L9	32.55'	S30°29'09"E
L10	86.64'	S82°20'21"W
L11	122.42'	S86°31'50"W
L12	234.81'	S65°13'09"W
L13	307.49'	S78°18'52"W
L14	135.88'	S24°18'49"W
L15	132.55'	S64°34'37"W
L16	235.52'	S89°34'09"W
L17	97.54'	S70°23'09"W
L18	61.74'	N80°32'31"W

SHEET 1 OF 1
DATE: 5/15/17
SCALE: 1"=200'
JOB NO.: G216094.COM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:
CHRISTOPHER L. PUCKETT
PAMELA L. PUCKETT
3518 FRIENDSHIP RD., BUFORD, GA. 30519
FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #6

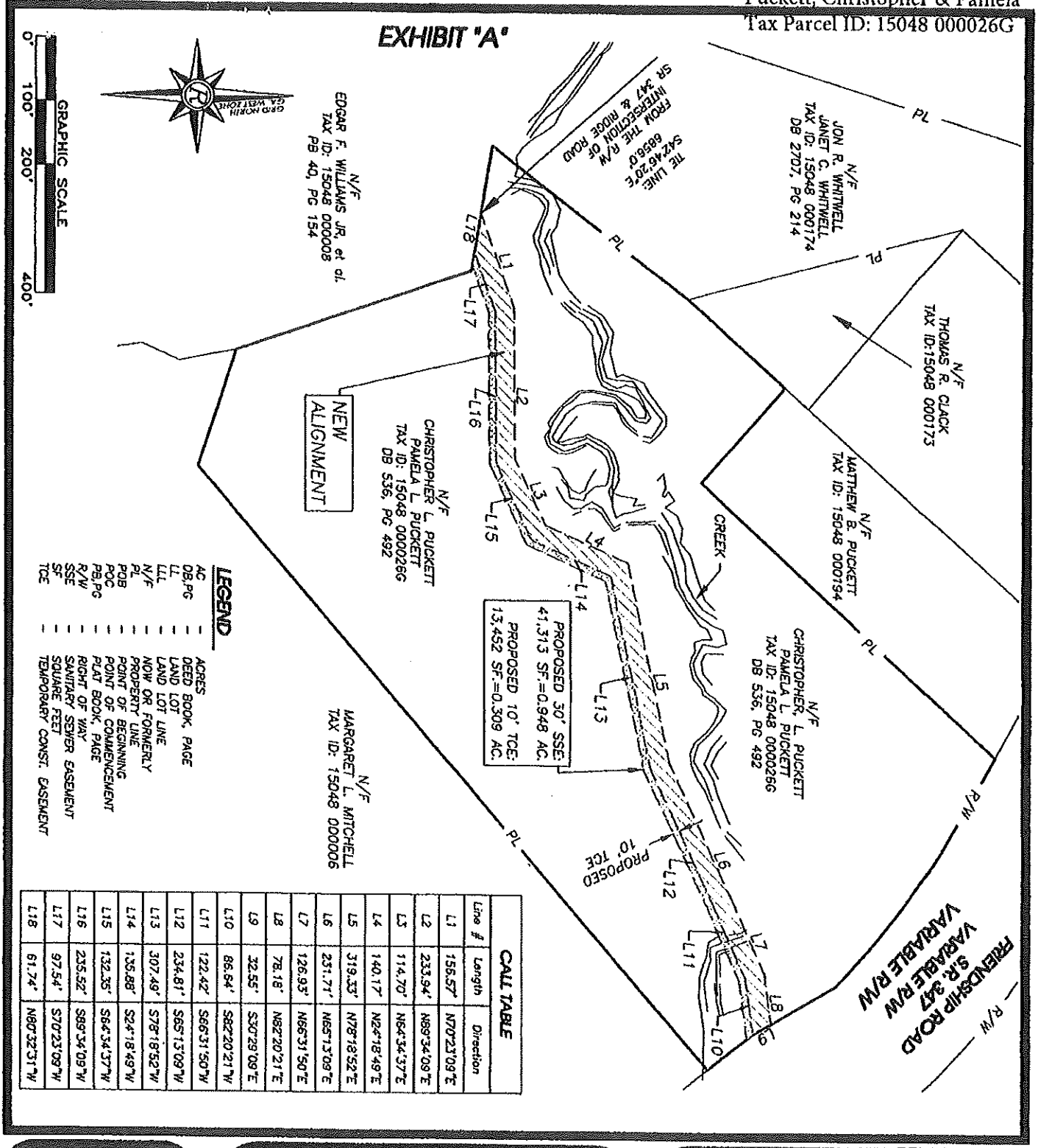
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

REV. #4(LJG): 6/18/18; NEW ALIGNMENT

EXHIBIT "B"

Puckett, Christopher & Pamela
Tax Parcel ID: 15048 000026G



LEGEND

AC	ACRES
DB,PG	DEED BOOK, PAGE
LL	LAND LOT
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PB,PG	PLAT BOOK, PAGE
R/W	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
SF	SQUARE FEET
TCE	TEMPORARY CONST. EASEMENT

CALL TABLE

Line #	Length	Direction
L1	155.57'	N70°23'09"E
L2	233.94'	N89°34'09"E
L3	114.70'	N64°34'37"E
L4	140.17'	N24°18'49"E
L5	319.33'	N78°18'52"E
L6	231.71'	N65°13'09"E
L7	126.93'	N66°31'50"E
L8	78.18'	N82°20'21"E
L9	32.55'	S30°29'09"E
L10	86.64'	S82°20'21"W
L11	122.42'	S66°31'50"W
L12	234.81'	S65°13'09"W
L13	307.49'	S78°18'52"W
L14	135.88'	S24°18'49"W
L15	132.35'	S64°34'37"W
L16	235.52'	S89°34'09"W
L17	97.54'	S70°23'09"W
L18	61.74'	N80°32'31"W

SHEET	OF
1	1

DATE: 5/15/17
SCALE: 1"=200'
JOB NO.: G216094.CDM
DRAWN BY: MEO
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

CHRISTOPHER L. PUCKETT
PAMELA L. PUCKETT

3516 FRIENDSHIP RD., BUFORD, GA. 30519

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #6

Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

REV. #4(LJG): 6/18/18; NEW ALIGNMENT

After recording return to:
Whitney S. Brown
PO Box 3250
Gainesville, GA
30501
Parcel 003

Re: Deed Book 8324, Page 324, Hall County, Georgia Deed Records

AMENDMENT TO
ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
HALL COUNTY BOARD OF COMMISSIONERS

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on August 28, 2019, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from Estate of Edgar F Williams, Jr ("Grantor") to HALL COUNTY, GEORGIA (the "Grantee")was filed and recorded in Deed Book 8324, page 324 of the Hall County, Georgia Deed Records, a copy of which is attached as **Exhibit "A"** and made a part hereof by reference (the "Original Easement"); and

WHEREAS, due to a miscommunication between the Grantee and its contractor, CDM Smith, the temporary construction easement granted by Grantor as a portion of the Original Easement is located in an incorrect location; and

WHEREAS, Grantor and Grantee now desire to amend the Original Easement to release the temporary construction easement granted pursuant thereto and provide for the grant of a new temporary construction easement in the correct location; and

Now, therefore, for and in consideration of One Dollar ($1.00) in hand paid, the Original Easement is hereby amended as follows:

The 10' wide temporary construction easement depicted on Exhibit "A" to the Original Easement is hereby released, and Grantee shall no longer have any interest in said temporary construction easement.

The new temporary construction easement as depicted in **Exhibit "B"** hereto, which is incorporated herein by reference, is hereby granted and conveyed to Grantee (the "New TCE").

-3-

The New TCE shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This _____ day of _____, 20_____.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTOR:
Estate of Edgar F Williams, Jr

_____(SEAL)
Name: _____

_____(SEAL)
Name: _____

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTEE:

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

EXHIBIT "A"

FILED & RECORDED
DATE: 8/28/2019
TIME: 3:37PM
DEED BOOK: 8324
PAGES: 324-328
FILING FEES: $18.00
Recorded By: NB
Charles Baker, C.S.C.
Hall County, GA

File

Return to:
J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
BOARD OF COMMISSIONERS
HALL COUNTY, GEORGIA

Project Name: Friendship Road Corridor Sewer Extension

THIS EASEMENT CONVEYANCE made and executed August 28, 2019,

WITNESSETH that **DAVID E. WILLIAMS and JOAN WILLIAMS as Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and WILLIAMS FAMILY HOLDINGS, LLLP**, hereinafter collectively referred to as GRANTOR, is the owner of a tract of land in Hall County adjacent to a project consisting of the placement and maintenance of sanitary sewer lines (the "Project"). The Project has been laid out by parties acting for the Hall County Board of Commissioners, Hall County, Georgia.

NOW, therefore, for and in consideration of one ($1.00) dollar in hand paid, receipt of which is acknowledged, the GRANTOR does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement over, through, across and under the real property shown on Exhibit "A" and described on Exhibit "B", both of the Exhibits are attached hereto and made a part hereof.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

The Grantee shall have the right of ingress and egress on the property of the GRANTOR for the purpose of constructing, installing, laying and maintaining said sanitary sewer line and shall exercise reasonable diligence in doing necessary work in connection herewith so as to avoid unnecessarily damaging the property of the GRANTOR.

1) A temporary Access and Construction Easement through the property of the GRANTOR above described of Grantor as shown on the attached Easement Exhibit. The temporary easement will allow for clearing of trees, brush and excavations within the easement

necessary for installation of the sewer lines. The temporary easement will expire at the completion of project.

2) A perpetual Access and Maintenance Easement will extend a distance of fifteen (15) feet on either side of the completed sewer line on GRANTOR'S property. GRANTEE shall have the right to construct, maintain, operate, repair, replace, patrol, and remove sewer lines, manholes, gravel access driveways and appurtenances thereto, within the Access and Maintenance Easement area and through the above described property of the GRANTOR. GRANTEE shall have the right to clear and keep clear all trees, undergrowth and other obstructions from the easement herein granted. GRANTOR agrees not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement. GRANTOR further agrees not to do any grading or filling within the easement area without prior written approval of the GRANTEE.
3) This Easement provides for access on Grantor's property by GRANTEE and/or GRANTEE'S employees, subcontractors and/or designated representatives, and includes all vehicles, equipment, tools, and materials necessary for completion of the project. All disturbed areas related to the project will be stabilized using Best Management Practices for control of soil erosion and sedimentation.

In exercising the rights herein granted, GRANTEE shall restore all easement and construction areas to as near as reasonably possible their original condition and contour, prior to said activities.

The terms and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, devisees, successors, trustees or assigns of the parties hereto.

The undersigned does not convey any land, but merely grants the rights, privileges, and easements herein before set out.

The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
[NOTARIAL SEAL]
Commission Expires:

DENISE H. ERWIN NOTARY PUBLIC HALL COUNTY, GA My Commission Expires Sept. 6, 2014

(Seal)
DAVID E. WILLIAMS, Co-Executor
for the Estate of Edgar F. Williams, Jr.
and the Estate of Helen Deaton Williams

(SEAL)
JOAN WILLIAMS, Co-Executor for the
Estate of Edgar F. Williams, Jr. and the
Estate of Helen Deaton Williams

EXHIBIT "A"

Signed, sealed and delivered
in the presence of

Unofficial Witness

Notary Public
[NOTARIAL SEAL]
Commission Expires:

WILLIAMS FAMILY HOLDINGS, LLLP

By: Williams Management Services, Inc., its General Partner

By: _____
David E. Williams, President

Attest: _____
Joan Williams, Secretary

(CORPORATE SEAL)

Property PIN #: 15048 000008

889269-1
50053\939

EXHIBIT "A"

CALL TABLE		
Line #	Length	Direction
L1	115.48'	S22°27'43"E
L2	349.45'	S7°35'10"W
L3	164.10'	S1°22'59"E
L4	283.82'	S36°28'00"E
L5	155.25'	S38°16'08"E
L6	129.34'	S86°39'22"E
L7	372.79'	S58°43'05"E
L8	354.98'	S58°22'00"E
L9	127.35'	S85°05'22"E
L10	5.51'	N70°23'09"E
L11	61.74'	S80°32'31"E
L12	65.55'	S70°23'09"W
L13	141.39'	N85°09'58"W
L14	362.44'	N58°22'00"W
L15	364.82'	N58°43'05"W
L16	135.36'	N86°39'22"W
L17	169.20'	N38°16'08"W
L18	290.68'	N36°28'00"W
L19	175.78'	N12°25'59"W
L20	346.70'	N7°35'10"E
L21	110.69'	N22°27'43"W
L22	30.18'	N73°45'00"E

GRAPHIC SCALE
0' 200' 400' 800'

LEGEND
AC — ACRES
DB,PG — DEED BOOK, PAGE
LL — LAND LOT
LLL — LAND LOT LINE
N/F — NOW OR FORMERLY
PL — PROPERTY LINE
POB — POINT OF BEGINNING
POC — POINT OF COMMENCEMENT
PB,PG — PLAT BOOK, PAGE
R/W — RIGHT OF WAY
SSE — SANITARY SEWER EASEMENT
SF — SQUARE FEET
TCE — TEMPORARY CONST. EASEMENT

PROPOSED 30' SSE: 62,896 SF.=1.444 AC.
PROPOSED 10' TCE: 18,726 SF.=0.430 AC.

N/F LAKES PKWY 11LLC TAX ID: 15048 000008B

N/F CHARLES D. BELL, et al. TAX ID: 15048 000007 PB 223, PG 479

N/F JAMES MCNEAL TAX ID: 15048 000025C

N/F NANCY C. JOHNSON TAX ID: 15048 000026E DB 2707, PG 212

N/F JON R. WHITWELL JANET C. WHITWELL TAX ID: 15048 000174 DB 2707, PG 214

N/F ESTATE OF EDGAR F. WILLIAMS JR. et al. TAX ID: 15048 000008 DB 4077 PG 185 DB 1564 PG 243

N/F CHRISTOPHER, L. PUCKETT TAX ID: 15048 000026G DB 536, PG 492

N/F MARGARET L. MITCHELL TAX ID: 15048 000006

NEW ALIGNMENT

CREEK

FRIENDSHIP ROAD S.R. 347 VARIABLE R/W

TIE LINE: S43°22'10"E 500.54' FROM THE INTERSECTION OF R/W SR 347 & RIDGE RD

PROPOSED 10' TCE

PL

R/W

L2 L3 L5 L6 L7 L8 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22

SHEET	OF
1	1

DATE: 5/15/17
SCALE: 1"=400'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

EDGAR F. WILLIAMS, JR., et al.

3654 FRIENDSHIP RD, BUFORD, GA. 30519

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #3

Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

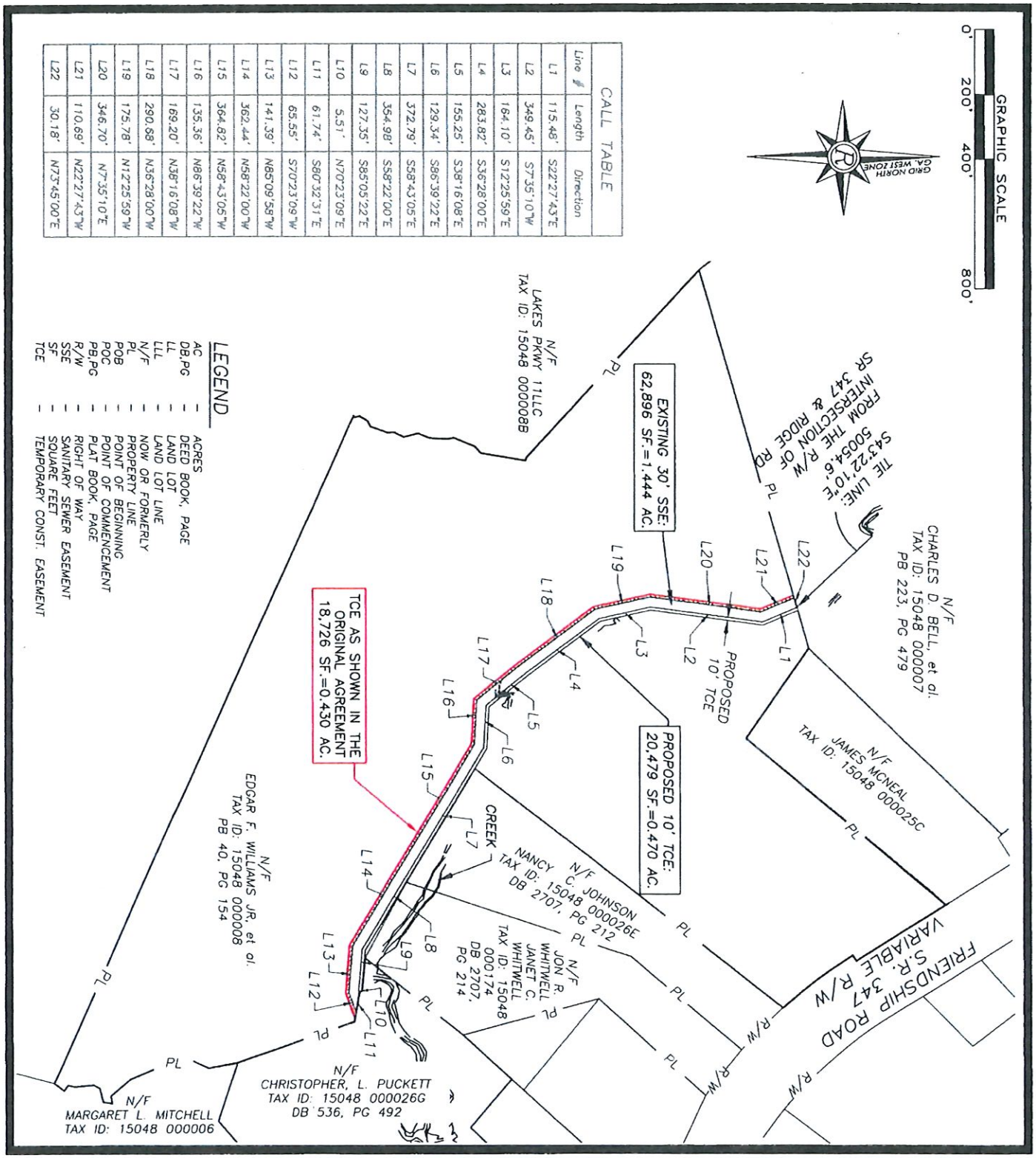
REV. #3(LJG): 6/7/18; NEW ALIGNMENT

EXHIBIT "B"

All that tract or parcel of land lying and being in Friendship G.M.D. 1419, Hall County, Georgia, and shown as a 30" Sanitary Sewer Easement and 10" Temporary Construction Easement on a survey entitled "Sanitary Sewer Easement Exhibit for Edgar F. Williams, Jr., et al.", dated May 15, 2017, last revised June 18, 2018, prepared by Rochester & Associates, Inc., Georgia Registered Land Surveyors, and being more particularly described as follows:

Begin at a point located South 43°22'10" East 50054.6 feet from the right of way intersection of SR 347 and Ridge Road; thence South 22°27'43" East 115.48 feet to a point; thence South 7°35'10" West 349.45 feet to a point; thence South 12°25'59" East 164.10 feet to a point; thence South 36°28'00" East 283.82 feet to a point; thence South 38°16'08" East 155.25 feet to a point; thence South 86°39'22" East 129.34 feet to a point; thence South 58°43'05" East 372.79 feet to a point; thence South 58°22'00" East 354.98 feet to a point; thence South 85°05'22" East 127.35 feet to a point; thence North 70°23'09" East 5.51 feet to a point; thence South 80°32'31" East 61.74 feet to a point; thence South 70°23'09" West 65.55 feet to a point; thence North 85°09'58" West 141.39 feet to a point; thence North 58°22'00" West 362.44 feet to a point; North 58°43'05" West 364.82 feet to a point; thence North 86°39'22" West 135.36 feet to a point; thence North 38°16'08" West 169.20 feet to a point; thence North 36°28'00 West 290.68 feet to a point; thence North 12°25'59" West 175.78 feet to a point; thence North 7°35'10" East 346.70 feet to a point; thence North 22°27'43" West 110.69 feet to a point; thence North 73°45'00" East 30.18 feet to the point of beginning.

EXHIBIT "B"



SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=400'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

EDGAR F. WILLIAMS, JR., et al.

3654 FRIENDSHIP RD, BUFORD, GA. 30519

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #3

Rochester
DCCM
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | 770.718.9090 f
www.rochester-assoc.com

REV. #4(LJG): 6/18/18; NEW ALIGNMENT~REV. #5(AJA): 6/9/2023; EDIT TCE

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV#2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

After recording return to:
Whitney S. Brown
POBox 3280
Gainesville, GA
30501
Parcel 002

Re: Deed Book 8222, Page 231, Hall County, Georgia Deed Records

AMENDMENT TO
ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
HALL COUNTY BOARD OF COMMISSIONERS

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on February 21, 2019, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from Charles D Bell, Alice Bell Pruett, Brenda Bell Williams & Sandra Bell Dowdy ("Grantor") to HALL COUNTY, GEORGIA (the "Grantee")was filed and recorded in Deed Book 8222, page 231 of the Hall County, Georgia Deed Records, a copy of which is attached as **Exhibit "A"** and made a part hereof by reference (the "Original Easement"); and

WHEREAS, due to a miscommunication between the Grantee and its contractor, CDM Smith, the temporary construction easement granted by Grantor as a portion of the Original Easement is located in an incorrect location; and

WHEREAS, Grantor and Grantee now desire to amend the Original Easement to release the temporary construction easement granted pursuant thereto and provide for the grant of a new temporary construction easement in the correct location; and

Now, therefore, for and in consideration of One Dollar ($1.00) in hand paid, the Original Easement is hereby amended as follows:

The 10' wide temporary construction easement depicted on Exhibit "A" to the Original Easement is hereby released, and Grantee shall no longer have any interest in said temporary construction easement.

The new temporary construction easement as depicted in **Exhibit "B"** hereto, which is incorporated herein by reference, is hereby granted and conveyed to Grantee (the "New TCE").

-3-

The New TCE shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This _____ day of _____, 20_____.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires: 4/10/2025
(Notary Seal)

JOHN ROBERT ASICAK NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES APR 10,2025

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTOR:

_____(SEAL)
Name: Charles D Bell

_____(SEAL)
Name: Alice Bell Pruett

_____(SEAL)
Name: Brenda Bell Williams

_____(SEAL)
Name: Sandra Bell Dowdy

GRANTEE:

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

EXHIBIT "A"

FILED & RECORDED
DATE: 2/21/2019
TIME: 12:37PM
DEED BOOK: 8222
PAGES: 231-237
FILING FEES: $22.00
PT61: 069201900105
TRANSFER TAX: $.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

Return to: ✓
Hall County Public Works
P.O. Box 1435
Gainesville, Georgia 30503

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
BOARD OF COMMISSIONERS
HALL COUNTY, GEORGIA

Project Name: Friendship Road Corridor Sewer Extension

THIS EASEMENT CONVEYANCE made and executed 9-25-18, 2018, WITNESSETH that **Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy**, hereinafter referred to as GRANTOR, is the owner of a tract of land in said County adjacent to a project consisting of the placement and maintenance of sanitary sewer lines. Said project has been laid out by parties acting for the Hall County Board of Commissioners, Hall County, Georgia.

NOW, therefore, for and in consideration of one ($1.00) dollar in hand paid, receipt of which is acknowledged, the undersigned does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement on so much land in the 15th Land District of Hall County and Friendship GMD 1419. Said terms include and bind the heirs, executors, administrators, successors, and assigns of the parties hereto.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

The Grantee shall have the right of ingress and egress on said lands for the purpose of constructing, laying and maintaining said sanitary sewer line and shall exercise reasonable diligence in doing necessary work in connection herewith so as to avoid damaging the property.

1) A temporary Access and Construction Easement through the above described of Grantor as shown on the attached Easement Exhibit. The temporary easement will allow for clearing of trees, brush and excavations within the easement necessary for installation of the sewer lines. The temporary easement will expire at the completion of project.

2) A perpetual Access and Maintenance Easement will extend a distance of fifteen (15) feet on either side of the completed sewer line on Grantor's property. Grantee shall have the right to construct, maintain, operate, repair, replace, patrol, and remove sewer lines, manholes, gravel access driveways and appurtenances thereto, within said easement and through the above described property of the Grantor. Grantee shall have the right to clear and keep clear all trees, undergrowth and other obstructions from the easement herein granted. Grantor agrees not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement. Grantor further agrees not to do any grading or filling within the easement area without prior written approval of the Grantee.
3) This Easement provides for access on Grantor's property by Grantee and/or Grantee's employees, subcontractors and/or designated representatives, and includes all vehicles, equipment, tools, and materials necessary for completion of the project. All disturbed areas related to the project will be stabilized using Best Management Practices for control of soil erosion and sedimentation.

Said easement being more particularly shown in the approximate location on the drawing marked Exhibit "A", attached hereto and made a part hereof.

In exercising the rights herein granted, Grantee shall restore all easement and construction areas to as near as possible their original condition and contour, prior to said activities.

The terms and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, devisees, successors, trustees or assigns of the parties hereto.

The undersigned does not convey any land, but merely grants the rights, privileges, and easements herein before set out.

The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

[Signature on the following page]

EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of:

(Unofficial Witness)

(Notary Public)

[NOTARIAL SEAL]
Commission Expires: 10/10/21

(Seal)
Grantor:
Sandra Bell Dowdy

WENDY A ARMENTI
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 10, 2021

Property PIN #: 15048 000007

EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of:

(Unofficial Witness)

(Notary Public)

[NOTARIAL SEAL]
Commission Expires: 10/10/21

(Seal)
Grantor:
Alice Bell Pruett

WENDY A ARMENTI
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 10, 2021

Property PIN #: 15048 000007

EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of:

(Unofficial Witness)

(Notary Public)

[NOTARIAL SEAL]
Commission Expires: 10/10/21

(Seal)
Grantor:
Charles D. Bell

WENDY A ARMENTI
NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 10, 2021
HALL COUNTY, GEORGIA

Property PIN #: 15048 000007

EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of:

(Unofficial Witness)

(Notary Public)

[NOTARIAL SEAL]
Commission Expires: 10/10/21

Grantor:
Brenda Bell Williams

WENDY A ARMENTI
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 10, 2021

Property I.D. No. 15048 000007

EXHIBIT "A"

CALL TABLE		
Line #	Length	Direction
L1	77.92'	S14°11'59"E
L2	277.02'	S64°27'01"E
L3	202.29'	S67°36'03"E
L4	234.40'	S58°58'27"E
L5	272.91'	S68°42'24"E
L6	68.78'	S22°27'43"E
L7	30.18'	S75°44'54"W

CALL TABLE		
Line #	Length	Direction
L8	52.70'	N22°27'43"W
L9	262.66'	N68°42'24"W
L10	234.69'	N58°58'27"W
L11	200.85'	N67°36'03"W
L12	291.92'	N64°27'01"W
L13	73.47'	N14°11'59"W
L14	35.25'	N44°07'08"E

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=300'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

CHARLES D. BELL, et al.

3780 FRIENDSHIP RD, BUFORD, GA 30519

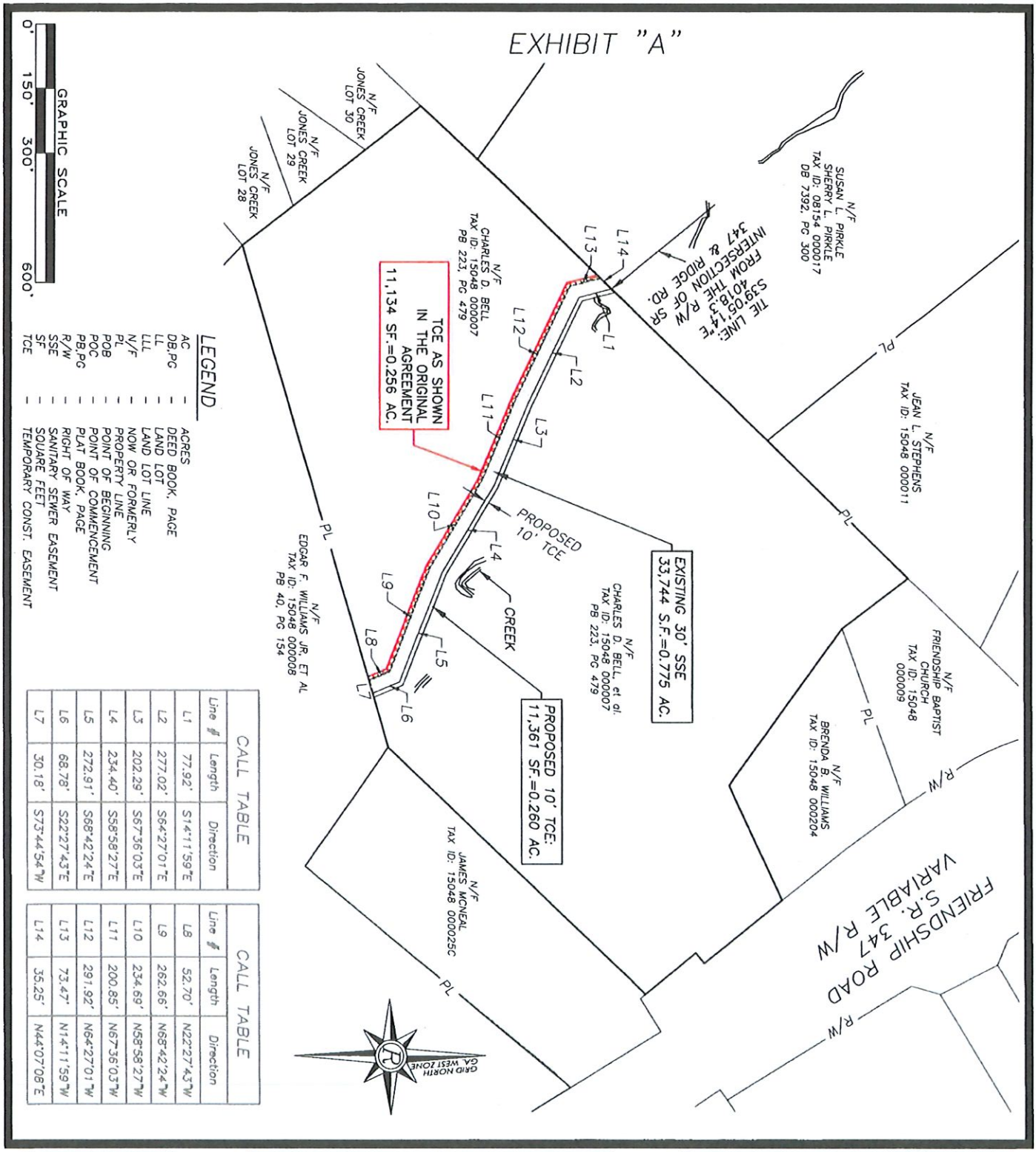
FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #2

Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LJG): 6/18/18; NEW ALIGNMENT

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

EXHIBIT "B"



CALL TABLE		
Line #	Length	Direction
L1	77.92'	S14°11'59"E
L2	277.02'	S64°27'01"E
L3	202.29'	S67°36'03"E
L4	234.40'	S58°58'27"E
L5	272.91'	S68°42'24"E
L6	68.78'	S22°27'43"E
L7	30.18'	S73°44'54"W

CALL TABLE		
Line #	Length	Direction
L8	52.70'	N22°27'43"W
L9	262.66'	N68°42'24"W
L10	234.69'	N58°58'27"W
L11	200.85'	N67°36'03"W
L12	291.92'	N64°27'01"W
L13	73.47'	N14°11'59"W
L14	35.25'	N44°07'08"E

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=300'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

CHARLES D. BELL, et al.

3760 FRIENDSHIP RD, BUFORD, GA 30519

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #2

Rochester
DCCM
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | 770.718.9090 f
www.rochester-assoc.com

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV#2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

REV. #4(LJG): 6/18/18; NEW ALIGNMENT~REV. #5(AJA): 6/9/2023; EDIT TCE

After recording return to:
Whitney S. Brown
PO Box 3280
Gainesville, GA 30501
Parcel 001B

Re: Deed Book 8426, Page 191, Hall County, Georgia Deed Records

AMENDMENT TO
ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
HALL COUNTY BOARD OF COMMISSIONERS

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on February 13, 2020, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from We-Flip LLC ("Grantor") to HALL COUNTY, GEORGIA (the "Grantee")was filed and recorded in Deed Book 8426, page 191 of the Hall County, Georgia Deed Records, a copy of which is attached as **Exhibit "A"** and made a part hereof by reference (the "Original Easement"); and

WHEREAS, due to a miscommunication between the Grantee and its contractor, CDM Smith, the temporary construction easement granted by Grantor as a portion of the Original Easement is located in an incorrect location; and

WHEREAS, Grantor and Grantee now desire to amend the Original Easement to release the temporary construction easement granted pursuant thereto and provide for the grant of a new temporary construction easement in the correct location; and

Now, therefore, for and in consideration of One Dollar ($1.00) in hand paid, the Original Easement is hereby amended as follows:

The 10' wide temporary construction easement depicted on Exhibit "A" to the Original Easement is hereby released, and Grantee shall no longer have any interest in said temporary construction easement.

The new temporary construction easement as depicted in **Exhibit "B"** hereto, which is incorporated herein by reference, is hereby granted and conveyed to Grantee (the "New TCE").

-3-

The New TCE shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This _____ day of _____, 20_____.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTOR:
We-Flip LLC

_____(SEAL)
Name:_____

_____(SEAL)
Name:_____

JOHN ROBERT VASICAK NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES May 10,2025

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTEE:

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

FILED & RECORDED
DATE: 2/13/2020
TIME: 3:45PM
DEED BOOK: 8426
PAGES: 191-194
FILING FEES: $25.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

EXHIBIT "A"

File

Return to:
J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
BOARD OF COMMISSIONERS
HALL COUNTY, GEORGIA

Project Name: Friendship Road Corridor Sewer Extension

THIS EASEMENT CONVEYANCE made and executed February 13, 2020,

WITNESSETH that **WE FLIP, LLC, a Georgia limited liability company**, hereinafter referred to as GRANTOR, is the owner of a tract of land in Hall County adjacent to a project consisting of the placement and maintenance of sanitary sewer lines (the "Project"). The Project has been laid out by parties acting for the Hall County Board of Commissioners, Hall County, Georgia.

NOW, therefore, for and in consideration of one ($1.00) dollar in hand paid, receipt of which is acknowledged, the GRANTOR does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement over, through, across and under the real property shown on Exhibit "A" and described on Exhibit "B", both of the Exhibits are attached hereto and made a part hereof.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

The Grantee shall have the right of ingress and egress on the property of the GRANTOR for the purpose of constructing, installing, laying and maintaining said sanitary sewer line and shall exercise reasonable diligence in doing necessary work in connection herewith so as to avoid unnecessarily damaging the property of the GRANTOR.

EXHIBIT "A"

1) A temporary Access and Construction Easement through the property of the GRANTOR above described of Grantor as shown on the attached Easement Exhibit. The temporary easement will allow for clearing of trees, brush and excavations within the easement necessary for installation of the sewer lines. The temporary easement will expire at the completion of project.
2) A perpetual Access and Maintenance Easement will extend a distance of fifteen (15) feet on either side of the completed sewer line on GRANTOR'S property. GRANTEE shall have the right to construct, maintain, operate, repair, replace, patrol, and remove sewer lines, manholes, gravel access driveways and appurtenances thereto, within the Access and Maintenance Easement area and through the above described property of the GRANTOR. GRANTEE shall have the right to clear and keep clear all trees, undergrowth and other obstructions from the easement herein granted. GRANTOR agrees not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement. GRANTOR further agrees not to do any grading or filling within the easement area without prior written approval of the GRANTEE.
3) This Easement provides for access on Grantor's property by GRANTEE and/or GRANTEE'S employees, subcontractors and/or designated representatives, and includes all vehicles, equipment, tools, and materials necessary for completion of the project. All disturbed areas related to the project will be stabilized using Best Management Practices for control of soil erosion and sedimentation.

In exercising the rights herein granted, GRANTEE shall restore all easement and construction areas to as near as reasonably possible their original condition and contour, prior to said activities.

The terms and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, devisees, successors, trustees or assigns of the parties hereto.

The undersigned does not convey any land, but merely grants the rights, privileges, and easements herein before set out.

The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered
in the presence of:

J. Randall Frost
Unofficial Witness

Denise McEwen
Notary Public
[NOTARIAL SEAL]
Commission Expires: _____

DENISE ERWIN NOTARY PUBLIC COMMISSION EXPIRES SEPT. 6, 2021 HALL COUNTY, GA

WE FLIP, LLC

By: Wayne McLeroy
Wayne McLeroy, Manager

Property PIN #: 08154 000022

908480-1
500531\937

EXHIBIT "A"

GRAPHIC SCALE
0' 250' 500' 1000'

CALL TABLE		
Line #	Length	Direction
L1	205.16'	S57°07'27"E
L2	264.23'	S30°39'08"E
L3	289.92'	S43°36'21"E
L4	345.98'	S56°44'24"E
L5	351.64'	N68°37'03"E
L6	343.35'	S55°42'39"E
L7	205.37'	S18°35'56"E
L8	223.03'	S62°59'58"E
L9	188.32'	S49°56'22"E
L10	27.57'	S14°11'59"E
L11	35.25'	S44°07'06"W
L12	36.42'	N14°11'59"W
L13	175.21'	N49°56'22"W

CALL TABLE		
Line #	Length	Direction
L14	231.84'	N62°59'58"W
L15	207.54'	N18°35'56"W
L16	317.43'	N55°42'39"W
L17	347.64'	S68°37'03"W
L18	92.46'	N68°17'20"W
L19	352.47'	N56°44'24"W
L20	276.78'	N43°36'21"W
L21	260.58'	N30°39'08"W
L22	203.76'	N57°07'27"W
L23	44.21'	N35°47'22"W
L24	32.32'	N32°21'51"E
L25	50.59'	S35°47'22"E

LEGEND

AC	=	ACRES
DB,PG	=	DEED BOOK, PAGE
LL	=	LAND LOT
LLL	=	LAND LOT LINE
N/F	=	NOW OR FORMERLY
PL	=	PROPERTY LINE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PB,PG	=	PLAT BOOK, PAGE
R/W	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
SF	=	SQUARE FEET
TCE	=	TEMPORARY CONST. EASEMENT

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=500'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

WE-FLIP, LLC

RIDGE RD., BUFORD, GA 30519
FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #1B

Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

REV. #4(LJG): 6/18/18; NEW ALIGNMENT

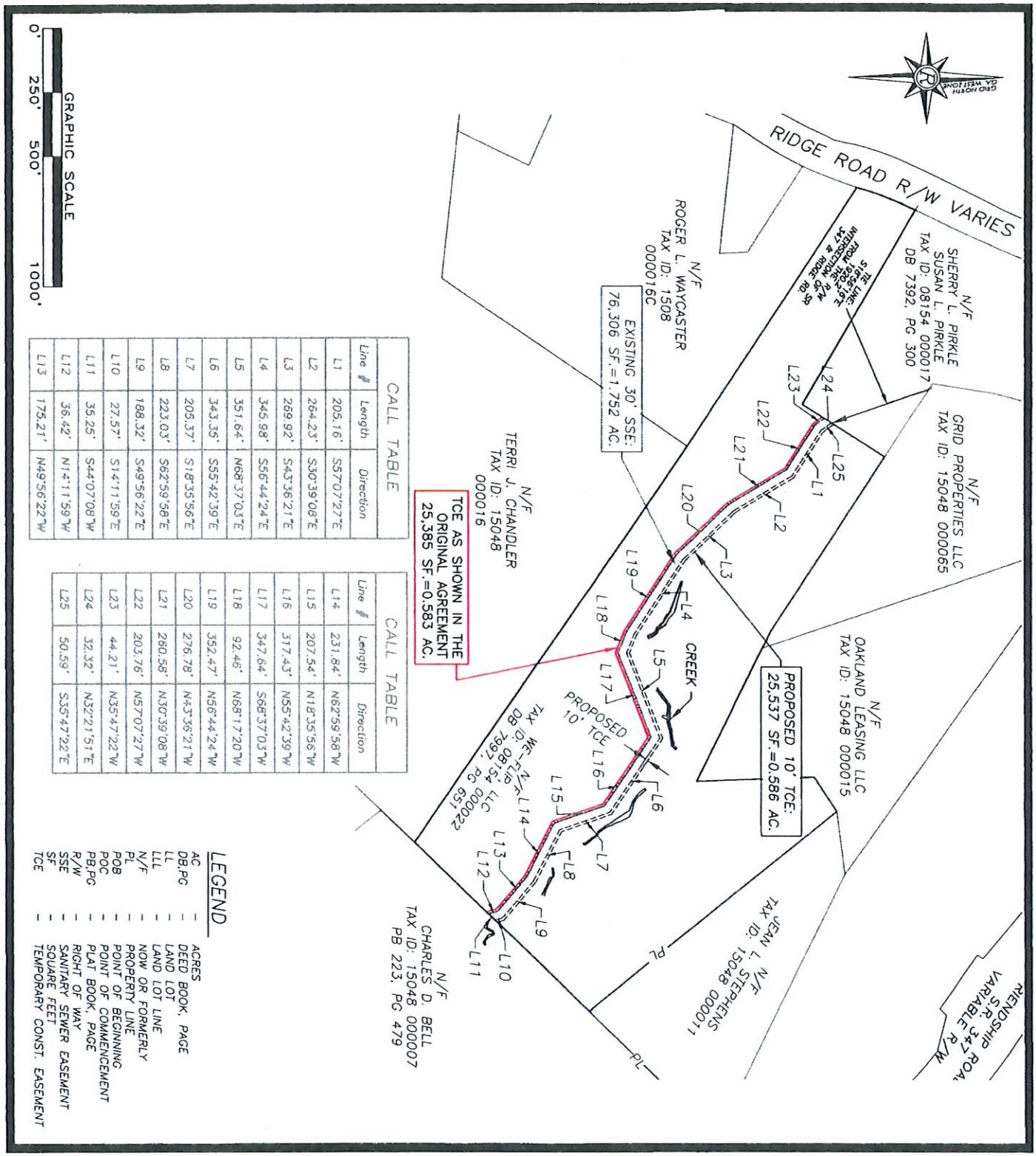
EXHIBIT "A"

EXHIBIT "B"

All that tract or parcel of land lying and being in Friendship G.M.D. (1419), Hall County, Georgia, and being shown as Parcel 1B on a Sanitary Sewer Easement Exhibit, dated May 15, 2017, last revised June 18, 2018, prepared by Rochester & Associates, Georgia Registered Land Surveyors, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the right-of-way intersection of SR 347 and Ridge Road; run thence South 18°56'16" East 1920.2 feet to the TRUE POINT OF BEGINNING; thence South 35°47'22" East 50.59 feet to a point; thence South 57°07'27" East 205.16 feet to a point; thence South 30°39'08" East 264.23 feet to a point; thence South 43°36'21" East 269.92 feet to a point; thence South 56°44'24" East 345.98 feet to a point; thence North 68°37'03" East 351.64 feet to a point; thence South 55°42'39" East 343.35 feet to a point; thence South 18°35'56" East 205.37 feet to a point; thence South 62°59'58" East 223.03 feet to a point; thence South 49°56'22" East 188.32 feet to a point; thence South 14°11'59" East 27.57 feet to a point; thence South 44°07'08" West 35.25 feet to a point; thence North 14°11'59" West 36.42 feet to a point; thence North 49°56'22" West 175.21 feet to a point; thence North 62°59'58" West 231.84 feet to a point; thence North 18°35'56" West 207.54 feet to a point; thence North 55°42'39" West 317.43 feet to a point; thence South 68°37'03" West 347.64 feet to a point; thence North 68°17'20" West 92.46 feet to a point; thence North 56°44'24" West 352.47 feet to a point; thence North 43°36'21" West 276.78 feet to a point; thence North 30°39'08" West 260.58 feet to a point; thence North 57°07'27" West 203.76 feet to a point; thence North 35°47'22" West 44.21 feet to a point; thence North 32°21'51" East 32.32 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"



CALL TABLE		
Line #	Length	Direction
L1	205.16'	S57°07'27"E
L2	264.23'	S30°39'08"E
L3	269.92'	S43°36'21"E
L4	345.98'	S56°44'24"E
L5	351.64'	N68°37'03"E
L6	343.35'	S55°42'39"E
L7	205.37'	S18°35'56"E
L8	223.03'	S62°59'58"E
L9	188.32'	S49°56'22"E
L10	27.57'	S14°11'59"E
L11	35.25'	S44°07'08"W
L12	36.42'	N14°11'59"W
L13	175.21'	N49°56'22"W

CALL TABLE		
Line #	Length	Direction
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L17	347.64'	S68°37'03"W
L18	92.46'	N68°17'20"W
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L20	276.78'	N43°36'21"W
L21	260.58'	N30°39'08"W
L22	203.76'	N57°07'27"W
L23	44.21'	N35°47'22"W
L24	32.32'	N32°21'51"E
L25	50.59'	S35°47'22"E

LEGEND

AC	–	ACRES
DB,PG	–	DEED BOOK, PAGE
LL	–	LAND LOT
LLL	–	LAND LOT LINE
N/F	–	NOW OR FORMERLY
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
POC	–	POINT OF COMMENCEMENT
PB,PG	–	PLAT BOOK, PAGE
R/W	–	RIGHT OF WAY
SSE	–	SANITARY SEWER EASEMENT
SF	–	SQUARE FEET
TCE	–	TEMPORARY CONST. EASEMENT

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=500'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

WE-FLIP, LLC

RIDGE RD., BUFORD, GA 30519
FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #1B

Rochester
DCCM
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | 770.718.9090 f
www.rochester-assoc.com

REV. #4(LJG): 6/18/18; NEW ALIGNMENT~REV. #5(AJA): 6/9/2023; EDIT TCE

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV#2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

After recording return to:
Whitney S. Brown
PO Box 3250
Gainesville, GA
30501
Parcel - 001A

Re: Deed Book 8426, Page 195, Hall County,
Georgia Deed Records

AMENDMENT TO
ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
HALL COUNTY BOARD OF COMMISSIONERS

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on February 13, 2020, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from We-Flip LLC ("Grantor") to HALL COUNTY, GEORGIA (the "Grantee")was filed and recorded in Deed Book 8426, page 195 of the Hall County, Georgia Deed Records, a copy of which is attached as **Exhibit "A"** and made a part hereof by reference (the "Original Easement"); and

WHEREAS, due to a miscommunication between the Grantee and its contractor, CDM Smith, the temporary construction easement granted by Grantor as a portion of the Original Easement is located in an incorrect location; and

WHEREAS, Grantor and Grantee now desire to amend the Original Easement to release the temporary construction easement granted pursuant thereto and provide for the grant of a new temporary construction easement in the correct location; and

Now, therefore, for and in consideration of One Dollar ($1.00) in hand paid, the Original Easement is hereby amended as follows:

The 10' wide temporary construction easement depicted on Exhibit "A" to the Original Easement is hereby released, and Grantee shall no longer have any interest in said temporary construction easement.

The new temporary construction easement as depicted in **Exhibit "B"** hereto, which is incorporated herein by reference, is hereby granted and conveyed to Grantee (the "New TCE").

-3-

The New TCE shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This _____ day of _____, 20_____.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTOR:
We-Flip LLC

_____(SEAL)
Name:_____

_____(SEAL)
Name:_____

JOHN ROBERT VASICAK NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA May 10,2025

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____
(Notary Seal)

GRANTEE:

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

FILED & RECORDED
DATE: 2/13/2020
TIME: 3:45PM
DEED BOOK: 8426
PAGES: 195-198
FILING FEES: $25.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

EXHIBIT "A"

Return to:
File
J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT
BOARD OF COMMISSIONERS
HALL COUNTY, GEORGIA

Project Name: Friendship Road Corridor Sewer Extension

THIS EASEMENT CONVEYANCE made and executed February 13, 2020,

WITNESSETH that **WE FLIP, LLC, a Georgia limited liability company**, hereinafter referred to as GRANTOR, is the owner of a tract of land in Hall County adjacent to a project consisting of the placement and maintenance of sanitary sewer lines (the "Project"). The Project has been laid out by parties acting for the Hall County Board of Commissioners, Hall County, Georgia.

NOW, therefore, for and in consideration of one ($1.00) dollar in hand paid, receipt of which is acknowledged, the GRANTOR does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement over, through, across and under the real property shown on Exhibit "A" and described on Exhibit "B", both of the Exhibits are attached hereto and made a part hereof.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

The Grantee shall have the right of ingress and egress on the property of the GRANTOR for the purpose of constructing, installing, laying and maintaining said sanitary sewer line and shall exercise reasonable diligence in doing necessary work in connection herewith so as to avoid unnecessarily damaging the property of the GRANTOR.

EXHIBIT "A"

1) A temporary Access and Construction Easement through the property of the GRANTOR above described of Grantor as shown on the attached Easement Exhibit. The temporary easement will allow for clearing of trees, brush and excavations within the easement necessary for installation of the sewer lines. The temporary easement will expire at the completion of project.
2) A perpetual Access and Maintenance Easement will extend a distance of fifteen (15) feet on either side of the completed sewer line on GRANTOR'S property. GRANTEE shall have the right to construct, maintain, operate, repair, replace, patrol, and remove sewer lines, manholes, gravel access driveways and appurtenances thereto, within the Access and Maintenance Easement area and through the above described property of the GRANTOR. GRANTEE shall have the right to clear and keep clear all trees, undergrowth and other obstructions from the easement herein granted. GRANTOR agrees not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement. GRANTOR further agrees not to do any grading or filling within the easement area without prior written approval of the GRANTEE.
3) This Easement provides for access on Grantor's property by GRANTEE and/or GRANTEE'S employees, subcontractors and/or designated representatives, and includes all vehicles, equipment, tools, and materials necessary for completion of the project. All disturbed areas related to the project will be stabilized using Best Management Practices for control of soil erosion and sedimentation.

In exercising the rights herein granted, GRANTEE shall restore all easement and construction areas to as near as reasonably possible their original condition and contour, prior to said activities.

The terms and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, devisees, successors, trustees or assigns of the parties hereto.

The undersigned does not convey any land, but merely grants the rights, privileges, and easements herein before set out.

The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered
in the presence of:

J. Randall Frost
Unofficial Witness

Denise H Erwin
Notary Public
[NOTARIAL SEAL]
Commission Expires:

DENISE H. ERWIN NOTARY PUBLIC HALL COUNTY, GA COMMISSION EXPIRES Sept. 6, 2014

WE FLIP, LLC

By: Wayne McLeroy
Wayne McLeroy, Manager

Property PIN #: 08154 000017

908872-1
50053\936

EXHIBIT "A"

CALL TABLE		
Line #	Length	Direction
L1	326.60'	S8°33'29"E
L2	320.76'	S1°53'48"E
L3	352.55'	S6°37'11"W
L4	338.78'	S17°31'06"W
L5	308.58'	S63°44'43"E
L6	353.62'	S60°02'52"E
L7	134.52'	S35°47'22"E
L9	32.32'	N32°21'51"E
L11	140.10'	N35°47'22"W
L12	346.24'	N60°02'52"W
L13	333.31'	N63°44'43"W
L14	361.68'	N17°31'01"E
L15	347.45'	N6°37'11"E
L16	316.78'	N1°53'48"W
L17	307.22'	N8°33'29"W
L18	29.11'	N69°26'40"W
L19	55.92'	S69°26'40"E

LEGEND

AC	=	ACRES
DB,PC	=	DEED BOOK, PAGE
LL	=	LAND LOT
LLL	=	LAND LOT LINE
N/F	=	NOW OR FORMERLY
PL	=	PROPERTY LINE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PB,PG	=	PLAT BOOK, PAGE
R/W	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
SF	=	SQUARE FEET
TCE	=	TEMPORARY CONST. EASEMENT

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=500'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

WE-FLIP, LLC

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #1A

Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax
www.rochester-assoc.com

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

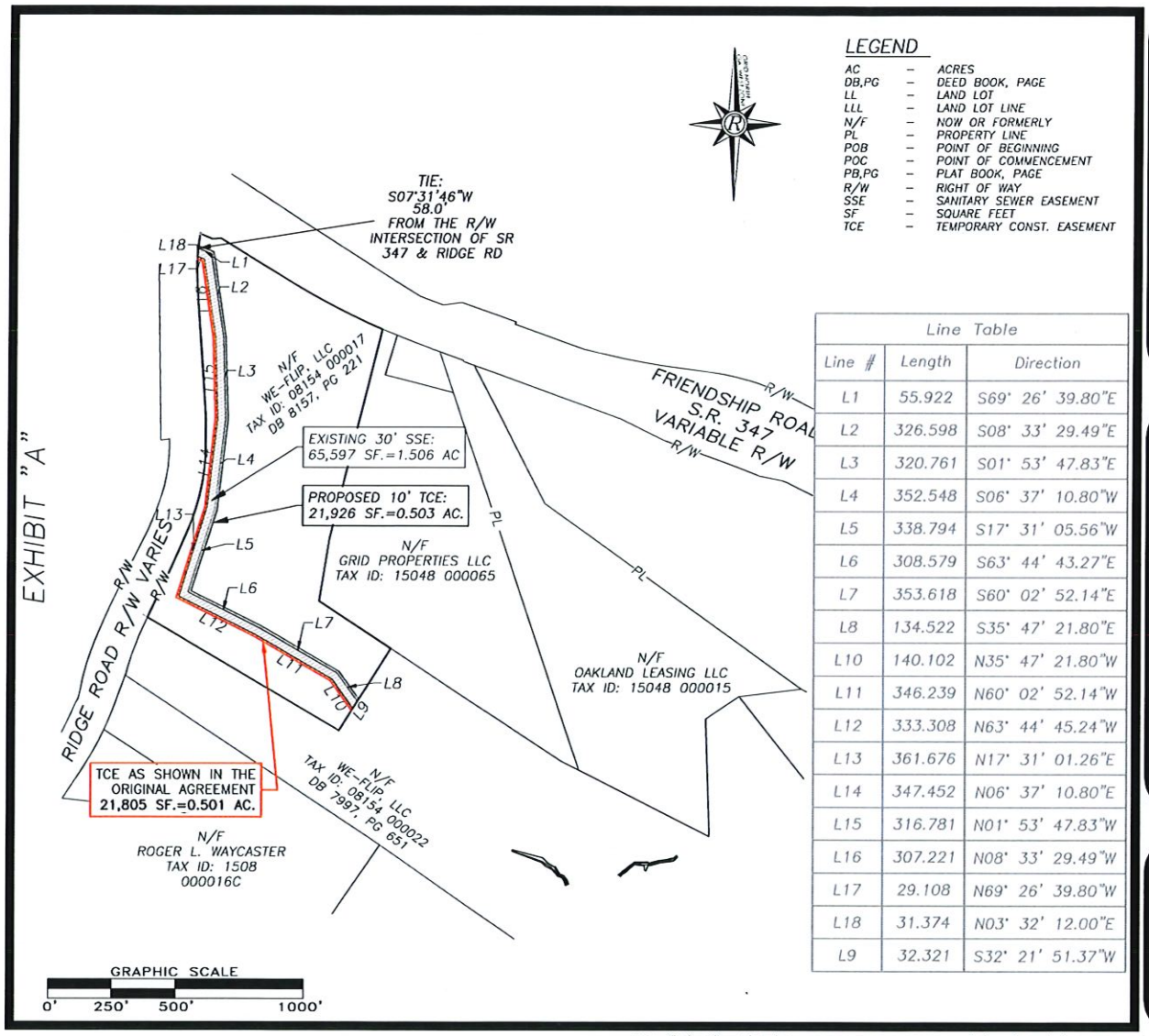
REV. #4(LJG): 6/19/18; NEW ALIGNMENT

EXHIBIT "B"

All that tract or parcel of land lying and being in Friendship G.M.D. (1419), Hall County, Georgia, and being Parcel 1A containing 1.506 acres as shown on a Sanitary Sewer Easement Exhibit for We-Flip, LLC, dated May 15, 2017, last revised June 18, 2018, prepared by Rochester & Associates, Georgia Registered Land Surveyors, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the southern right of way of Friendship Road (S.R. 347) (right of way varies) with the eastern right of way of Ridge Road (right of way varies; thence South 07°31'46" West 58.0 feet to the TRUE POINT OF BEGINNING; thence South 69°26'40" East 55.92 feet to a point; thence South 8°33'29" East 326.60 feet to a point; thence South 1°53'48" East 320.76 feet to a point; thence South 6°37'11" West 352.55 feet to a point; thence South 17°31'06" West 338.79 feet to a point; thence South 63°44'43" East 308.58 feet to a point; thence South 60°02'52" East 353.62 feet to a point; thence South 35°47'22" East 134.52 feet to a point; thence North 32°21'51" East 32.32 feet to a point; thence North 35°47'22" West 140.10 feet to a point; thence North 60°02'52" West 346.24 feet to a point; thence North 63°44'45" West 333.31 feet to a point; thence North 17°31'01" East 361.68 feet to a point; thence North 6°37'11" East 347.45 feet to a point; thence North 1°53'48" West 316.78 feet to a point; thence North 8°33'29" West 307.22 feet to a point; thence North 69°26'40" West 29.11 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"



LEGEND

AC	–	ACRES
DB,PG	–	DEED BOOK, PAGE
LL	–	LAND LOT
LLL	–	LAND LOT LINE
N/F	–	NOW OR FORMERLY
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
POC	–	POINT OF COMMENCEMENT
PB,PG	–	PLAT BOOK, PAGE
R/W	–	RIGHT OF WAY
SSE	–	SANITARY SEWER EASEMENT
SF	–	SQUARE FEET
TCE	–	TEMPORARY CONST. EASEMENT

Line Table

Line #	Length	Direction
L1	55.922	S69° 26' 39.80"E
L2	326.598	S08° 33' 29.49"E
L3	320.761	S01° 53' 47.83"E
L4	352.548	S06° 37' 10.80"W
L5	338.794	S17° 31' 05.56"W
L6	308.579	S63° 44' 43.27"E
L7	353.618	S60° 02' 52.14"E
L8	134.522	S35° 47' 21.80"E
L10	140.102	N35° 47' 21.80"W
L11	346.239	N60° 02' 52.14"W
L12	333.308	N63° 44' 45.24"W
L13	361.676	N17° 31' 01.26"E
L14	347.452	N06° 37' 10.80"E
L15	316.781	N01° 53' 47.83"W
L16	307.221	N08° 33' 29.49"W
L17	29.108	N69° 26' 39.80"W
L18	31.374	N03° 32' 12.00"E
L9	32.321	S32° 21' 51.37"W

Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | 770.718.9090 f
www.rochester-assoc.com

SANITARY SEWER EASEMENT EXHIBIT FOR:

WE-FLIP, LLC

4435 RIDGE RD., BUFORD, GA 30519

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #1A

SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=500'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

REV. #1(LGC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV#2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

REV. #4(LJG): 6/18/18; NEW ALIGNMENT~REV. #5(AJA): 6/9/2023; EDIT TCE AND PROPERTY OWNER

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 690/2023

SUBJECT: Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Buford for cooperative paving of a section of New Bethany Road, which are maintained by Hall County, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: BN

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Buford for cooperative paving of a section of New Bethany Road, which are maintained by Hall County, subject to review and approval by the County Attorney. The estimated cost not to exceed is $56,650.00.

History:

Facts and Issues:

Options:

Where possible and feasible, Hall County desires to minimize resurfacing work with multiple starting and ending sections of new asphalt on roads.

New Bethany Road runs intermittently through the incorporated area of the City of Buford and intermittently through unincorporated Hall County. This agreement minimizes the pavement being inconsistently resurfaced. A longer portion of New Bethany Road will still remain to be resurfaced and will be rated this upcoming winter to determine its inclusion in the Annual Resurfacing Program.

Buford agrees to resurface or repave a section of New Bethany Road which is approximately 3300 feet long and 18 to 20 feet wide. The section to be resurfaced runs from the intersection with South Waterworks Road to the northern boundary of the "Old Stringer Property" (which is located at 6191 New Bethany Road and identified as parcel number 07328 003002)

In consideration of the resurfacing work Hall County agrees to pay to Buford the total sum not to exceed of $56,650.00.

Funding Requested	$ 56,650.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
WS	BN	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
IGA with Exhibit

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 690/2023

Funds Requested: $ 56,650.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$56,650.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: (770) 531-6800

STATE OF GEORGIA

COUNTY OF HALL

HALL COUNTY, GEORGIA AND
CITY OF BUFORD, GEORGIA
INTERGOVERNMENTAL AGREEMENT
FOR COOPERATIVE PAVING OF A SECTION OF NEW BETHANY ROAD

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia authorizes and empowers municipalities and counties to cooperate with each other and to that end enter into agreements with each other for up to fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; and

WHEREAS, the City of Buford, Georgia (hereinafter "Buford") and Hall County, Georgia (hereinafter "Hall") desire to enter into an Intergovernmental Agreement whereby Buford will pave a section of New Bethany Road that runs intermittently through the incorporated area of the City of Buford and intermittently through unincorporated Hall County, and whereby Hall will pay Buford the estimated costs of paving those sections of New Bethany Road that run through unincorporated Hall County; and

WHEREAS, Buford and Hall desire to enter into this Intergovernmental Agreement to work cooperatively for the benefit, safety, and welfare of citizens of Buford and Hall; and

WHEREAS, the parties hereto are authorized by law to undertake or provide the activities, services, or facilities governed by this Intergovernmental Agreement;

NOW THEREFORE, the City of Buford, Georgia and Hall County, Georgia hereby mutually agree and contract with each other as follows:

I.

CITY OF BUFORD, GEORGIA RESPONSIBILITIES

Buford agrees to resurface or repave a section of New Bethany Road which is approximately 3300 feet long and 18 to 20 feet wide. The section to be resurfaced runs from the intersection with South Waterworks Road to the northern boundary of the "Old Stringer Property" (which is located at 6191 New Bethany Road and identified as parcel number 07328 003002), and is more specifically identified by the map attached hereto as Exhibit A. Buford will manage the project and will provide all plans, specifications, and maps to the County for approval prior to commencing work. The section of New Bethany Road to be resurfaced that lies within the City of Buford consists of approximately 1,940 feet of roadway. The section of New Bethany Road to be resurfaced that lies within unincorporated Hall County consists of approximately 1,360 feet of roadway, including 300 feet of the Porter property at 2866 Waterworks Road (parcel number 07328 002004), 410 feet of the Broadlawn Memorial Garden property at 5979 New Bethany Road (parcel number 07328 004003), and 650 feet of the Sloggy property at 6165 New Bethany Road (parcel numbers 07328 003001 and 07328 003004), and these sections shall be resurfaced to the specifications required by the Hall County Code. Buford agrees to substantially complete the resurfacing within one year of the execution of this Agreement by the parties.

II.

HALL COUNTY, GEORGIA'S RESPONSIBILITIES

For and in consideration of the resurfacing work described more particularly in Paragraph I above and Exhibit A attached hereto, Hall agrees to pay to Buford the cost of paving the unincorporated segments of New Bethany Road listed above, which shall be no more than the sum of $51,500.00, plus up to an additional 10% ($5,150.00) should the cost of the paving exceed $51,500.00, which the parties agree represents the costs to resurface the portions of New Bethany Road currently within unincorporated Hall County, Georgia. The amount paid to the City of Buford shall be no less than $51,500.00, plus any resurfacing costs above said amount, except that the total sum paid by Hall County, Georgia shall not in any case exceed $56,650.00. Hall agrees to makes said payment within ten (10) days of the substantial completion of the resurfacing work specified herein.

III.

ASSIGNMENT

The parties may not assign this Agreement or their responsibilities hereunder to any third party without prior written permission of the other party.

IV.

BREACH

In the event of a breach, the non-breaching party shall provide written notice of the nature and extent of the breach to the other party as prescribed herein, and shall allow thirty (30) days from the date of receipt of that notice to cure the alleged breach. If the alleged breach is not cured within the thirty (30) day notice period, then the non-breaching party may serve a subsequent written notice of termination of the Agreement, and the Agreement will automatically terminate as of the date of the receipt of the subsequent (second) notice. In the event of notice of termination, the parties shall continue to perform their duties and obligations under this Agreement during the applicable notice period(s) in the manner prescribed herein. In the event of a breach, the parties shall have all rights and remedies provided by law.

V.

NOTICE

All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail or overnight delivery, return receipt requested, addressed as follows (or any other addresses as designated by the parties by properly delivered notice):

Hall County, Georgia:
County Administrator
Hall County Government Center
2875 Browns Bridge Road
Gainesville, Georgia 30504

City of Buford, Georgia:
City Manager
2300 Buford Highway
Buford, Georgia 30518

VI.

COMPLETE AGREEMENT

This Agreement and any attached exhibits constitute the entire agreement between Buford and Hall as to the matters covered herein, and no prior written or prior contemporaneous or subsequent oral promises or representations shall be binding upon the parties.

VII.

AMENDMENTS

Except as may otherwise be provided herein, this Agreement shall not be amended or changed except by written instrument signed by both parties.

VIII.

EXECUTED IN COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute but one instrument.

IX.

GOVERNING LAW

This Agreement shall be governed by the laws of the State of Georgia. If any term or provision of this Agreement, or application thereof, shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, but shall be valid and enforced to the fullest extent permitted by law.

X.

BINDING ON SUCCESSORS

This Agreement shall be binding upon and inure to the benefit of the successors of the parties.

XI.

STRICT PERFORMANCE

The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement shall not constitute a waiver thereof.

XII.

IMMUNITIES

No provision of this Agreement is intended to nor shall it be construed to in any way waive any immunities, protections, or defenses to liability provided to either of the parties hereto by the laws of the State of Georgia or by federal law.

XIII.

AUTHORIZATION

The parties hereto specifically represent and certify that they have the power and authority under law to enter into this Agreement, and that the signatories below are authorized to sign this Agreement on behalf of each party hereto.

In witness whereof, the Parties hereto have set their hands and affixed their seals the day and year indicated below.

[Signatures on following page.]

HALL COUNTY, GEORGIA

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

ATTEST:

_____(SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
William J. Linkous III, County Attorney

THE CITY OF BUFORD, GEORGIA

By:_____

Name: _____

Title: _____

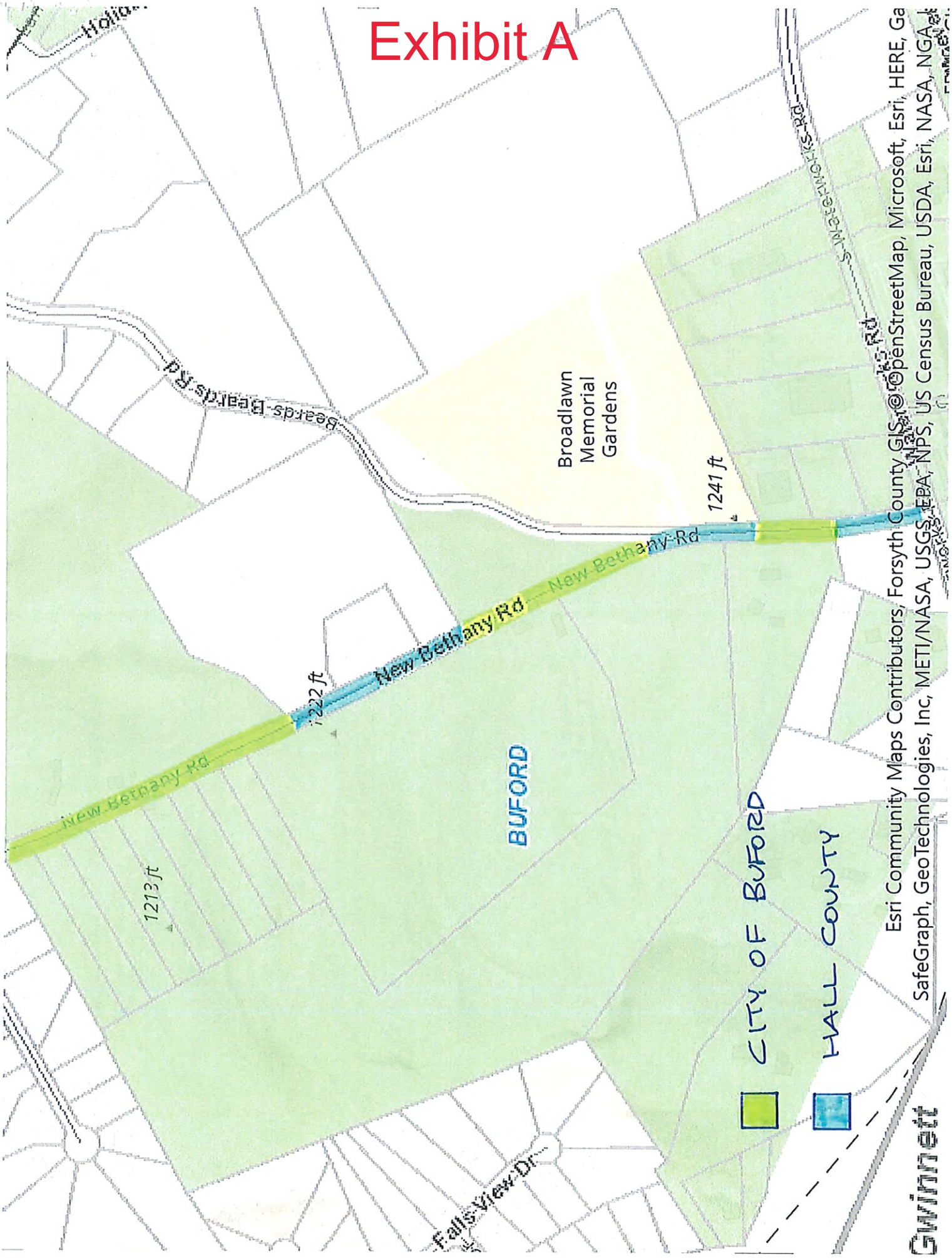
Sworn to and subscribed before me this
_____ day of_____, 20____.

_____
Notary Public

My commission expires:

Exhibit A

Exhibit A



Holiday
Beards Beards Rd
Broadlawn Memorial Gardens
1241 ft
New Bethany Rd
New Bethany Rd
1222 ft
New Bethany Rd
1213 ft
BUFORD
CITY OF BUFORD
HALL COUNTY
Falls View Dr
Gwinnett
Esri Community Maps Contributors, Forsyth County GIS, © OpenStreetMap, Microsoft, Esri, HERE, Ga
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA,

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 691/2023

SUBJECT: Approval and authorization for the Chairman to execute a Master Services Agreement to consolidate three (3) existing Flock Safety Camera Service Agreements into one (1) co-terminous agreement for the Sheriff's Office with Flock Group, Inc. of Atlanta, GA, subject to review and approval by the County Attorney. The estimated annual cost is $150,000.00.

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: MBP

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a Master Services Agreement to consolidate three (3) existing Flock Safety Camera Service Agreements into one (1) co-terminous agreement for the Sheriff's Office with Flock Group, Inc. of Atlanta, GA, subject to review and approval by the County Attorney. The estimated annual cost is $150,000.00.

To consolidate three (3) existing flock safety agreements into one (1) co-terminous agreement for five (5) years resulting in holding pricing for that five (5) years realizing a savings of over $100,000.00.

History:

Flock Safety cameras have been used in numerous cases throughout the county to assist with apprehension and location of individuals and vehicles to help solve cases.

Facts and Issues:

These three (3) agreements are already in place and renewed annually. The plan would be to continue to renew annually.

Options:
Option 1: Continue with the three (3) individual agreements with price increases next year.

Option 2: Consolidate three (3) existing flock safety agreements into one (1) co-terminous agreement for five (5) years resulting in holding pricing for a five (5) year period.

Funding Requested	$ 680,520.55
Are funds within current budget?	Yes
Source of Funds	budget
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?	2023-12-14

Approvals:

Submit	Approve	Budget	Finance
SC	SC	EW	WG

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Agreement
Flock Year 1 Payment Breakdown

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 691/2023

Funds Requested: $ 680,520.55

Request Budgeted: Yes

Proposed Source of Funding:

budget

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	210-CONFISCATED ASSETS FUND	3322-SHERIFFâ€SIU	521000-PROFESSIONAL SERVICES	$78,520.55
2025	100-GENERAL FUND	3320-SHERIFFâ€INVESTIGATIONS	521000-PROFESSIONAL SERVICES	$150,500.00
2026	100-GENERAL FUND	3320-SHERIFFâ€INVESTIGATIONS	521000-PROFESSIONAL SERVICES	$150,500.00
2027	100-GENERAL FUND	3320-SHERIFFâ€INVESTIGATIONS	521000-PROFESSIONAL SERVICES	$150,500.00
2028	100-GENERAL FUND	3320-SHERIFFâ€INVESTIGATIONS	521000-PROFESSIONAL SERVICES	$150,500.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SC

Phone: 770-718-5151 or ext 5151

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Flock Safety + GA - Hall County SO

_____

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

_____

MAIN CONTACT:
John Watson
john.watson@flocksafety.com
678-210-8524

flock safety

DocuSign Envelope ID: 7A3C975E-A0F0-4C29-A1D3-B8AAAD389545

EXHIBIT A
ORDER FORM

Customer:	GA - Hall County SO	Initial Term:	60 Months
Legal Entity Name:	GA - Hall County SO	Renewal Term:	24 Months
Accounts Payable Email:	accountspayable@hallcounty.org	Payment Terms:	Net 30
Address:	2875 Browns Bridge Rd Gainesville, Georgia 30504	Billing Frequency:	Annual - First Year at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$150,500.00**
Flock Safety Flock OS			
FlockOS ™	Included	1	Included
Flock Safety LPR Products			
Flock Safety Falcon ®	Included	59	Included
Flock Safety Falcon ® Flex	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Subtotal Year 1:	$150,500.00
Annual Recurring Subtotal:	$150,500.00
Discounts:	$150,000.00
Estimated Tax:	$0.00
Contract Total:	$752,500.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

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Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$150,500.00
Annual Recurring after Year 1	$150,500.00
Contract Total	$752,500.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$150,000.00
Flock Safety Add-ons	$0.00
Flock Safety Professional Services	$0.00

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Product and Services Description

Flock Safety Platform Items	Product Description	Terms
Flock Safety Falcon ®	An infrastructure-free license plate reader camera that utilizes Vehicle Fingerprint® technology to capture vehicular attributes.	The Term shall commence upon first installation and validation of Flock Hardware.
Flock Safety Falcon® Flex	An infrastructure-free, location-flexible license plate reader camera that enables the Customer to self-install.	The Term shall commence upon execution of this Statement of Work.

One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

FlockOS Features & Description

Package: Essentials

FlockOS Features	Description
Community Cameras (Full Access)	Access to all privately owned Flock devices within your jurisdiction that have been shared with you.
Unlimited Users	Unlimited users for FlockOS
State Network (LP Lookup Only)	Allows agencies to look up license plates on all cameras opted in to the statewide Flock network.
Nationwide Network (LP Lookup Only)	Allows agencies to look up license plates on all cameras opted in to the nationwide Flock network.
Direct Share - Surrounding Jurisdiction (Full Access)	Access to all Flock devices owned by law enforcement that have been directly shared with you. Have ability to search by vehicle fingerprint, receive hot list alerts, and view devices on the map.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Flock Insights/Analytics page	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Flock Safety's maps are powered by ESRI, which offers the ability for 3D visualization, viewing of floor plans, and layering of external GIS data, such as City infrastructure (i.e., public facilities, transit systems, utilities), Boundary mapping (i.e., precincts, county lines, beat maps), and Interior floor plans (i.e., hospitals, corporate campuses, universities)
Real-Time NCIC Alerts on Flock ALPR Cameras	Alert sent when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

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By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached. The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: GA - Hall County SO**
By: DocuSigned by: Mark Smith AC5C931454C24F3...	By:
Name: Mark Smith	Name:
Title: General Counsel	Title:
Date: 12/7/2023	Date:
	PO Number:

DocuSign Envelope ID: 7A3C975E-A0F0-4C29-A1D3-B8AAAD389545

Master Services Agreement

This Master Services Agreement (this "***Agreement***") is entered into by and between Flock Group, Inc. with a place of business at 1170 Howell Mill Road NW Suite 210, Atlanta, GA 30318 ("***Flock***") and the entity identified in the signature block ("***Customer***") (each a "***Party***," and together, the "***Parties***") on this the 06 day of November 2023. This Agreement is effective on the date of mutual execution ("***Effective Date***"). Parties will sign an Order Form ("***Order Form***") which will describe the Flock Services to be performed and the period for performance, attached hereto as **Exhibit A**. The Parties agree as follows:

RECITALS

WHEREAS, Flock offers a software and hardware situational awareness solution through Flock's technology platform that upon detection is capable of capturing audio, video, image, and recording data and provide notifications to Customer ("***Notifications***");

WHEREAS, Customer desires access to the Flock Services (defined below) on existing devices, provided by Customer, or Flock provided Flock Hardware (as defined below) in order to create, view, search and archive Footage and receive Notifications, via the Flock Services;

WHEREAS, Customer shall have access to the Footage in Flock Services. Pursuant to Flock's standard Retention Period (defined below) Flock deletes all Footage on a rolling thirty (30) day basis, except as otherwise stated on the ***Order Form***. Customer shall be responsible for extracting, downloading and archiving Footage from the Flock Services on its own storage devices; and

AGREEMENT

NOW, THEREFORE, Flock and Customer agree that this Agreement, and any Order Form, purchase orders, statements of work, product addenda, or the like, attached hereto as

DocuSign Envelope ID: 7A3C975E-A0F0-4C29-A1D3-B8AAAD389545

exhibits and incorporated by reference, constitute the complete and exclusive statement of the Agreement of the Parties with respect to the subject matter of this Agreement, and replace and supersede all prior agreements, term sheets, purchase orders, correspondence, oral or written communications and negotiations by and between the Parties.

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

1.1 "***Anonymized Data***" means Customer Data permanently stripped of identifying details and any potential personally identifiable information, by commercially available standards which irreversibly alters data in such a way that a data subject (i.e., individual person or entity) can no longer be identified directly or indirectly.

1.2 "***Authorized End User(s)***" means any individual employees, agents, or contractors of Customer accessing or using the Services, under the rights granted to Customer pursuant to this Agreement.

1.3 "***Customer Data***" means the data, media and content provided by Customer through the Services. For the avoidance of doubt, the Customer Data will include the Footage.

1.4. "***Customer Hardware***" means the third-party camera owned or provided by Customer and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services.

1.5 "***Embedded Software***" means the Flock proprietary software and/or firmware integrated with or installed on the Flock Hardware or Customer Hardware.

1.6 "***Flock Hardware***" means the Flock device(s), which may include the pole, clamps, solar panel, installation components, and any other physical elements that interact with the Embedded Software and the Web Interface, to provide the Flock Services as specifically set forth in the applicable product addenda.

1.7 "***Flock IP***" means the Services, the Embedded Software, and any intellectual property or proprietary information therein or otherwise provided to Customer and/or its Authorized End Users. Flock IP does not include Footage (as defined below).

1.8 "***Flock Network End User(s)***" means any user of the Flock Services that Customer authorizes access to or receives data from, pursuant to the licenses granted herein.

DocuSign Envelope ID: 7A3C975E-A0F0-4C29-A1D3-B8AAAD389545

1.9 "***Flock Services***" means the provision of Flock's software and hardware situational awareness solution, via the Web Interface, for automatic license plate detection, alerts, audio detection, searching image records, video and sharing Footage.

1.10 "***Footage***" means still images, video, audio and other data captured by the Flock Hardware or Customer Hardware in the course of and provided via the Flock Services.

1.11 "***Hotlist(s)***" means a digital file containing alphanumeric license plate related information pertaining to vehicles of interest, which may include stolen vehicles, stolen vehicle license plates, vehicles owned or associated with wanted or missing person(s), vehicles suspected of being involved with criminal or terrorist activities, and other legitimate law enforcement purposes. Hotlist also includes, but is not limited to, national data (i.e., NCIC) for similar categories, license plates associated with AMBER Alerts or Missing Persons/Vulnerable Adult Alerts, and includes manually entered license plate information associated with crimes that have occurred in any local jurisdiction.

1.12 "***Installation Services***" means the services provided by Flock for installation of Flock Services.

1.13 "***Retention Period***" means the time period that the Customer Data is stored within the cloud storage, as specified in the product addenda.

1.14 "***Vehicle Fingerprint™***" means the unique vehicular attributes captured through Services such as: type, make, color, state registration, missing/covered plates, bumper stickers, decals, roof racks, and bike racks.

1.15 "***Web Interface***" means the website(s) or application(s) through which Customer and its Authorized End Users can access the Services.

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2. SERVICES AND SUPPORT

2.1 **Provision of Access.** Flock hereby grants to Customer a non-exclusive, non-transferable right to access the features and functions of the Flock Services via the Web Interface during the Term, solely for the Authorized End Users. The Footage will be available for Authorized End Users to access and download via the Web Interface for the data retention time defined on the Order Form ("***Retention Period***"). Authorized End Users will be required to sign up for an account and select a password and username ("***User ID***"). Customer shall be responsible for all acts and omissions of Authorized End Users, and any act or omission by an Authorized End User which, including any acts or omissions of authorized End user which would constitute a breach of this agreement if undertaken by customer. Customer shall undertake reasonable efforts to make all Authorized End Users aware of all applicable provisions of this Agreement and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Flock Services, (such as using a third party to host the Web Interface for cloud storage or a cell phone provider for wireless cellular coverage).

2.2 **Embedded Software License.** Flock grants Customer a limited, non-exclusive, non-transferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as it pertains to Flock Services, solely as necessary for Customer to use the Flock Services.

2.3 **Support Services.** Flock shall monitor the Flock Services, and any applicable device health, in order to improve performance and functionality. Flock will use commercially reasonable efforts to respond to requests for support within seventy-two (72) hours. Flock will provide Customer with reasonable technical and on-site support and maintenance services in-person, via phone or by email at support@flocksafety.com (such services collectively referred to as ***"Support Services"***).

2.4 **Upgrades to Platform.** Flock may make any upgrades to system or platform that it deems necessary or useful to (i) maintain or enhance the quality or delivery of Flock's products or services to its agencies;the competitive strength of, or market for, Flock's products or services;such platform or system's cost efficiency or performance, or (ii) to comply with applicable law. Parties understand that such upgrades are necessary from time to time and will not diminish the quality of the services or materially change any terms or conditions within this Agreement.

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2.5 **Service Interruption.** Services may be interrupted in the event that: (a) Flock's provision of the Services to Customer or any Authorized End User is prohibited by applicable law; (b) any third-party services required for Services are interrupted; (c) if Flock reasonably believe Services are being used for malicious, unlawful, or otherwise unauthorized use; (d) there is a threat or attack on any of the Flock IP by a third party; or (e) scheduled or emergency maintenance ("***Service Interruption***"). Flock will make commercially reasonable efforts to provide written notice of any Service Interruption to Customer,to provide updates, and to resume providing access to Flock Services as soon as reasonably possible after the event giving rise to the Service Interruption is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized End User may incur as a result of a Service Interruption. To the extent that the Service Interruption is not caused by Customer's direct actions or by the actions of parties associated with the Customer, the time will be tolled by the duration of the Service Interruption (for any continuous suspension lasting at least one full day). For example, in the event of a Service Interruption lasting five (5) continuous days, Customer will receive a credit for five (5) free days at the end of the Term.

2.6 **Service Suspension.** Flock may temporarily suspend Customer's and any Authorized End User's access to any portion or all of the Flock IP or Flock Service if (a) there is a threat or attack on any of the Flock IP by Customer; (b) Customer's or any Authorized End User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other customer or vendor of Flock; (c) Customer or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Customer has violated any term of this provision, including, but not limited to, utilizing Flock Services for anything other than the Permitted Purpose; or (e) any unauthorized access to Flock Services through Customer's account ("***Service Suspension***"). Customer shall not be entitled to any remedy for the Service Suspension period, including any reimbursement, tolling, or credit. If the Service Suspension was not caused by Customer, the Term will be tolled by the duration of the Service Suspension.

2.7 **Hazardous Conditions.** Flock Services do not contemplate hazardous materials, or other hazardous conditions, including, without limit, asbestos, lead, toxic or flammable substances. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately.

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3. CUSTOMER OBLIGATIONS

3.1 **Customer Obligations.** Flock will assist Customer Authorized End Users in the creation of a User ID. Authorized End Users agree to provide Flock with accurate, complete, and updated registration information. Authorized End Users may not select as their User ID, a name that they do not have the right to use, or any other name with the intent of impersonation. Customer and Authorized End Users may not transfer their account to anyone else without prior written permission of Flock. Authorized End Users shall not share their account username or password information and must protect the security of the username and password. Unless otherwise stated and defined in this Agreement, Customer shall not designate Authorized End Users for persons who are not officers, employees, or agents of Customer. Authorized End Users shall only use Customer-issued email addresses for the creation of their User ID. Customer is responsible for any Authorized End User activity associated with its account. Customer shall ensure that Customer provides Flock with up to date contact information at all times during the Term of this agreement. Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Flock Services. Customer shall (at its own expense) provide Flock with reasonable access and use of Customer facilities and Customer personnel in order to enable Flock to perform Services (such obligations of Customer are collectively defined as ***"Customer Obligations"***).

3.2 **Customer Representations and Warranties.** Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable laws and regulations, including but not limited to any laws relating to the recording or sharing of data, video, photo, or audio content.

4. DATA USE AND LICENSING

4.1 **Customer Data.** As between Flock and Customer, all right, title and interest in the Customer Data, belong to and are retained solely by Customer. Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer. Flock does not own and shall not sell Customer Data.

4.2 **Customer Generated Data.** Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages,

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text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (**"*Customer Generated Data*"**). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. Customer grants Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Generated Data for the purpose of providing Flock Services to the Customer. Flock does not own and shall not sell Customer Generated Data.

4.3 **Anonymized Data.** Flock shall have the right to collect, analyze, and anonymize Customer Data and Customer Generated Data to the extent such anonymization renders the data non-identifiable to create Anonymized Data to use and perform the Services and related systems and technologies, including the training of machine learning algorithms. Customer hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such Anonymized Data to improve and enhance the Services and for other development, diagnostic and corrective purposes, and other Flock offerings. Parties understand that the aforementioned license is required for continuity of Services. Flock does not own and shall not sell Anonymized Data.

5. CONFIDENTIALITY; DISCLOSURES

5.1 **Confidentiality.** To the extent required by any applicable public records requests, each Party (the "***Receiving Party***") understands that the other Party (the "***Disclosing Party***") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "***Proprietary Information***" of the Disclosing Party). Proprietary Information of Flock includes non-public information regarding features, functionality and performance of the Services. Proprietary Information of Customer includes non-public data provided by Customer to Flock or collected by Flock via Flock Services, which includes but is not limited to geolocation information and environmental data collected by sensors. The Receiving Party agrees: (i) to take the same security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the Party takes with its own proprietary information, but in no event less than commercially reasonable precautions, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any

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such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public; or (b) was in its possession or known by it prior to receipt from the Disclosing Party; or (c) was rightfully disclosed to it without restriction by a third party; or (d) was independently developed without use of any Proprietary Information of the Disclosing Party. Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any judicial or governmental order, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to contest such order. At the termination of this Agreement, all Proprietary Information will be returned to the Disclosing Party, destroyed or erased (if recorded on an erasable storage medium), together with any copies thereof, when no longer needed for the purposes above, or upon request from the Disclosing Party, and in any case upon termination of the Agreement. Notwithstanding any termination, all confidentiality obligations of Proprietary Information that is trade secret shall continue in perpetuity or until such information is no longer trade secret.

5.2 **Usage Restrictions on Flock IP.** Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Customer acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Customer further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. Customer and Authorized End Users shall not: (i) copy or duplicate any of the Flock IP; (ii) decompile, disassemble, reverse engineer, or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock IP is compiled or interpreted, or apply any other process or procedure to derive the source code of any software included in the Flock IP; (iii) attempt to modify, alter, tamper with or repair any of the Flock IP, or attempt to create any derivative product from any of the foregoing; (iv) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within the Flock Services or Flock IP; (vi) use the Flock Services for anything other than the Permitted Purpose; or (vii) assign, sublicense, sell, resell, lease, rent, or otherwise transfer, convey, pledge as security, or otherwise encumber, Customer's rights. There are no implied rights.

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5.3 **Disclosure of Footage.** Subject to and during the Retention Period, Flock may access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to comply with a legal process, enforce this Agreement, or detect, prevent or otherwise address security, privacy, fraud or technical issues, or emergency situations.

6. PAYMENT OF FEES

6.1 **Billing and Payment of Fees**. Customer shall pay the fees set forth in the applicable Order Form based on the billing structure and payment terms as indicated in the Order Form. If Customer believes that Flock has billed Customer incorrectly, Customer must contact Flock no later than thirty (30) days after the closing date on the first invoice in which the error or problem appeared to receive an adjustment or credit. Customer acknowledges and agrees that a failure to contact Flock within this period will serve as a waiver of any claim. If any undisputed fee is more than thirty (30) days overdue, Flock may, without limiting its other rights and remedies, suspend delivery of its service until such undisputed invoice is paid in full. Flock shall provide at least thirty (30) days' prior written notice to Customer of the payment delinquency before exercising any suspension right.

6.2 **Notice of Changes to Fees.** Flock reserves the right to change the fees for subsequent Renewal Terms by providing sixty (60) days' notice (which may be sent by email) prior to the end of the Initial Term or Renewal Term (as applicable).

6.3 **Late Fees.** If payment is not issued to Flock by the due date of the invoice, an interest penalty of 1.0% of any unpaid amount may be added for each month or fraction thereafter, until final payment is made.

6.4 **Taxes.** Customer is responsible for all taxes, levies, or duties, excluding only taxes based on Flock's net income, imposed by taxing authorities associated with the order. If Flock has the legal obligation to pay or collect taxes, including amount subsequently assessed by a taxing authority, for which Customer is responsible, the appropriate amount shall be invoice to and paid by Customer unless Customer provides Flock a legally sufficient tax exemption certificate and Flock shall not charge customer any taxes from which it is exempt. If any deduction or

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withholding is required by law, Customer shall notify Flock and shall pay Flock any additional amounts necessary to ensure that the net amount that Flock receives, after any deduction and withholding, equals the amount Flock would have received if no deduction or withholding had been required.

7. TERM AND TERMINATION

7.1 **Term.** The initial term of this Agreement shall be for the period of time set forth on the Order Form (the "***Term***"). Following the Term, unless otherwise indicated on the Order Form, this Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "***Renewal Term***") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

7.2 **Termination.** Upon termination or expiration of this Agreement, Flock will remove any applicable Flock Hardware at a commercially reasonable time period. In the event of any material breach of this Agreement, the non-breaching Party may terminate this Agreement prior to the end of the Term by giving thirty (30) days prior written notice to the breaching Party; provided, however, that this Agreement will not terminate if the breaching Party has cured the breach prior to the expiration of such thirty (30) day period ("Cure Period"). Either Party may terminate this Agreement (i) upon the institution by or against the other Party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other Party's making an assignment for the benefit of creditors, or (iii) upon the other Party's dissolution or ceasing to do business. In the event of a material breach by Flock, and Flock is unable to cure within the Cure Period, Flock will refund Customer a pro-rata portion of the pre-paid fees for Services not received due to such termination.

7.3 Survival. The following Sections will survive termination: 1, 3, 5, 6, 7, 8.3, 8.4, 9, 10.1 and 10.6.

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8. REMEDY FOR DEFECT; WARRANTY AND DISCLAIMER

8.1 **Manufacturer Defect.** Upon a malfunction or failure of Flock Hardware or Embedded Software (a **"*Defect*"**), Customer must notify Flock's technical support team. In the event of a Defect, Flock shall make a commercially reasonable attempt to repair or replace the defective Flock Hardware at no additional cost to the Customer. Flock reserves the right, in its sole discretion, to repair or replace such Defect, provided that Flock shall conduct inspection or testing within a commercially reasonable time, but no longer than seven (7) business days after Customer gives notice to Flock.

8.2 **Replacements.** In the event that Flock Hardware is lost, stolen, or damaged, Customer may request a replacement of Flock Hardware at a fee according to the reinstall fee schedule (https://www.flocksafety.com/reinstall-fee-schedule). In the event that Customer chooses not to replace lost, damaged, or stolen Flock Hardware, Customer understands and agrees that (1) Flock Services will be materially affected, and (2) that Flock shall have no liability to Customer regarding such affected Flock Services, nor shall Customer receive a refund for the lost, damaged, or stolen Flock Hardware.

8.3 **Warranty.** Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Installation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

8.4 **Disclaimer.** THE REMEDY DESCRIBED IN SECTION 8.1 ABOVE IS CUSTOMER'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTS. FLOCK DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A

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PARTICULAR PURPOSE AND NON-INFRINGEMENT. THIS DISCLAIMER ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 10.6.

8.5 **Insurance.** Flock will maintain commercial general liability policies as stated in Exhibit B.

8.6 **Force Majeure.** Parties are not responsible or liable for any delays or failures in performance from any cause beyond their control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, pandemics (including the spread of variants), issues of national security, acts or omissions of third-party technology providers, riots, fires, earthquakes, floods, power blackouts, strikes, supply chain shortages of equipment or supplies, financial institution crisis, weather conditions or acts of hackers, internet service providers or any other third party acts or omissions.

9. LIMITATION OF LIABILITY; INDEMNITY

9.1 **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK, ITS OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR LOSS OF REVENUE, BUSINESS OR BUSINESS INTERRUPTION; (B) INCOMPLETE, CORRUPT, OR INACCURATE DATA; (C) COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY; (D) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (E) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE; OR (F) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID AND/OR PAYABLE BY CUSTOMER TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRIOR TO THE ACT OR OMISSION THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS LIMITATION OF

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LIABILITY OF SECTION ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE REFERENCED IN SECTION 10.6. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOREGOING LIMITATIONS OF LIABILITY SHALL NOT APPLY (I) IN THE EVENT OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, OR (II) INDEMNIFICATION OBLIGATIONS.

9.2 **Responsibility.** Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable for the torts of its own officers, agents, or employees.

9.3 **Flock Indemnity.** Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; or (ii) any damage or injury to property or person directly caused by Flock's installation of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees. Flock's performance of this indemnity obligation shall not exceed the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

10. INSTALLATION SERVICES AND OBLIGATIONS

10.1 **Ownership of Hardware**. Flock Hardware is owned and shall remain the exclusive property of Flock. Title to any Flock Hardware shall not pass to Customer upon execution of this Agreement, except as otherwise specifically set forth in this Agreement. Except as otherwise expressly stated in this Agreement, Customer is not permitted to remove, reposition, re-install, tamper with, alter, adjust or otherwise take possession or control of Flock Hardware. Customer agrees and understands that in the event Customer is found to engage in any of the foregoing restricted actions, all warranties herein shall be null and void, and this Agreement shall be subject to immediate termination for material breach by Customer. Customer shall not perform any acts which would interfere with the retention of title of the Flock Hardware by Flock. Should Customer default on any payment of the Flock Services, Flock may remove Flock Hardware at

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Flock's discretion. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Customer's default and Flock shall have the right to enforce any other legal remedy or right.

10.2 **Deployment Plan**. Flock shall advise Customer on the location and positioning of the Flock Hardware for optimal product functionality, as conditions and locations allow. Flock will collaborate with Customer to design the strategic geographic mapping of the location(s) and implementation of Flock Hardware to create a deployment plan ("***Deployment Plan***"). In the event that Flock determines that Flock Hardware will not achieve optimal functionality at a designated location, Flock shall have final discretion to veto a specific location, and will provide alternative options to Customer.

10.3 **Changes to Deployment Plan.** After installation of Flock Hardware, any subsequent requested changes to the Deployment Plan, including, but not limited to, relocating, re-positioning, adjusting of the mounting, removing foliage, replacement, changes to heights of poles will incur a fee according to the reinstall fee schedule located at (https://www.flocksafety.com/reinstall-fee-schedule). Customer will receive prior notice and confirm approval of any such fees.

10.4 **Customer Installation Obligations**. Customer is responsible for any applicable supplementary cost as described in the Customer Implementation Guide, attached hereto as Exhibit C ("***Customer Obligations***"). Customer represents and warrants that it has, or shall lawfully obtain, all necessary right title and authority and hereby authorizes Flock to install the Flock Hardware at the designated locations and to make any necessary inspections or maintenance in connection with such installation.

10.5 **Flock's Obligations**. Installation of any Flock Hardware shall be installed in a professional manner within a commercially reasonable time from the Effective Date of this Agreement. Upon removal of Flock Hardware, Flock shall restore the location to its original condition, ordinary wear and tear excepted. Flock will continue to monitor the performance of Flock Hardware for the length of the Term. Flock may use a subcontractor or third party to perform certain obligations under this agreement, provided that Flock's use of such subcontractor or third party shall not release Flock from any duty or liability to fulfill Flock's obligations under this Agreement.

11. MISCELLANEOUS

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11.1 **Compliance With Laws.** Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s).

11.2 **Severability.** If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect.

11.3 **Assignment.** This Agreement is not assignable, transferable or sublicensable by either Party, without prior consent. Notwithstanding the foregoing, either Party may assign this Agreement, without the other Party's consent, (i) to any parent, subsidiary, or affiliate entity, or (ii) to any purchaser of all or substantially all of such Party's assets or to any successor by way of merger, consolidation or similar transaction. In the event this Agreement is assigned by either Party without the other Party's consent, reasonable notice of the identity of the assignee, if known, shall be provided by the assigning Party to the other Party.

11.4 **Entire Agreement.** This Agreement, together with the Order Form(s), the reinstall fee schedule (https://www.flocksafety.com/reinstall-fee-schedule), and any attached exhibits are the complete and exclusive statement of the mutual understanding of the Parties and supersedes and cancels all previous or contemporaneous negotiations, discussions or agreements, whether written and oral , communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both Parties, except as otherwise provided herein. None of Customer's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected. Any mutually agreed upon purchase order is subject to these terms. In the event of any conflict of terms found in this Agreement or any other terms and conditions, the terms of this Agreement shall prevail. Customer agrees that Customer's purchase is neither contingent upon the delivery of any future functionality or features nor dependent upon any oral or written comments made by Flock with respect to future functionality or feature.

11.5 **Relationship.** No agency, partnership, joint venture, or employment is created as a result of this Agreement and Parties do not have any authority of any kind to bind each other in any respect whatsoever. Flock shall at all times be and act as an independent contractor to Customer.

11.6 **Governing Law; Venue.** This Agreement shall be governed by the laws of the State of Georgia. The Parties hereto agree that venue is proper in Hall County, Georgia, and the State or

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Federal Courts located in Hall County shall have jurisdiction. The Parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

11.7 **Special Terms.** Flock may offer certain special terms which are indicated in the proposal and will become part of this Agreement, upon Customer's prior written consent and the mutual execution by authorized representatives ("***Special Terms***"). To the extent that any terms of this Agreement are inconsistent or conflict with the Special Terms, the Special Terms shall control.

11.8 **Publicity.** Flock has the right to reference and use Customer's name and trademarks and disclose the nature of the Services in business and development and marketing efforts.

11.9 **Feedback.** If Agency or Authorized End User provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Agency or Authorized End User hereby assigns to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

11.10 **Export.** Customer may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign Customer or authority. As defined in Federal Acquisition Regulation ("FAR"), section 2.101, the Services, the Flock Hardware and Documentation are "commercial items" and according to the Department of Defense Federal Acquisition Regulation ("DFAR") section 252.2277014(a)(1) and are deemed to be "commercial computer software" and "commercial computer software documentation." Flock is compliant with FAR Section 889 and does not contract or do business with, use any equipment, system, or service that uses the enumerated banned Chinese telecommunication companies, equipment or services as a substantial or essential component of any system, or as critical technology as part of any Flock system. Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

11.11 **Headings.** The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated sections.

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11.12 **Authority.** Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the Parties they are representing.

11.13 **Conflict.** In the event there is a conflict between this Agreement and any applicable statement of work, or Customer purchase order, this Agreement controls unless explicitly stated otherwise.

11.14 **Public Disrepute.** In the event Customer or its employees become the subject of an indictment, arrest, public disrepute, contempt, scandal or behaves in a manner that, in the reasonable judgment of Flock, reflects unfavorably upon Flock, and/or their officers or principals, licensees, such act(s) or omission(s) shall constitute a material breach of this Agreement and Flock shall, in addition to any other rights and remedies available to it hereunder, whether at law or in equity, have the right to elect to terminate this Agreement.

11.15 **Notices.** All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by email; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested.

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FLOCK NOTICES ADDRESS:

1170 HOWELL MILL ROAD, NW SUITE 210

ATLANTA, GA 30318

ATTN: LEGAL DEPARTMENT

EMAIL: legal@flocksafety.com

Customer NOTICES ADDRESS:

ADDRESS: _____

ATTN: _____

EMAIL: _____

DocuSign Envelope ID: 7A3C975E-A0F0-4C29-A1D3-B8AAAD389545

EXHIBIT B

INSURANCE

Required Coverage. Flock shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services under this Agreement and the results of that work by Flock or its agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A. M. Best rating of no less than "A" and "VII". Flock shall obtain and, during the term of this Agreement, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance for insurable amounts of not less than the limits listed herein. The insurance policies shall provide that the policies shall remain in full force during the life of the Agreement. Flock shall procure and shall maintain during the life of this Agreement Worker's Compensation insurance as required by applicable State law for all Flock employees.

Types and Amounts Required. Flock shall maintain, at minimum, the following insurance coverage for the duration of this Agreement:

(i) **Commercial General Liability** insurance written on an occurrence basis with minimum limits of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and product and completed operations coverage;

(ii) **Umbrella or Excess Liability** insurance written on an occurrence basis with minimum limits of Ten Million Dollars ($10,000,000) per occurrence and Ten Million Dollars ($10,000,000) in the aggregate;

(iii) **Professional Liability/Errors and Omissions** insurance with minimum limits of Five Million Dollars ($5,000,000) per occurrence and Five Million Dollars ($5,000,000) in the aggregate;

(iv) **Commercial Automobile Liability** insurance with a minimum combined single limit of One Million Dollars ($1,000,000) per occurrence for bodily injury, death, and property coverage, including owned and non-owned and hired automobile coverage; and

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(v) **Cyber Liability** insurance written on an occurrence basis with minimum limits of Five Million Dollars ($5,000,000).

Overview

Start Date of New Co-Term Contract
12/1/2023

Opportunity	Invoice	Total Invoice Amoun	Paid	Credit/Amount Owed
Hall County Sheriff			FALSE	-$9,493.15
GA - Hall County SO Mobile Cam			FALSE	-$390.41
GA Hall County Phase 2			FALSE	-$8,821.92
GA - Hall County SO - Phase 3	INV-14929	$114,000.00	TRUE	$90,684.93
			FALSE	
			FALSE	
			Total Credit	**$71,979.45**

Year One Total	$150,500.00
Credit	$71,979.45
Total Year One Payment after Credi	$78,520.55

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 684/2023

SUBJECT: **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: 185-unit multi-family development |** Commission District 1 **| Tim Wilbanks, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:
Denial.

Purpose of Request:
1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | Commission District 1 | **Tim Wilbanks, 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
Updated Narrative
Original Narrative
Updated Site Plan
Original Site Plan
Maps
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: November 27, 2023

Subject: **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel | **Proposed Use: 185-unit multi-family development |Tim Wilbanks, applicant.**

The request before you is the request of Tim Wilbanks to Rezone from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) to allow a 185-unit multi-family development. This item is located within Commission District 1.

At their October 16, 2023 meeting, the Hall County Planning Commission voted to recommend denial **(2-2, Sosebee absent)**.

Braswell – Aye
Hunt – Aye
Pilcher – Nay
Varner – Nay

There were **twenty-seven (27) comments submitted** in advance of the Planning Commission meeting and **seven (7) people 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 ..... Tim Wilbanks

Request ..... **(A)** Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (7.33± acres)

(B) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (2.72± acres)

(C) Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District (GCOD, 17.420)

Proposed Use ..... **(A)** 185-unit multi-family development

(B) Permitted uses within H-B

(C) Reduce the required transitional buffer from 25 feet to 15 feet

Size ..... 10.04± acres

Zoning ..... Current Agricultural Residential IV (AR-IV, 17.120) / Gateway Corridors Overlay District (GCOD, 17.420) | Proposed Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (A - 7.33± acres) and Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (B - 2.72± acres)

Location ..... **1731 Friendship Road |** Tax Parcel 15041 000190

Commission District ..... One

Planning Commission Date ..... October 16, 2023

Staff Recommendation ..... **(A) Approval** as the proposed use is consistent with Mixed-Use Corridor future land use category as found in the Comprehensive Plan, and previous approval across the street.

(B) Denial as it would create an isolated district, there are permitted uses within H-B that are not compatible with the adjacent developments, and there is insufficient information to assess the potential impact of uses listed in 17.150.010 on traffic or adjacent developments.

(C) Denial of the requested variance from the landscaping requirements from 17.420.050 as the applicant has failed to demonstrate that a hardship exist pursuant to the criteria of 2.60.030.

Planning Commission Recommendation……..(A) Denial

Vote: 2-2 (Pilcher & Varner opposed)

(B) Denial

Vote: 2-2 (Pilcher & Varner opposed)

(C) Denial

Vote: 4-0 (Hunt absent))

9-18-2023 Public Forum:

Michael Day, 5926 Ventura Place, Hoschton, spoke in favor. Spoke about the development in the area and funds from the sale.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were protections of neighboring properties, traffic, safety, commercial space use, and use consistency.

Judy Whitehead, 6419 Sycamore Drive, Hoschton, spoke in opposition. Concerns were traffic and safety.

David Gordon, 5910 Ashe Hill Place, Hoschton, spoke in opposition. Concerns were traffic and number on homes/apartment complexes in the area.

Tom McDermott, 7260 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were buffers, fencing, devaluing homes, complying with fire code, and traffic.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers and proximity of parking lot to property line.

Gary Hodges, 7316 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were privacy, golf course.

John Royer, 5781 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers, drainage, commercial use, and number of units.

10-16-2023 Public Forum:

Fran Bridwell, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were zoning, safety, traffic, and property value.

James Moore, 5647 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were the parking lot, vandalism, and privacy.

Gary Hodges, 7716 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were surrounding developments, buffers, and conditions.

Michelle Larson, 5778 Porch Swing Place, Hoschton, spoke in opposition. Concerns were emergency vehicles access, parking layout, crime, public safety, and traffic study.

Tom McDermott, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were use, zoning request, encroachment, driveway access, crime, and quality of life.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were golf course, request is incompatible with surroundings.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were proximity of their home to parking lot, equity, and drainage issues.

Summary Analysis

The applicant is requesting two rezoning actions and a variance on the 10.04± acre parcel. Specifically, the applicant is requesting to **(A)** rezone 7.33± acres from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) for the purpose of constructing a 185-unit multi-family development on the property. Additionally, the applicant is requesting to **(B)** rezone 2.72± acres from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) for unspecified commercial uses. Finally, the applicant is requesting **(C)** a variance from 17.420.050.C.2 to reduce a portion of the required transitional buffer in the Gateway Corridors Overlay District (GCOD, 17.420) from 25 feet to 15 feet. According to the site plan, this setback reduction is indicated along the northern property boundary and is adjacent to the parking area of the multi-family development. The 15 foot setback would also allow for an expanded development area for the proposed H-B portion of the property.

The subject property is undeveloped and wooded, with a bisecting creek which is proposed to be used as a baseline to subdivide the property between **(A)** the 7.33± acre Planned Commercial Development (PCD, 17.180.080) parcel and **(B)** the 2.72± acre Highway Business (H-B, 17.150) parcel.

The application materials and site plan dated 8-7-23 depict access to the site utilizing a single ingress and egress point from Friendship Road. The driveway for the multi-family development connects to the access drive, which continues to the west to the proposed H-B parcel. A 10 foot landscape strip is proposed along

the frontage of Friendship Road. A 25-foot transitional zoning buffer is shown along the right side and a portion of the rear property line, before it is reduced to a 15 foot buffer along the remaining rear property line, resulting in **(C)** the requested variance from transitional buffer requirements for non-residential properties in the Gateway Corridors Overlay District (GCOD, 17.420). Per the submitted narrative, the transitional buffer is reduced where adjacent to the Reunion Golf Course.

The submitted site plan shows a singular, four-story, multi-family apartment structure, consisting of 185-units, with a fully enclosed courtyard containing an amenity area. These amenities will include a swimming pool, bocce ball court, and pavilion. The average size of each unit will be 900 square feet and include full kitchens with a washer and dryer. The overall building area will be 169,408 square feet. The overall density for the 185-unit multi-family development will be 25.2 dwelling units per acre. Parking will exceed the minimum requirements of table 17.250.020(A), which requires a minimum of 1.5 spaces per multi-family unit for a total of 278 required spaces. The applicant is proposing 287 parking spaces, exceeding the minimum requirement by 9 spaces.

The remaining 2.72± acres is proposed to be rezoned to Highway Business (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420) for future commercial uses permitted within the H-B and GCOD districts. There are several permitted and conditional uses within Highway Business that are explicitly prohibited from GCOD (17.420.050(A)), such as adult establishments and junk yards. **The future development of this portion of the property will be subject to the development requirements at the time of application, and will be required to seek approval for any use within H-B or the GCOD that requires further Planning Commission or County Commission approval.**

The site plan depicts three monument signs for the development all located along the frontage for Friendship Road, one for the future commercial site on the H-B parcel, one for the multi-family residential building, and an entrance sign for the development as a whole. Per 17.420.060(1) and 17.270.070(C), one monument sign is permitted for each parcel. The site plan shows the entrance sign on the same parcel as the multi-family development, exceeding the number permitted by the zoning ordinance. No dimensions or renderings have been provided for the proposed signage, but the applicant can propose different development standards within a planned development; however, a master sign package must be submitted for review and approval by the County Commission if the package exceeds the limitations of the Gateway Corridors Overlay District signage standards.

One (1) **variance** related to landscaped buffer requirements will be necessary if the site plan, as presented, is approved as the proposal does not meet the requirements.

- A 25 foot landscaped buffer shall be installed where a commercial zoning district abuts property zoned for residential use as found in 17.420.050(C)(3).
    - *The applicant is requesting to reduce a portion of this buffer to 15 feet along the rear property line, where adjacent to Reunion Golf Course.*

The following development standards are required for Planned Commercial 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 a scaled site plan for the proposed development, which includes the number of stories.**

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 applicant has submitted a scaled site that show entry**

and exits points, as well as the locations of parking spaces, but loading and no parking zones are not included.

3. The proposed methods and location of all buffers shall be described. **The applicant has submitted a scaled site plan which includes buffer information, but no landscape plan is included to provide additional details.**

4. The proposed exterior lighting shall be shown. **The submitted narrative states that lighting will consist of LED non-spill fixtures.**

5. All proposed signs, advertising or identification graphics shall be indicated, showing their number, size, height and location. **The applicant has not provided details about the content, materials, or dimensions of the signage; proposed locations are shown on the site plan.**

6. The type and number of uses proposed for the commercial development shall be indicated. **The proposed use for the PCD portion of the development is a 185-unit apartment building and its associated amenities. For the H-B portion of the site, the applicant has not proposed specific uses and has indicated the zoning would be for permitted uses within H-B/GCOD.**

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 applicant has included building setback and buffer standards in their letter of intent. Any items not specifically proposed will be subject to the standards of the Suburban Shopping (S-S, 17.140) district.**

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. **The planned commercial development will be entirely dedicated to residential dwelling units and its associated amenities.**

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 and previous approvals in the vicinity. The mixed-use corridor contemplates future land uses to include retail activities, office-based employment, civic uses, and single-family residential. Further, higher density residential uses are permitted only where the same is found on adjacent properties. Chateau Senior is across the street and has 152 units.

Zoning Analysis

(A) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (7.33± acres) and

(B) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (2.72± acres)

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; **Southeast of the proposed development site, across Friendship Road, exists a three-story multi-family residential development. To the northwest is part of the Reunion Subdivision and the Reunion Golf Course. The adjacent parcel to the west (tax parcel 15041D000249) contains entrance signage for the Reunion Subdivision.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, 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 Agricultural Residential IV (AR-IV, 17.120) within Gateway Corridors Overlay District (GCOD, 17.420). It is currently undeveloped.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed use may cause an excessive or burdensome use of existing streets and transportation facilities, depending on the number of visitors and residents the developments can accommodate. A traffic study was submitted as part of the application materials. The report recommends that the driveway to the development should be constructed across from the existing Celebration Church driveway, with one entry land and one exit lane, and a restricted crossing U-turn intersection with side-street yield-control. Also the report recommends the construction of a westbound right-turn deceleration lane along Friendship Road.**

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 and previous approvals in the vicinity. The mixed-use corridor contemplates future land uses to include retail activities, office-based employment, civic uses, and single-family residential. Further, higher density residential only where the same is found on adjacent properties; although not adjacent, a 152 unit multi-family senior housing on 5.77 acres was approved across the street in 2019.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **There are no records to suggest there have ever been improvements made upon this property.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **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 change would create an isolated district of Highway Business (H-B, 17.150) zoning on the 2.72± acre parcel. Planned Commercial Developments (PCD, 17.180.080) are intended to serve as a floating zone and are not considered isolated districts.**

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 of a 185-unit multi-family development is not out of scale with the needs of the county as a whole, providing needed housing supply to meet the increased demand of southern Hall County specifically. The density is consistent with the density approved across the street but is significantly higher than immediately adjacent development.**

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 H-B uses would be permitted without zoning action. However, the 185-unit multi-family development would likely require zoning action due to the nature of the use associated with PCD rezoning request.**

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.**

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.**

(C) Variance | Gateway Corridors Overlay District (GCOD, 17.420) Transitional Buffer from 25 feet to 15 feet

Section 17.420.070, appeals and modifications states that "if substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this chapter to the Hall County Planning Commission, unless otherwise specified in this chapter."

The Planning Commission is hereby authorized to grant variances from the strict application of this Resolution upon proof by a preponderance of the evidence that 2.60.030.J provided the request meets the criteria set forth in 2.60.030.K.

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There does not appear to be extraordinary or exceptional conditions pertaining to the subject property. 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). Additionally, as there is no proposed site layout for the H-B zoned parcel, it is premature to grant relief on that parcel.**

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 property is undeveloped with no records to suggest otherwise.**

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. **The proposal meets the requirement. The 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 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.**

   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. **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 study was submitted as part of the application materials. The report recommends that the driveway to the development should be constructed across from the existing Celebration Church driveway, with one entry land and one exit lane, and a restricted crossing U-turn intersection with side-street yield-control. Also the report recommends the construction of a westbound right-turn deceleration lane along Friendship Road.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 18, 2023, Emily McGahee stated "No comment. Public Sewer."

Hall County Fire Marshal

In an email dated August 18, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following comments:

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS
D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
D105.3 Proximity to building.
One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.
D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

Hall County Public Works and Utilities
In a memo dated August 18, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

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

Traffic:
GDOT permit will be required for connection to Friendship Road.

Utilities
Hall County sewer district – sewer connection is within a feasible distance.

Georgia Department of Transportation
In an email dated August 15, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Require GDOT coordination for driveway access on Friendship Rd
(B) Require GDOT coordination for driveway access on Friendship Rd
(C) Require GDOT coordination for driveway access on Friendship Rd

- **Excerpts from the minutes of the September 18, 2023 meeting**

Applicant's Presentation:

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

Kent Henderson, 6071 Mount Vernon Road, Murrayville, presented the request. The applicant stated that the building would be 4 stories tall and there will be a maximum of 185 units with a 980 square foot total per unit. The applicant stated that the price point will be at $1,950 a month. The applicant presented renderings of the building and amenities. The applicant stated that there is limited road access off Friendship Road so there will only be one access between the apartment building and commercial building. The applicant stated that any of the uses allowed on the commercial development will still need to go through approval by the board so not just any type of business can occupy the space. The applicant discussed the signage being placed at each parcel. The applicant stated that they would like to reduce the rear buffer butting to the golf course from 20 feet to 15 feet with a 6 foot fence along the property line. The applicant stated that this development will accommodate young professionals coming into the area seeking a place to live with all the surrounding development.

Ed Myers, 752 Chattahoochee Place, Gainesville, presented the request. The applicant stated that the state highway has limited driveway access so it is out of their hands.

Rebuttal

The applicant stated that development is inevitable in the area. The applicant stated that a traffic study was conducted and the state highway is in place to serve the traffic.

Public Forum:

Michael Day, 5926 Ventura Place, Hoschton, spoke in favor. Spoke about the development in the area and funds from the sale.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were protections of neighboring properties, traffic, safety, commercial space use, and use consistency.

Judy Whitehead, 6419 Sycamore Drive, Hoschton, spoke in opposition. Concerns were traffic and safety.

David Gordon, 5910 Ashe Hill Place, Hoschton, spoke in opposition. Concerns were traffic and number on homes/apartment complexes in the area.

Tom McDermott, 7260 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were buffers, fencing, devaluing homes, complying with fire code, and traffic.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers and proximity of parking lot to property line.

Gary Hodges, 7316 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were privacy, golf course.

John Royer, 5781 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers, drainage, commercial use, and number of units.

Planning Commission Comments:

Mr. Sosebee questioned the number on one bedroom apartments. Mr. Henderson stated that there isn't a specific number but most of the units will be one and two bedrooms. Mr. Sosebee questioned if there is a possibility to make a second entrance to the development. The applicant stated that they are in discussions about it with GDOT. Mr. Braswell stated that the fire marshal does require two entrances but there could be other alternatives to alleviate the requirement. The applicant stated that they will also sprinkle the apartments. Mr. Braswell stated that the golf course is part of the homes in Reunion therefore reducing the buffer would affect the residents. Mr. Henderson stated that having an undisturbed buffer would only create more issues. Mr. Varner stated that he could not support the development having buffer reductions, four stories, and with only one entrance. Mr. Henderson pointed out that in the area there are apartment buildings that have a higher density and only one egress/ingress. Mr. Braswell stated that there was no plan

provided on what would be developed in the commercial space requested. Mr. Braswell stated that the property needs to have 500 feet of frontage to subdivide and this request does not have it. Mr. Braswell stated that there should be a 40 foot setback with the first 25 feet undisturbed. Mr. Henderson stated his concern with setbacks. Mr. Braswell read the new recommended conditions of approval. Ms. Pilcher stated that she would like to see a site plan with the conditions discussed before sending it to the County Commission. Mr. Braswell agreed. Ms. Garmon stated that if the updated site plan and narrative was provided to staff by October 2nd it could be included and sent out by October 6th with staff reports.

A

Motion: ***A motion to table to October 16, 2023 was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

B

Motion: ***A motion was to table to October 16, 2023 made by Ms. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

C

Motion: ***A motion to deny was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

- **Excerpts from the minutes of the October 16, 2023 meeting**

Applicant's Presentation:

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

Kent Henderson, Mount Vernon Road, Murrayville, presented the request. The applicant stated that the number of units has been decreased and is now three stories instead of four. The applicant explained the site plan was configured to have a rear 25 foot undisturbed buffer with a 15 foot impervious buffer. The applicant stated that amenities will be in the interior of the apartment building. The applicant also pointed out the second entrance on the east side of the property. The applicant stated that the Highway Business use will be specifically for retail, restaurant, office, or banks. The applicant stated that the request is below density compared to surrounding developments.

Rebuttal

Mr. Henderson stated that there have been conversations with GDOT about the development. The applicant stated that there will be a 6 foot solid wood privacy fence on the property line and they are also aware of the drainage issue and they will build their retention pond to alleviate the problem. The applicant proposed installing a net fence to protect the development from the golf course.

Public Forum:

Fran Bridwell, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were zoning, safety, traffic, and property value.

James Moore, 5647 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were the parking lot, vandalism, and privacy.

Gary Hodges, 7716 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were surrounding developments, buffers, and conditions.

Michelle Larson, 5778 Porch Swing Place, Hoschton, spoke in opposition. Concerns were emergency vehicles access, parking layout, crime, public safety, and traffic study.

Tom McDermott, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were use, zoning request, encroachment, driveway access, crime, and quality of life.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were golf course, request is incompatible with surroundings.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were proximity of their home to parking lot, equity, and drainage issues.

Planning Commission Comments:

Mr. Braswell questioned if the previous request of 185 units was decreased to 170 units. The applicant stated that was correct. Mr. Hunt questioned if the Fire Department will have an approval process with the submitted plan. Ms. Doveton stated that the plans go through the Fire Marshall during development review to make sure standards are met. Ms. Pilcher stated that she has an issue with the development having split zoning. Mr. Varner stated that he could not support the request with what is already in the area.

4(A)
***Motion:* A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Braswell. Vote: 2-2 (Sosebee absent)**

Braswell – Aye
Hunt – Aye
Pilcher – Nay
Varner – Nay

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative dated October 5, 2023~~,~~ modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The development shall be approved with a maximum of 170 units and shall not exceed 157,250 square feet of heated floor space.
3. The development shall be similar to the architectural examples included in the application materials and must meet all requirements applicable under the Gateway Corridor Overlay District unless specified herein.
4. All conditions of zoning shall be made a part of any plat or site plan created for the property.

5. A subdivision plat shall be recorded prior to the issuance of any land disturbance permits for any development of the subject property.
6. There shall be a 25 foot undisturbed buffer around the perimeter of the subject property. This 25 foot buffer shall not apply to the frontage along Friendship Road.
7. No parking or impervious surfaces shall encroach into the 40 foot exterior building setback. This 40 foot setback shall not apply to the frontage along Friendship Road.
8. Development shall adhere to 17.300.020 Minimum Standards for Apartments – Design standards and restrictions shall apply, as listed below:
    a. Apartment construction shall be according to a comprehensive development plan with adequate provisions for access and for adequate protection of the surrounding properties.
    b. When more than one apartment house is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
    c. When more than one apartment house is constructed, external walk areas shall be lighted.
    d. When more than one apartment house is built, no apartment shall be closer than 20 feet from any other apartment house.
    e. No apartment shall be constructed at a distance of less than 40 feet from adjoining property lines.
    f. Off-street parking shall be provided at a rate of 1½ spaces per unit.
    g. Notwithstanding any other provisions of this chapter, apartment projects hereafter constructed shall provide on-site open space areas equal to 25 percent of the total land area, excluding parking areas.
    h. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than four feet high.
    i. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
    j. There shall be off-street loading, unloading and service areas provided. These areas shall be screened through landscaping or permanent construction from adjoining areas.
    k. An apartment shall meet all other requirements of the zoning regulations and the building code as applicable.
9. An 8 foot tall privacy fence shall be installed along the boundary of the 25 foot undisturbed buffer, around the perimeter of the property. The fence shall be maintained by the developer and/or owner, and shall be constructed of vinyl or an alternative material to be approved by the Community Development and Infrastructure, or their designee.
10. All location of ingress/egress and all driveways shall be permitted by the Georgia Department of Transportation.
11. Zoning for the approximate 2.72 acre tract shall be Planned Commercial Development (PCD) and there shall be no variances from Gateway Corridors Overlay District standards.

4(B)

<u>Motion:</u> A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Braswell. Vote: 2-2 (Sosebee absent)

Braswell – Aye
Hunt – Aye
Pilcher – Nay

Varner – Nay

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative dated October 5, 2023, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The development shall be approved with a maximum of 170 units and shall not exceed 157,250 square feet of heated floor space.
3. The development shall be similar to the architectural examples included in the application materials and must meet all requirements applicable under the Gateway Corridor Overlay District unless specified herein.
4. All conditions of zoning shall be made a part of any plat or site plan created for the property.
5. A subdivision plat shall be recorded prior to the issuance of any land disturbance permits for any development of the subject property.
6. There shall be a 25 foot undisturbed buffer around the perimeter of the subject property. This 25 foot buffer shall not apply to the frontage along Friendship Road.
7. No parking or impervious surfaces shall encroach into the 40 foot exterior building setback. This 40 foot setback shall not apply to the frontage along Friendship Road.
8. Development shall adhere to 17.300.020 Minimum Standards for Apartments – Design standards and restrictions shall apply, as listed below:
    a. Apartment construction shall be according to a comprehensive development plan with adequate provisions for access and for adequate protection of the surrounding properties.
    b. When more than one apartment house is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
    c. When more than one apartment house is constructed, external walk areas shall be lighted.
    d. When more than one apartment house is built, no apartment shall be closer than 20 feet from any other apartment house.
    e. No apartment shall be constructed at a distance of less than 40 feet from adjoining property lines.
    f. Off-street parking shall be provided at a rate of 1½ spaces per unit.
    g. Notwithstanding any other provisions of this chapter, apartment projects hereafter constructed shall provide on-site open space areas equal to 25 percent of the total land area, excluding parking areas.
    h. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than four feet high.
    i. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
    j. There shall be off-street loading, unloading and service areas provided. These areas shall be screened through landscaping or permanent construction from adjoining areas.
    k. An apartment shall meet all other requirements of the zoning regulations and the building code as applicable.
9. An 8 foot tall privacy fence shall be installed along the boundary of the 25 foot undisturbed buffer, around the perimeter of the property. The fence shall be maintained by the developer and/or owner,

and shall be constructed of vinyl or an alternative material to be approved by the Community Development and Infrastructure, or their designee.

10. All location of ingress/egress and all driveways shall be permitted by the Georgia Department of Transportation.
11. Zoning for the approximate 2.72 acre tract shall be Planned Commercial Development (PCD) and there shall be no variances from Gateway Corridors Overlay District standards.

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
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Tim Wilbanks
811 Sherwood Road
Gainesville, GA 30501

Phone 770-654-0084

Email Address timdevelopsga@gmail.com

Property Owner (Name & Mailing Address)

Celebration Baptist Ministries
Mike Day PO Box 1664
Flowery Branch, GA 30542

Phone 770-833-7140

Email Address mike@celebrationfamily.com

Proposed Use Apartments & Future Highway Buisness

Contact Person (Name & Mailing Address)

Kent Henderson
6071 Mount Vernon Road
Murrayville, GA 30564

Phone 770-861-8880

Email Address henderson5266@yahoo.com

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-IV
Rezone to: H-B & PCD
Fee:$ 750
Receipt #: 1,500
Check #: 011256

Tax Parcel Number 15041 000190 Acreage 10.07

Location Address 1731 Friendship Road

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

Sign [signature] Date: 7/21/23

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: 7/21/23 Taken by: [signature]

Tentative Planning Commission Date: 9/18 Tentative County Commission Date: 10/26

County Commission District: 1

Hall co prop owners zoning avidavit
EDIT IN PRIVATE (ONLY YOU CAN SEE YOUR EDITS)
DOWNLOAD PRINT REVIEW NOTES EDIT SHARE

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HALL COUNTY

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Celebration Baptist ministries Mike Day

Address 1731 Friendship Road Flowery Branch Ga 30542

Phone Number 770-833-7140

Name of applicant(s) Tim Wilbanks

Address 811 Sherwood Road Gainesville, Ga. 30501

Phone Number 770-654-0084

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Michael Day

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

Notary Public

07/17/2023
Date

OFFICIAL SEAL
LAURA MOORE STUMPFF
NOTARY PUBLIC - GEORGIA
JACKSON COUNTY
My Commission Expires Feb. 22, 2026

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HALL COUNTY
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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: Michael Day **Date:** 7-23-2023

Applicant's/Owner's Name (Printed): Michael DAY Celebration BAPTIST Ministries Inc.

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Tim Wilbanks **Date:** 7-24-2023

Applicant's/Owner's Name (Printed): Tim Wilbanks

Narrative
Friendship LUXE Development
H-B & PCD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PCD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PCD Zoning

The apartment development (PCD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

HB Zoning
The western 2.72 acres of the property will be a future H-B development. There are no specific plans at this time for this part of the development.

The rezoning plan shows a proposed office for conceptual purposes. The style will be similar to other office buildings in the area as depicted at the end of this narrative. The applicant would like to reserve the right to allow the follow uses as allowed by right in the H-B zoning: retail, banks, offices or restaurants. All of these uses could be accommodated with a similar layout as shown in this application. All other "by right" uses are not included with this request.

Building Setbacks and Buffers

Front: 30' Friendship Road

Side & Rear: 40' Impervious setbacks as shown on Revised Rezoning Plan dated 10-5-23.

Buffers: 25' Undisturbed Buffer along rear and side property lines as shown on Revised Rezoning Plan dated 10-5-23.
This will not apply to the road frontage

Storm Water Detention
Storm water will be detained in a combination of a proposed ponds and infiltration trenches. The ponds will discharge into an existing creek which runs through the property. The ponds will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.

Amenities

Interior Style

Interiour Kitchen Style

Office Typical Styles

Narrative
Friendship LUXE Development
H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

The apartment development (PRD) will have 185 units configured in a four-story building. The average size will be 900 square feet per unit for a total of 169,408 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 287 parking spaces provided for the development.

The western 2.72 acres of the property will be a future H-B development. There are no current specific plans at this time.

Friendship Road is a limited access state road. One entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

Building Setbacks and Buffers
Front: 30' Friendship Road
Side: 20'
Rear: 15**'**
Buffers: 25' Landscaped Buffer to adjacent residential zoned properties on the north and west side of the development as shown on the Rezoning Plan.
15' Landscaped Buffer adjacent to the golf course.

Storm Water Detention
Storm water will be detained in a combination of a proposed pond and infiltration trenches. The pond discharges into an existing creek which runs through the property. The pond will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Gateway Corridor Overlay District

Conditional Use Request

This application is requesting approval for a 4-story building inside the Gateway Corridor Overlay District.

Buffer Reduction

This application is requesting the transitional buffer on the western property line be reduced from 25 feet to 15 feet where it is adjacent it to the golf course. While this zoning is a residential zoning, the intent of this ordinance is to protect adjacent residential homeowners. The golf course is not a typical residential use envisioned by this ordinance. A 15 foot buffer will still provide a transition.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B 2.72 AC
   PCD (APARTMENTS) 7.4 AC
3. PCD OPEN SPACE = 50%
   H-B OPEN SPACE = 63%
4. SETBACKS:
   FRONT - 30' FRIENDSHIP ROAD
   SIDE - 20'
   REAR - 15'
5. 25' BUFFER ALONG RESIDENTIAL PROPERTIES WITH AN ADDITIONAL 15' IMPERVIOUS SETBACK.

PARKING

MULTIFAMILY
170 UNITS

1.5 SPACES PER UNIT = 255 REQUIRED

TOTAL PROVIDED = 255 SPACES

OFFICE

3.5 SPACES PER 1,000 SF
11,250 S.F / 1,000 X 3.5 = 40 REQUIRED

TOTAL PROVIDED = 41 SPACES

GRAND REUNION DRIVE

REUNION GOLF COURSE

N/F
REUNION, LLC
PARCEL 1504D 000005
ZONED PRD (C)

REUNION PHASE 4

PORCH SWING PLACE

N/F
JOHN C. ROYER
PARCEL 15041C 000103
ZONED PRD (C)

LOT 424

N/F
MICHAEL STRICKLAND &
ROBYN STRICKLAND
PARCEL 15041C 000104
ZONED PRD (C)

GRID NORTH
GA-WEST ZONE

N 44°49'24"E
59.41'

N 44°52'08"E 389.13'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

EXISTING FENCE

S 23°58'16"E 432.18'

N/F
FRIENDSHIP 1685, LLC
PARCEL 15041 00014
ZONED AR-IV

N 44°51'47"E 839.44'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

REUNION WAY
R/W VARIES

N/F
PULTE HOME
CORPORATION
PARCEL 15041D 000249

N 34°56'40"W 274.70'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

PRD (C) ZONING
PCD ZONING

OFFICE BLDG
75' X 150'
11,250 S.F.

STORM WATER FACILITY

STORM WATER FACILITY

CREEK

50' STREAM BUFFER
75' IMPERVIOUS SETBACK

THREE STORY
APARTMENT BLDG
170 UNITS

AMENITY AREA

Pavilion

POOL

Bocce ball court

26'

26'

26'

26'

40' IMPERVIOUS SETBACK
25' UNDISTURBED BUFFER

PRD ZONING
H-B ZONING

ACCESS DRIVE

PROP. PUMP STATION

75' IMPERVIOUS SETBACK
50' STREAM BUFFER

30' SETBACK
10' LANDSCAPE STRIP

S 53°05'23"W 200.00'

S 63°20'11"W 339.74'

S 36°30'04"W
157.93'

ENTRANCE
MONUMENT SIGN

APARTMENT
MONUMENT SIGN

H-B MONUMENT
SIGN

30' SETBACK
10' LANDSCAPE STRIP

C1

C2

C3

L1

L2

N 86°17'18" W
25.64'

SR 347/FRIENDSHIP ROAD
R/W VARIES

Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Seal

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Project Description
FRIENDSHIP LUXE
DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 10-5-23

JOB NO. 23-14

Sheet Title
REZONING
PLAN

Revisions

SHEET
1

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B & PCD (APARTMENTS)
3. SETBACKS:
   FRONT – 30' FRIENDSHIP ROAD
   SIDE – 20'
   REAR – 15'
4. 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
5. 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

1. CARETAKER RESIDENCE.
2. SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

PARKING

MULTIFAMILY
185 UNITS

1.5 SPACES PER UNIT = 278 REQUIRED

TOTAL PROVIDED = 287 SPACES

GRAND REUNION DRIVE

REUNION GOLF COURSE

N/F
REUNION, LLC
PARCEL 15040 000005
ZONED PRD (C)

REUNION PHASE 4

PORCH SWING PLACE

N/F
JOHN C. ROYER
PARCEL 15041C 000103
ZONED PRD (C)

LOT 423

LOT 424

N/F
MICHAEL STRICKLAND & ROBYN STRICKLAND
PARCEL 15041C 000104
ZONED PRD (C)

N 44°49'24"E 59.41'

N 44°52'08"E 389.13'

50' ENHANCED LANDSCAPED BUFFER

N 44°51'47"E 839.44'

15' ENHANCED LANDSCAPED BUFFER

GRID NORTH
CA-WEST ZONE

THREE STORY
APARTMENT BLDG
185 UNITS

AMENITY AREA

POOL

50' ENHANCED LANDSCAPED BUFFER

EXISTING FENCE

S 23°56'15"E 432.18'

N/F
FRIENDSHIP 1685, LLC
PARCEL 15041 00014
ZONED AR-IV

L1

L2

H-B ZONING

PRD ZONING

CREEK

50' STREAM BUFFER

25' IMPERVIOUS SETBACK

PROP. PUMP STATION

LANDSCAPED STORM WATER ENTRANCE FEATURE

ACCESS DRIVE

FUTURE H-B DEVELOPMENT

REUNION WAY
R/W VARIES

N/F
PULTE HOME CORPORATION
PARCEL 15041D 000245

N 34°56'40"W 274.70'

20' SETBACK

PRD (C) ZONING
PCD ZONING

30' SETBACK

10' LANDSCAPE STRIP

25' IMPERVIOUS SETBACK

50' STREAM BUFFER

S 53°05'23"W 200.00'

S 36°30'04"W 157.93'

S 63°20'11"W 339.74'

ENTRANCE MONUMENT SIGN

30' SETBACK

10' LANDSCAPE STRIP

C1

APARTMENT MONUMENT SIGN

H-B MONUMENT SIGN

N 86°17'18"W 25.64'

C3

C2

SR 347/FRIENDSHIP ROAD
R/W VARIES

Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Seal

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

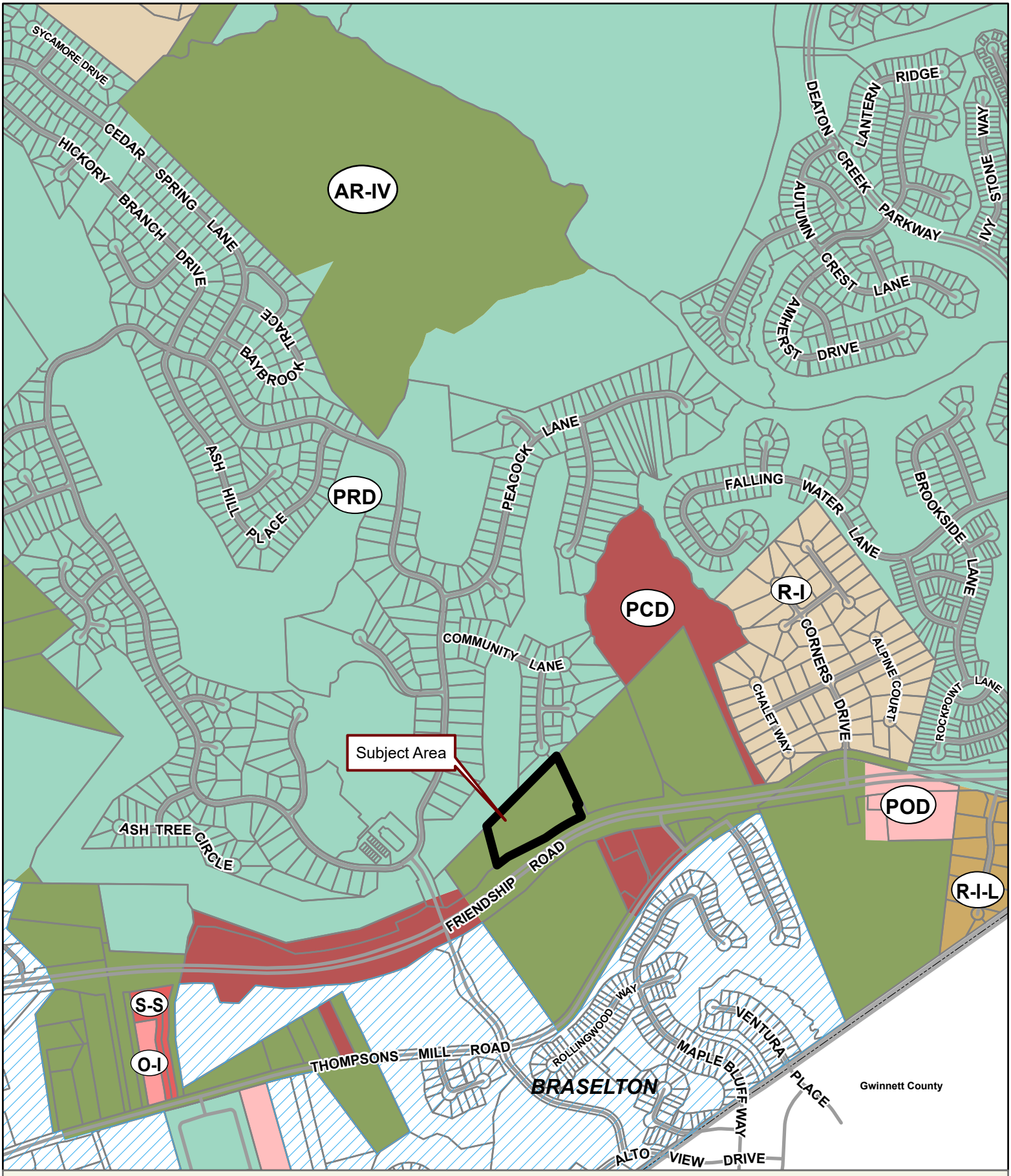
DATE 7-21-23

JOB NO. 23-14

Sheet Title
REZONING PLAN

Revisions

SHEET 1

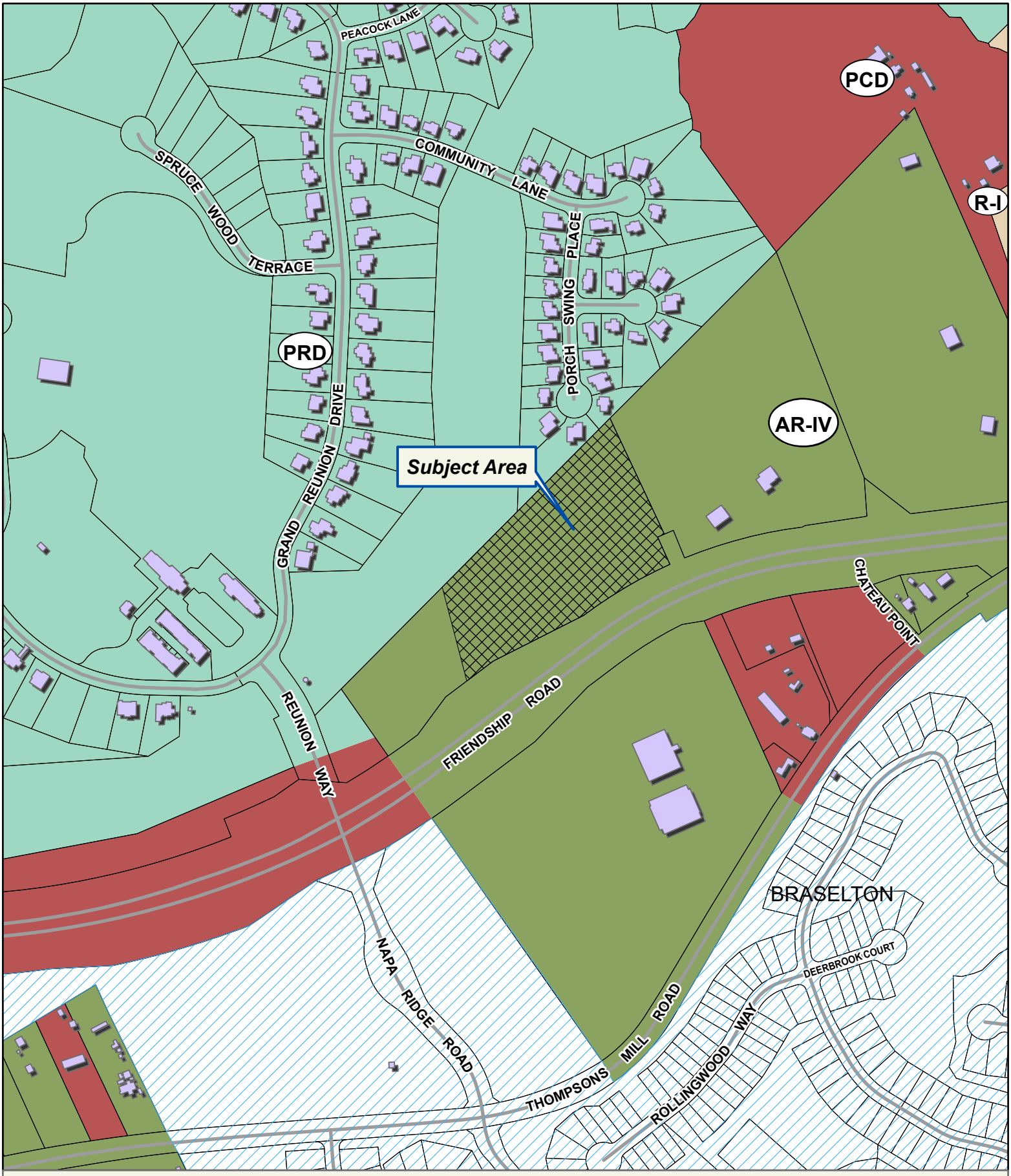


Applicant: TIM WILBANKS
Tax Parcel #: 15041 000190 (PT.)
Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548
Commission District 1 **PC Mtg. Date: 09/18/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: TIM WILBANKS
Tax Parcel #: 15041 000190 (PT.)
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Commission District 1 **PC Mtg. Date: 09/18/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: TIM WILBANKS
Tax Parcel #: 15041 000190 (PT.)
Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548
Commission District 1 **PC Mtg. Date: 09/18/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

Friendship LUXE Development

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 392, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF MONUMENT FOUND AT THE NOTHEASTERN INTERSECTION OF THE RIGHT OF WAY OF FRIENDSHIP ROAD, A.K.A. SR 347 (RIGHT OF WAY VARIES) AND THE
RIGHT OF WAY OF REUNION WAY (RIGHT OF WAY VARIES):

THENCE South 86 degrees 17 minutes 18 seconds East for a distance of 25.64 feet TO A POINT ON THE NORTHERN RIGHT OF WAY OF FRIENDSHIP ROAD;

THENCE along said right of way along curve to the left having a radius of 2750.00 feet and an arc length of 166.42 feet, being subtended by a chord of North 57 degrees 24 minutes 10 seconds East for a distance of 166.39 feet TO A POINT ON THE SAID RIGHT OF WAY OF FRIENDSHIP ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE leaving said right of way North 34 degrees 56 minutes 40 seconds West for a distance of 274.70 feet TO A 1/2 INCH REBAR FOUND on the common property line with Reunion Golf Course;

THENCE along said property line North 44 degrees 51 minutes 47 seconds East for a distance of 839.44 feet to a 1\2 INCH REBAR FOUND;

THENCE along common property line with Reunion Subdivision Phase 4 North 44 degrees 52 minutes 08 seconds East for a distance of 389.13 feet to a 1\2 INCH REBAR FOUND;

THENCE continuing along said property line North 44 degrees 49 minutes 24 seconds East for a distance of 59.41 feet TO A POINT;

THENCE leaving said Subdivision property line South 23 degrees 58 minutes 16 seconds East for a distance of 432.18 feet TO A POINT on the Northern right of way of Friendship Road;

THENCE continuing along said right of way South 66 degrees 07 minutes 09 seconds West for a distance of 23.23 feet TO A POINT;

THENCE continuing along said right of way South 24 degrees 17 minutes 19 seconds East for a distance of 100.00 feet TO A POINT;

THENCE continuing along said right of way along a curve to the left having a radius of 1532.00 feet and an arc length of 337.65 feet, being subtended by a chord of South 59 degrees 19 minutes 23 seconds West for a distance of 336.96 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way South 63 degrees 20 minutes 11 seconds West for a distance of 339.74 feet TO A POINT;

THENCE continuing along said right of way South 53 degrees 05 minutes 23 seconds West for a distance of 200.00 feet TO A POINT;

THENCE continuing along said right of way South 36 degrees 30 minutes 04 seconds West for a distance of 157.93 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way along a curve to the right having a radius of 2750.00 feet and an arc length of 122.29 feet, being subtended by a chord of South 54 degrees 23 minutes 43 seconds West for a distance of 122.28 feet TO A POINT ON SAID RIGHT OF WAY OF FRIENSHIP ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS APPROXIMATELY 10.07 ACRES OF

Friendship Luxe Development

Traffic Impact Study

DRAFT

Prepared for:
Myers & Company, Inc.

Prepared by:
KCI Technologies Inc.
2160 Satellite Boulevard, Suite 130
Duluth, GA 30097
www.kci.com
678.990.6200

September 2023

KCI Project # 242307372

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Friendship Luxe mixed-use development. The site is in Hall County, Georgia along the north side of SR 347/Friendship Road, and east of Reunion Way. Based on the site concept plan (see Appendix B), the proposed development will contain up to 185 single-family attached residential apartments and approximately 4-acres of commercial/retail space. The development is expected to be fully built out by year 2027. The concept plan for the development illustrates the conditions in the study area, including the proposed residential units and the driveway location. Access to the site is proposed via one driveway through the existing intersection of SR 347 at Celebration Church Driveway. The new intersection is proposed to be a restricted crossing U-turn (RCUT).

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2027. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2027 No-Build and Build Conditions. The traffic impact study network consisted of two intersections: SR 347 at Napa Ridge Road/Reunion Way and SR 347 at Celebration Church Driveaway/Proposed Driveway #1.

Capacity Results

The existing intersections are currently operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) operates with an acceptable level of service, while intersection two (2) operates with a slightly low level of service (LOS E). It is important to note that it is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. The one (1) vehicle recorded turning left from the side-street had to wait for gaps in the high eastbound and westbound traffic, causing the poor level of service E.

By the 2027 Future No-Build Conditions, the intersections are expected to continue operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) is expected to continue operating with an acceptable level of service, while intersection two (2) is expected to continue operating with a slightly low level of service.

By the 2027 Future Build Conditions, the intersections are expected to operate at acceptable levels of service during the AM and PM peak hours. Since the proposed driveway is proposed to become a Restricted Crossing U-turn intersection, the level of service greatly improves from a LOS E to a LOS B due to the restriction of left-turn movements out of the side-street driveways.

Proposed Site Driveways

Based on estimated traffic volumes and the capacity analysis in the year 2027 Build year conditions, the following driveway geometry recommendations are provided:

- SR 347 at Celebration Church Driveway/Proposed Driveway #1
    - Construct driveway with one entry lane and one exit lane; restricted crossing U-turn intersection; with side-street yield-control
    - Construct a westbound right-turn deceleration lane along SR 347

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A: Figures

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Figure 2 – Aerial & Access Locations

Figure 3 – Existing Traffic Conditions

Figure 4 – Project Trip Distribution

Figure 5 – Future Build (Year 2027) Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT ICE Report

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway (Figures included in Appendix A). Access to the property is proposed via one driveway through the existing median opening of SR 347/Friendship Road at Celebration Church Driveway. (The concept plan is included in Appendix B). Nearby land uses are either residential homes or undeveloped property.

1.2 Roadway Conditions

State Route 347 is a four-lane roadway with a 45-mph posted speed limit within the study area. SR 347 is an east-west oriented roadway with mostly residential uses nearby and grassed shoulders in the nearby vicinity. GDOT classifies SR 347 as an urban minor arterial.

Reunion Way and Napa Ridge Road are two-lane roadways with a 25-mph posted speed limit. GDOT classifies both Reunion way and Napa Ridge Road as local roads. Reunion Way and Napa Ridge Road are north-south oriented roadways, with residential uses, undeveloped land, and grass shoulders in the nearby vicinity.

Celebration Church Driveway is a two-lane roadway with a 15-mph posted speed limit. GDOT classifies Celebration Church Driveway as a local road. Celebration Church Driveway is a north-south oriented roadway, with Celebration Church, undeveloped land, and grass shoulders in the nearby vicinity.

The intersection of SR 347 at Reunion Way/Napa Ridge Road is a restricted crossing U-turn (RCUT), side-street yield-controlled, and has the following lane configuration:

- Northbound Napa Ridge Road: one right-turn lane
- Southbound Reunion Way: one right-turn lane
- Eastbound SR 347: one left-turn lane, two through lanes, and one right-turn lane
- Westbound SR 347: one left-turn lane, two through lanes, and one right-turn lane

The intersection of SR 347 at Celebration Church Driveway is a T-intersection, side-street stop-controlled, and has the following lane configuration:

- Northbound Celebration Church Driveway: one shared left-turn/through/right-turn lane
- Eastbound SR 347: one U-turn-lane, two through lanes, and one right-turn lane.
- Westbound SR 347: one shared left-turn/U-turn-lane and two through lanes

(**Figure 3** identifies existing traffic conditions and lane geometry).

1.3 Traffic Volumes

Traffic counts were performed when Hall County public schools were in session. The traffic data collected included two 4-hour turning movement count at the study intersections. Raw traffic counts are included in Appendix C.

Historical traffic volume data available from the GDOT TADA source were utilized to develop the annual growth factor. Three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #139-0491 located on SR 347, west of the development
- GDOT Count Station #139-0437 located on Spout Springs Rd, north of the development
- GDOT Count Station #139-0545 located on SR 211, east of the development

1.4 Crash Review

Crash history was performed at the intersection of SR 374 at Celebration Church Driveway, for use in the GDOT ICE Policy review, as appropriate. GDOT's Numetric database was used to analyze historical crash data at or near proposed site driveway along SR 374 and Celebration Church Driveway. Crash records for a 5-year period 2018-2022) are summarized in **Table 1** below.

Table 1: Site Frontage 5-Year Crash History (2018-2022)

Manner of Collision	PDO	Injury*	Fatality*	Total Crashes*
Angle	0	0	0	0
Head On	0	0	0	0
Rear End	0	1	0	1
Sideswipe – Same Direction	1	0	0	1
Sideswipe – Opposite Direction	0	0	0	0
Not a Collision with Motor Vehicle	1	0	0	0
Total	1	1	0	2

**Note: Number of crashes (not number of injured persons)*

The records indicate there were a total of 2 crashes – 1 property damage only (PDO) crash and 1 injury-related crash. The one (1) injury crash was a rear end collision.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 1.6% per year. Hall County's population growth rate was most recently reported as 1.23% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 1.39% per year by 2027 in Hall County.

Considering this data, a 1.6% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be fully built out by 2027. A 1.6% per year growth rate was applied to the 2023 existing volumes to calculate year 2027 No-Build traffic volumes. The 2027 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT and Hall County planned and programmed transportation projects was performed. There are no planned/programmed roadway projects near the development site.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 185 Single-Family Attached residential units and 4 acres of commercial/retail space. The most applicable ITE land use (LU) codes are LU 215 (Single-Family Attached Housing and LU 822 (Strip Retail Plaza). Due to the development's land use types, pass-by reductions were included. **Table 2** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 2: Proposed Site Trip Generation

Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached Housing (210)	185 (Dwelling Units)	1,359	28	63	91	61	46	107
Strip Retail Plaza (822)	5,000 SF	441	11	7	18	24	24	48
Gross Trips (Driveway Volumes)		1,800	39	70	109	85	70	155
Total Pass-By Reductions		0	0	0	0	-8	-8	-16
Net New Trips (Total with reductions)		1,800	39	70	109	77	62	139

Note: Trip Generation Rates based on ITE Trip Generation, 11th Edition

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveways.

The directional distribution for the proposed development is estimated to be:

- 55% to/from the east along SR 347
- 45% to/from the west along SR 347

Project trip distribution is further detailed in **Figure 4** (Appendix A).

3.3 Future Build Traffic Volumes

The 2027 future Build traffic volumes were calculated by adding the proposed development (Friendship Luxe development) traffic volumes to the projected year 2027 No-Build traffic volumes. **Figure 5** (Appendix A) illustrates the year 2027 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 3** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 3: Level of Service Criteria

Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2023 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 3**. **Table 4** summarizes the results of the capacity analysis.

Table 4: Existing Year (2023) Level of Service

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (15)
		SB	B (13)	B (13)
2. SR 347 at Celebration Church Drwy	Stop-Control	NB	E (36)	B (13)

**Average vehicle delay in seconds*

The existing intersections are currently operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) operates with an acceptable level of service, while intersection two (2) operates with a slightly low level of service. It is important to note that it is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. The one (1) vehicle recorded turning left from the side-street had to wait for gaps in the high eastbound and westbound traffic, causing the poor level of service E.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Conditions and includes the No-Build traffic and the existing roadway conditions. **Table 5** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 5: Future Year (2027) Level of Service (No-Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (16)
		SB	B (13)	B (14)
2. SR 347 at Celebration Church Drwy	Stop-Control	NB	E (41)	B (14)

**Average vehicle delay in seconds*

By the 2027 Future No-Build Conditions, the intersections are expected to continue operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) is expected to continue operating with an acceptable level of service, while intersection two (2) is expected to continue operating with a slightly low level of service.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Build Conditions and includes the No-Build traffic volumes plus the Friendship Luxe development volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 6** summarizes the results of the capacity analysis.

Table 6: Future Year (2027) Level of Service (Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (17)
		SB	B (14)	B (14)
2. SR 347 at Celebration Church Drwy/Proposed Drwy #1	RCUT/Yield-Control	NB	B (13)	B (13)

**Average vehicle delay in seconds*

By the 2027 Future Build Conditions, the intersections are expected to operate at acceptable levels of service during the AM and PM peak hours. Since the proposed driveway is proposed to become a Restricted Crossing U-turn intersection, the level of service greatly improves from a LOS E to a LOS B due to the restriction of left-turn movements out of the side-street driveways.

5. Recommendations

Recommendations for access for the proposed Friendship Luxe development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control at driveways was analyzed. Recommendations included reviewing Hall County and Georgia DOT requirements, knowledge of general transportation standards, and engineering judgment.

Access to the site is proposed via one driveway through the existing median opening of SR 347/Friendship Road at Celebration Church Driveway. The new intersection is proposed to be a restricted crossing U-turn (RCUT). The proposed lane configuration is expected to be sufficient to accommodate the development traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway location as part of the driveway design.

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes and the capacity analysis in the year 2027 Build year conditions, the following driveway geometry recommendations are provided:

- SR 347 at Celebration Church Driveway/Proposed Driveway #1
    - Construct driveway with one entry lane and one exit lane; restricted crossing U-turn intersection; with side-street yield-control
    - Construct a westbound right-turn deceleration lane along SR 347

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along State Route 347. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2027 Build traffic volumes were compared to the Georgia DOT driveway requirements for deceleration lanes along SR 347.

Right-Turn Deceleration Lane Criteria

Based on the 45-mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on SR 347, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 75 vehicles turning right into the site within a day. The estimated daily westbound right-turn volume entering the development is 405 vehicles per day at the proposed site driveway.

Calculation: 1,800 daily trips / 2 = 900 entering trips * 0.45 (percentage of vehicles turning right at Driveway) = 405 vehicles

5.2 GDOT ICE Report

The GDOT Intersection Control Evaluation (ICE) policy was reviewed at the proposed site driveway along SR 347. The GDOT ICE Report is included in Appendix G and can be submitted to Georgia DOT when the driveway encroachment permit is requested from Georgia DOT.

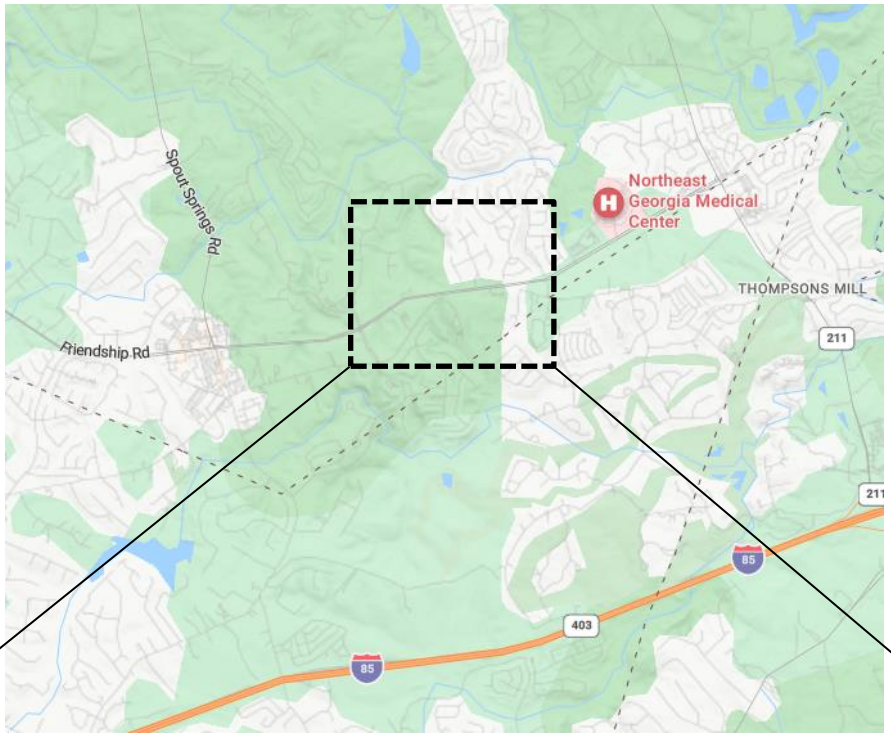
The purpose of the ICE process is to consider traffic control alternatives at intersections, analyze the options, and select the alternative that reflects the overall best value and balances the need to address operations, safety, project cost and environmental impacts. At proposed development driveways, this process included the traffic and crash history conditions and completing the Stage 1 screening form. For Proposed Driveway #1, the most appropriate traffic control is a restricted crossing U-turn (RCUT).

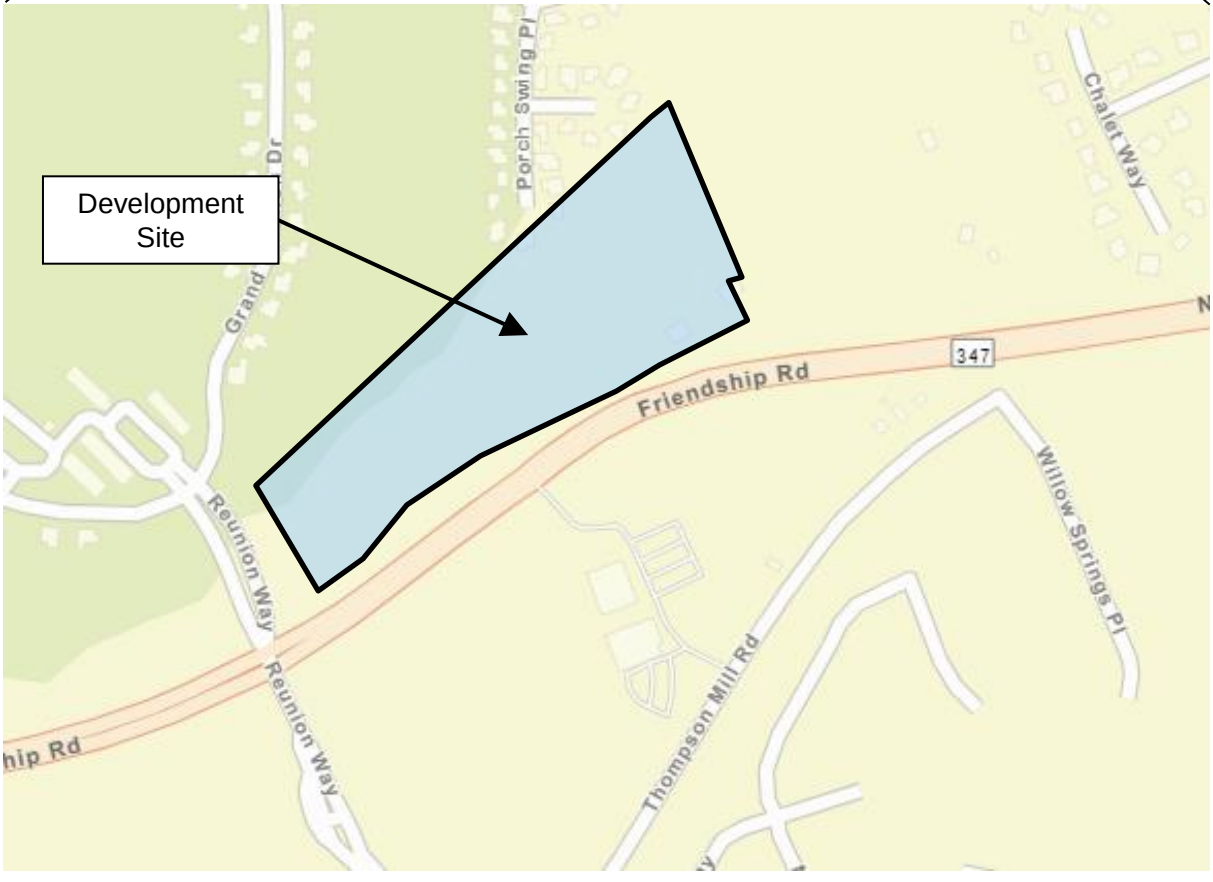
Appendices

- Appendix A
  - Figures
- Appendix B
  - Concept Plan
- Appendix C
  - Traffic Count Data
- Appendix D
  - GDOT Traffic Data
- Appendix E
  - Intersection Volume Development
- Appendix F
  - Capacity Analysis Reports
- Appendix G
  - GDOT ICE Report

Appendix A

Figures

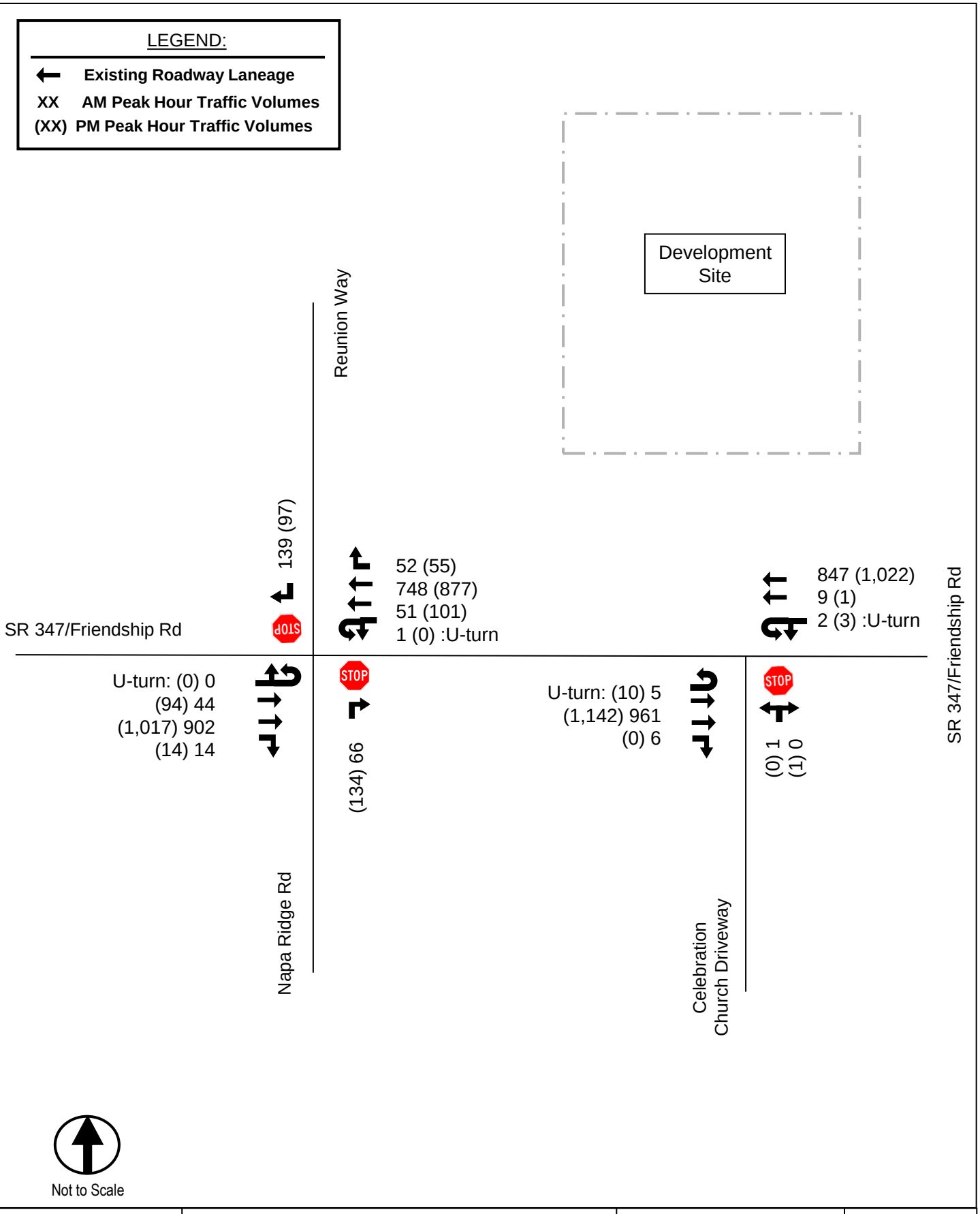




Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Location Map**	**Figure 1**

KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Aerial & Access Locations**	**Figure 2**



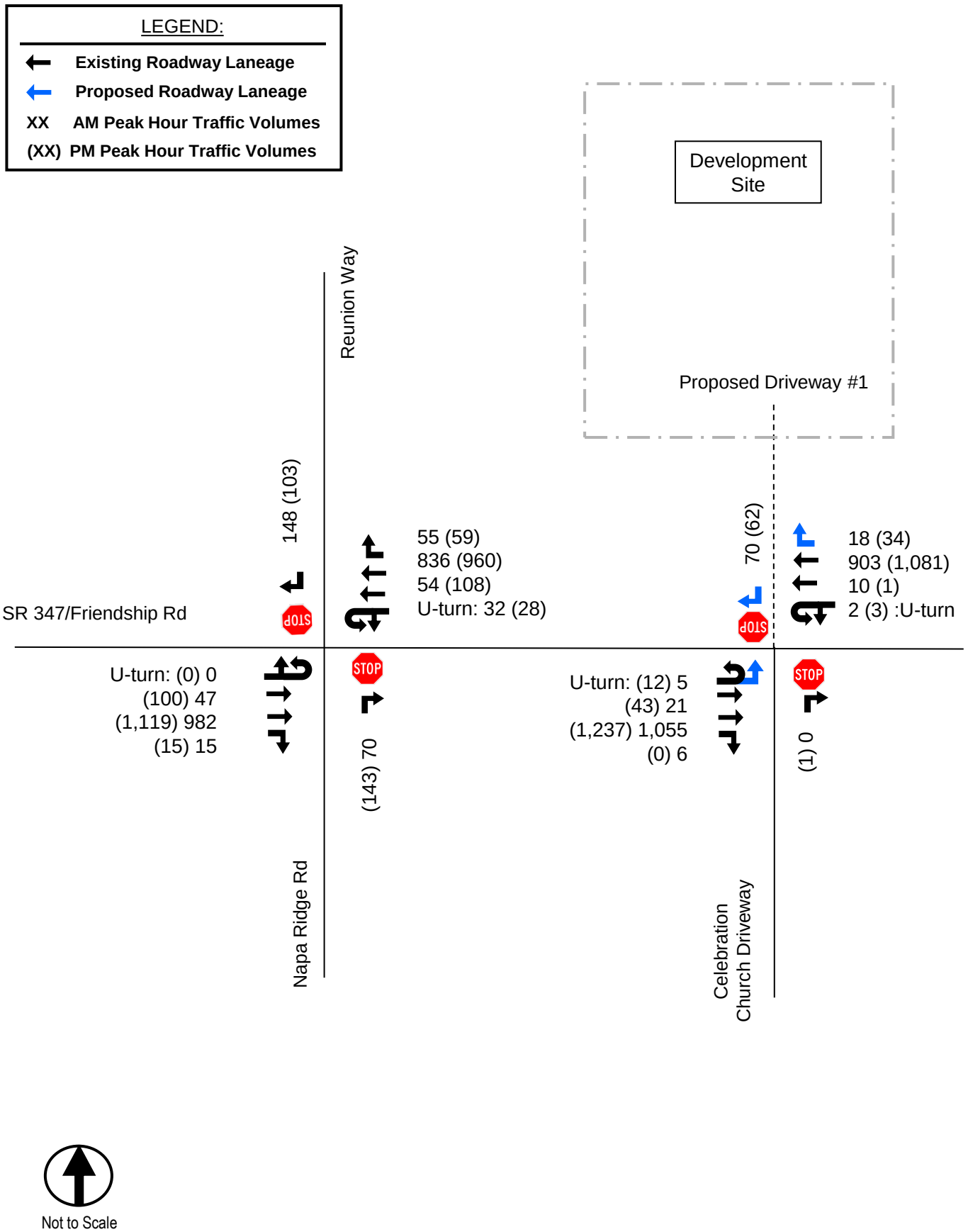
KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Existing Traffic Conditions**	**Figure 3**

Legend:

100 Development Trip %

Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study Friendship Luxe Development Hall County, Georgia**	**Project Trip Distribution**	**Figure 4**



KCI TECHNOLOGIES	**Traffic Impact Study Friendship Luxe Development Hall County, Georgia**	**Future Build (Year 2027) Conditions**	**Figure 5**

Appendix B

Concept Plan

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B & PCD (APARTMENTS)
3. SETBACKS:
   FRONT – 30' FRIENDSHIP ROAD
   SIDE – 20'
   REAR – 15'
4. 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
5. 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

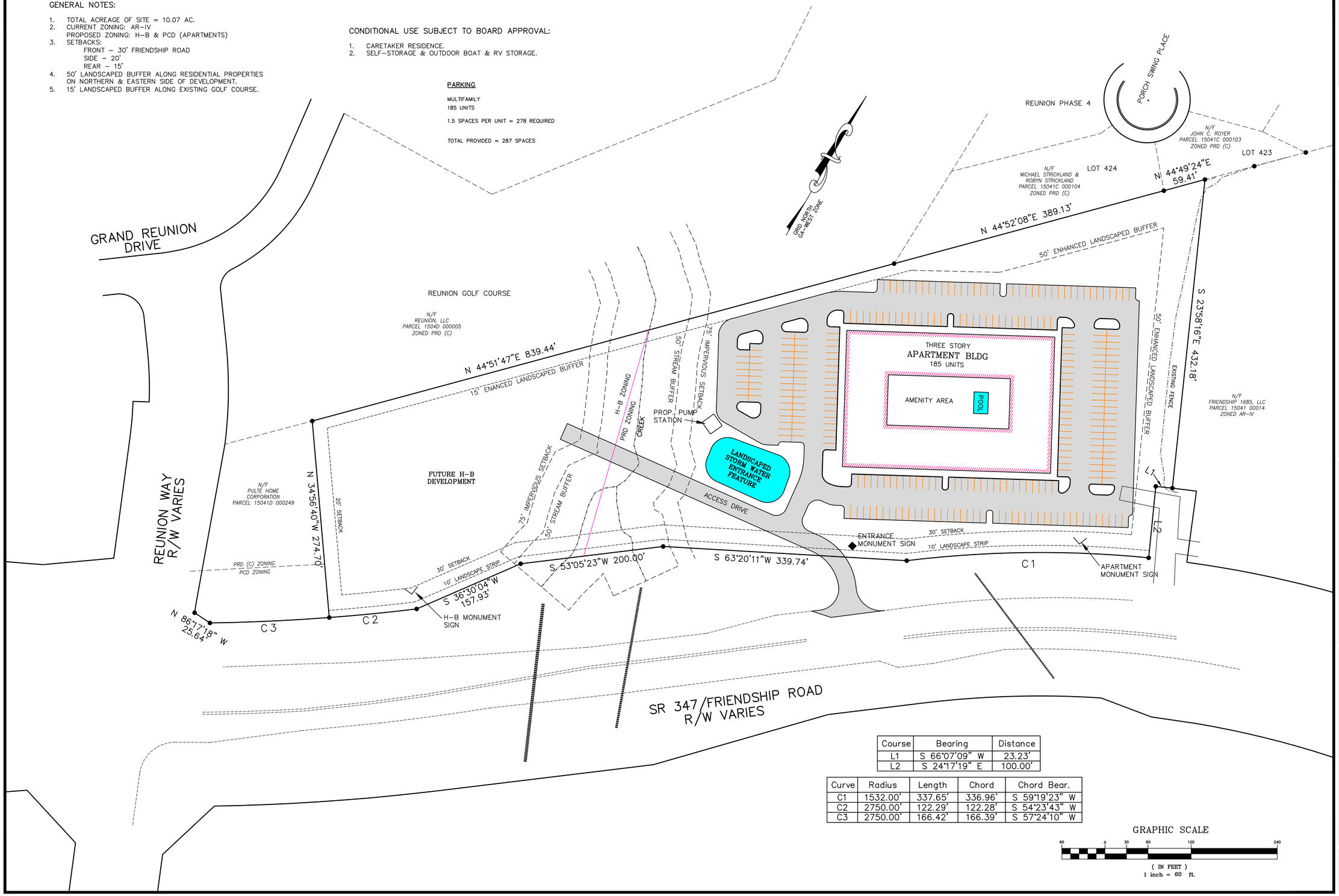
1. CARETAKER RESIDENCE.
2. SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

PARKING

MULTIFAMILY
185 UNITS

1.5 SPACES PER UNIT = 278 REQUIRED

TOTAL PROVIDED = 287 SPACES



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

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Seal

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 7-21-23
JOB NO. 23-14
Sheet Title REZONING PLAN

Revisions

SHEET 1

Appendix C

Traffic Count Data

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Hall County, GA

Site 1
Napa Ridge Rd
Reunion Way
GA-347 Friendship Rd (West)
GA-347 Friendship Rd (East)

Date
Tuesday, August 15, 2023

Weather
Mostly Cloudy
80°F

Lat/Long
34.110938°, -83.860842°
Click here for Map

0700 - 0900 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound			Southbound			Eastbound					Westbound					
	Napa Ridge Rd			Reunion Way			GA-347 Friendship Rd (West)					GA-347 Friendship Rd (East)					
TIME	Right 1.1		App Total	Right 1.2		App Total	Left 1.3	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	Right 1.9	U-Turn 1.10	App Total	Int Total
0700 - 0715	10		10	45		45	8	144	3	0	155	14	168	3	0	185	395
0715 - 0730	11		11	26		26	8	169	2	0	179	13	164	3	0	180	396
0730 - 0745	6		6	39		39	7	201	4	0	212	8	221	3	0	232	489
0745 - 0800	10		10	33		33	18	230	1	0	249	13	197	10	0	220	512
Hourly Total	37		**37**	143		**143**	41	744	10	0	**795**	48	750	19	0	**817**	**1792**
0800 - 0815	15		15	37		37	9	242	4	0	255	12	181	14	0	207	514
0815 - 0830	19		19	35		35	9	210	3	0	222	9	183	17	1	210	486
0830 - 0845	22		22	34		34	8	220	6	0	234	17	187	11	0	215	505
0845 - 0900	16		16	21		21	7	197	0	1	205	15	194	11	0	220	462
Hourly Total	72		**72**	127		**127**	33	869	13	1	**916**	53	745	53	1	**852**	**1967**
Grand Total	109		**109**	270		**270**	74	1613	23	1	**1711**	101	1495	72	1	**1669**	**3759**
Approach %	100.00		-	100.00		-	4.32	94.27	1.34	0.06	-	6.05	89.57	4.31	0.06	-	
Intersection %	2.90		2.90	7.18		7.18	1.97	42.91	0.61	0.03	45.52	2.69	39.77	1.92	0.03	44.40	
Heavy Vehicle %	1		**1**	1		**1**	1	6	9	0	**5**	1	4	1	0	**4**	**4**
PHF	0.75		**0.75**	0.94		**0.94**	0.61	0.93	0.58	0.00	**0.94**	0.75	0.95	0.76	0.25	**0.97**	**0.98**

1600 - 1800 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound			Southbound			Eastbound					Westbound					
	Napa Ridge Rd			Reunion Way			GA-347 Friendship Rd (West)					GA-347 Friendship Rd (East)					
TIME	Right 1.1		App Total	Right 1.2		App Total	Left 1.3	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	Right 1.9	U-Turn 1.10	App Total	Int Total
1600 - 1615	23		23	30		30	16	216	7	0	239	23	229	7	1	260	552
1615 - 1630	28		28	33		33	18	234	7	0	259	16	208	13	0	237	557
1630 - 1645	25		25	22		22	29	256	5	0	290	14	212	26	0	252	589
1645 - 1700	31		31	27		27	23	251	7	0	281	29	203	12	0	244	583
Hourly Total	107		**107**	112		**112**	86	957	26	0	**1069**	82	852	58	1	**993**	**2281**
1700 - 1715	44		44	23		23	17	260	5	0	282	22	217	10	0	249	598
1715 - 1730	21		21	24		24	22	251	0	0	273	27	215	16	0	258	576
1730 - 1745	38		38	23		23	32	255	2	0	289	23	242	17	0	282	632
1745 - 1800	50		50	21		21	25	199	3	0	227	25	173	13	0	211	509
Hourly Total	153		**153**	91		**91**	96	965	10	0	**1071**	97	847	56	0	**1000**	**2315**
Grand Total	260		**260**	203		**203**	182	1922	36	0	**2140**	179	1699	114	1	**1993**	**4596**
Approach %	100.00		-	100.00		-	8.50	89.81	1.68	0.00	-	8.98	85.25	5.72	0.05	-	
Intersection %	5.66		5.66	4.42		4.42	3.96	41.82	0.78	0.00	46.56	3.89	36.97	2.48	0.02	43.36	
Heavy Vehicle %	0		**0**	2		**2**	0	3	0	-	**3**	2	3	2	0	**3**	**3**
PHF	0.76		**0.76**	0.90		**0.90**	0.73	0.98	0.50	0.00	**0.97**	0.87	0.91	0.81	0.00	**0.92**	**0.95**

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Classified Turn Movement Count || All vehicles

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Celebration Church Driveway

GA-347 Friendship Rd (West)
GA-347 Friendship Rd (East)

Date
Tuesday, August 15, 2023

Weather
Mostly Cloudy
80°F

Lat/Long
34.112513°, -83.858064°
Click here for Map

0700 - 0900 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound				Eastbound				Westbound				
	Celebration Church Driveway				GA-347 Friendship Rd (West)				GA-347 Friendship Rd (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	156	0	0	156	0	182	1	183	339
0715 - 0730	0	0	0	0	173	0	2	175	0	188	0	188	363
0730 - 0745	0	0	0	0	207	0	1	208	0	225	0	225	433
0745 - 0800	0	0	0	0	243	0	1	244	0	215	1	216	460
Hourly Total	0	0	0	**0**	779	0	4	**783**	0	810	2	**812**	**1595**
0800 - 0815	1	0	0	1	259	1	1	261	4	205	1	210	472
0815 - 0830	0	0	0	0	226	1	2	229	2	208	0	210	439
0830 - 0845	0	0	0	0	233	4	1	238	3	219	0	222	460
0845 - 0900	0	0	0	0	206	5	3	214	6	216	0	222	436
Hourly Total	1	0	0	**1**	924	11	7	**942**	15	848	1	**864**	**1807**
Grand Total	1	0	0	**1**	1703	11	11	**1725**	15	1658	3	**1676**	**3402**
Approach %	100.00	0.00	0.00	-	98.72	0.64	0.64	-	0.89	98.93	0.17	-	
Intersection %	0.03	0.00	0.00	0.03	50.06	0.32	0.32	50.71	0.44	48.74	0.09	49.27	
Heavy Vehicle %	0	-	-	**0**	5	0	0	**5**	7	4	0	**4**	**5**
PHF	0.25	0.00	0.00	**0.25**	0.93	0.38	0.63	**0.93**	0.56	0.97	0.50	**0.97**	**0.97**

1600 - 1800 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound				Eastbound				Westbound				
	Celebration Church Driveway				GA-347 Friendship Rd (West)				GA-347 Friendship Rd (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	242	0	2	244	0	257	1	258	502
1615 - 1630	0	0	0	0	260	0	3	263	0	237	0	237	500
1630 - 1645	1	1	0	2	272	1	1	274	0	251	0	251	527
1645 - 1700	0	1	0	1	288	0	1	289	0	247	2	249	539
Hourly Total	1	2	0	**3**	1062	1	7	**1070**	0	992	3	**995**	**2068**
1700 - 1715	0	0	0	0	295	0	3	298	1	246	0	247	545
1715 - 1730	0	0	0	0	274	0	4	278	0	249	1	250	528
1730 - 1745	0	0	0	0	285	0	2	287	0	280	0	280	567
1745 - 1800	1	1	0	2	244	1	6	251	0	203	0	203	456
Hourly Total	1	1	0	**2**	1098	1	15	**1114**	1	978	1	**980**	**2096**
Grand Total	2	3	0	**5**	2160	2	22	**2184**	1	1970	4	**1975**	**4164**
Approach %	40.00	60.00	0.00	-	98.90	0.09	1.01	-	0.05	99.75	0.20	-	
Intersection %	0.05	0.07	0.00	0.12	51.87	0.05	0.53	52.45	0.02	47.31	0.10	47.43	
Heavy Vehicle %	0	0	-	**0**	3	0	0	**3**	0	3	0	**3**	**3**
PHF	0.00	0.25	0.00	**0.25**	0.97	0.00	0.63	**0.97**	0.25	0.91	0.38	**0.92**	**0.96**

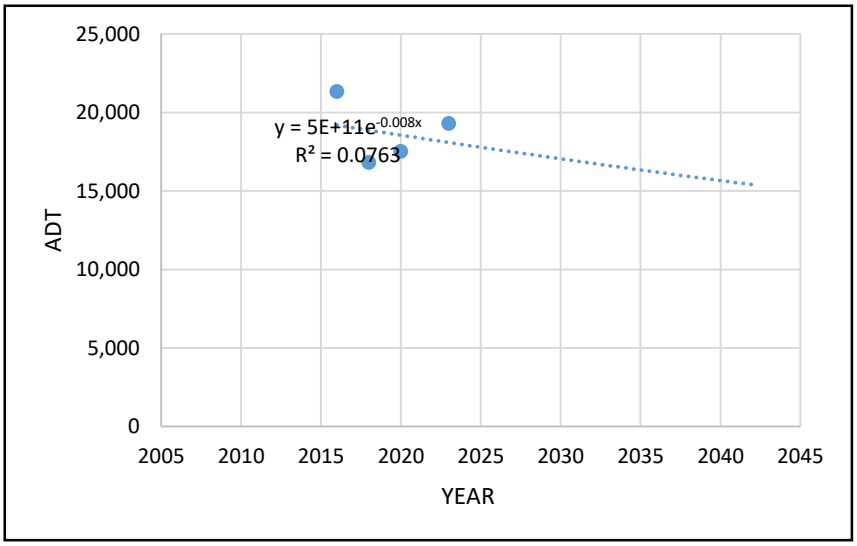
Appendix D

GDOT Traffic Data

Count Station: GDOT #139-0491
Street: SR 347
Location: west of the development
Source: GDOT

YEAR	ADT	TREND
2016	21,343	19200
2017		19000
2018	16,829	18900
2019		18700
2020	17,519	18600
2021		18400
2022		18200
2023	19,309	18100
2024		17900
2025		17800
2026		17600
2027		17500
2028		17300
2029		17200
2030		17000
2031		16900
2032		16800
2033		16600
2034		16500
2035		16300
2036		16200
2037		16100
2038		15900
2039		15800
2040		15700
2041		15500
2042		15400

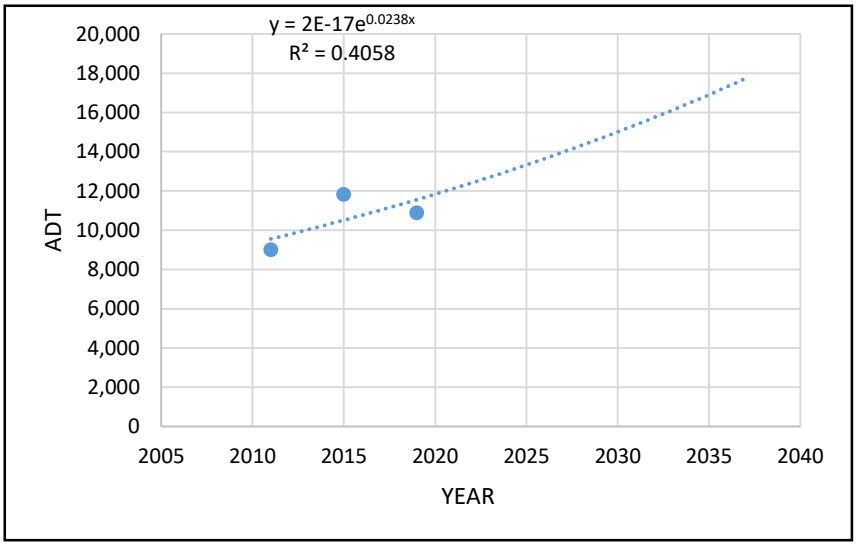
10-Years of Count Data
Trend Annual Historic Compound Growth Rate
-0.91%



Count Station: GDOT #139-0437
Street: Spout Springs Rd
Location: north of the development
Source: GDOT

YEAR	ADT	TREND
2011	9,009	9600
2012		9800
2013		10000
2014		10300
2015	11,823	10500
2016		10800
2017		11000
2018		11300
2019	10,896	11600
2020		11800
2021		12100
2022		12400
2023		12700
2024		13000
2025		13300
2026		13600
2027		14000
2028		14300
2029		14700
2030		15000
2031		15400
2032		15700
2033		16100
2034		16500
2035		16900
2036		17300
2037		17700

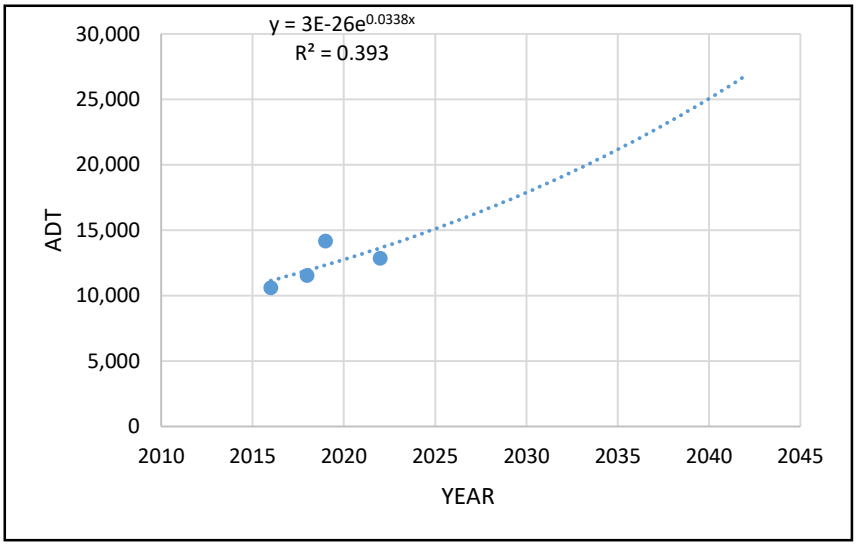
5-Years of Count Data
Trend Annual Historic Compound Growth Rate
2.28%



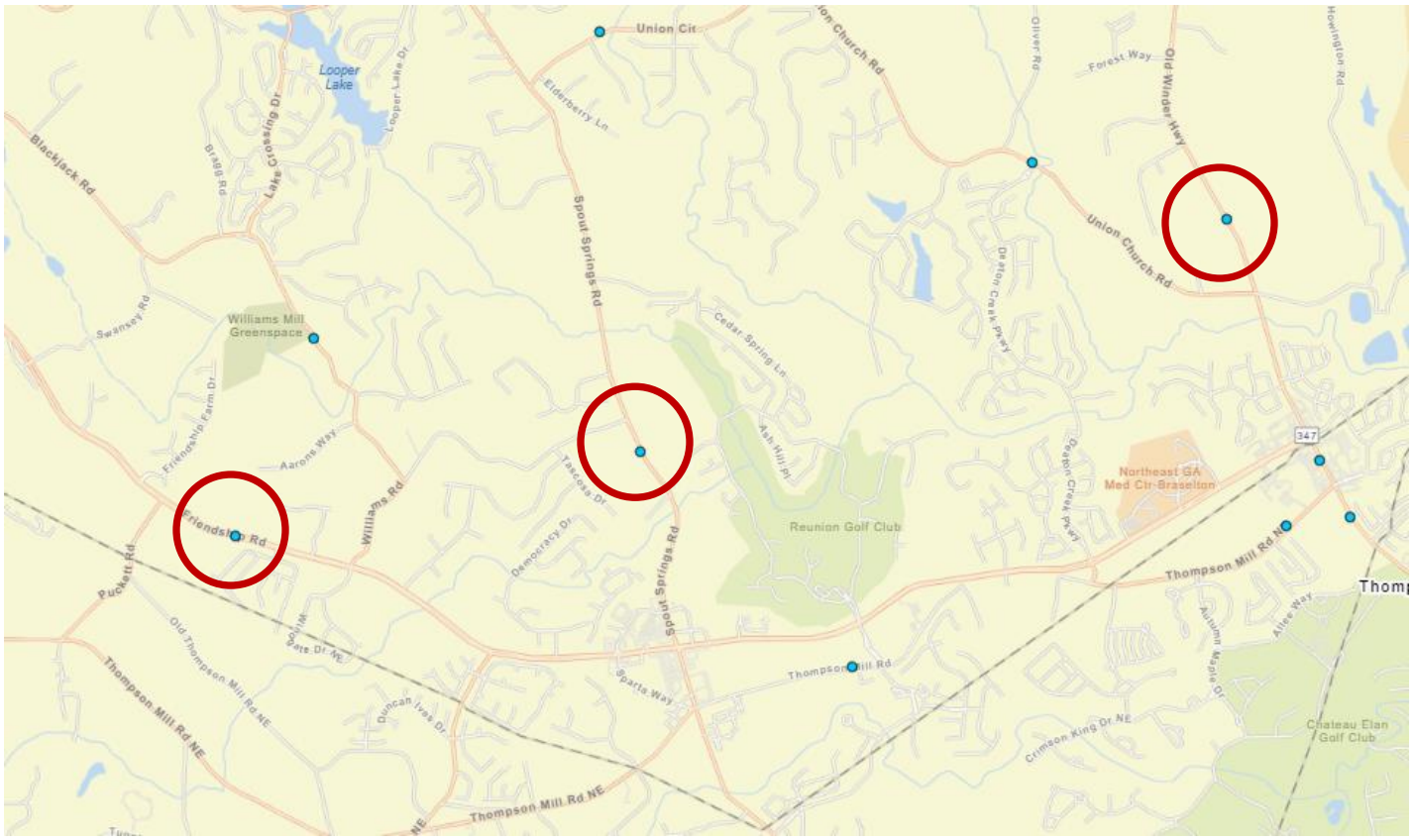
Count Station: GDOT #139-0545
Street: SR 211
Location: east of the development
Source: GDOT

YEAR	ADT	TREND
2016	10,616	11100
2017		11500
2018	11,560	11900
2019	14,168	12300
2020		12800
2021		13200
2022	12,866	13600
2023		14100
2024		14600
2025		15100
2026		15600
2027		16200
2028		16700
2029		17300
2030		17900
2031		18500
2032		19100
2033		19800
2034		20500
2035		21200
2036		21900
2037		22600
2038		23400
2039		24200
2040		25100
2041		25900
2042		26800

5-Years of Count Data
Trend Annual Historic Compound Growth Rate
3.29%



Location Map of GDOT Count Stations



0000139_0491 - 139-0491
Description: SR347/Friendship Rd W of Spout Spg Rd
County: Hall
Route number: 00000347
LRS section: 1391034700
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.116186, -83.906852

Site Data

Count History

Year	Month	Count type	Duration	Count
2023	July	Volume	48 hours	19,309
2020	October	Volume	48 hours	17,519
2018	May	Class	48 hours	16,829
2016	August	Class	35 hours	21,343
2014	April	Volume	48 hours	8,419
2012	January	Volume	48 hours	7,404
2010	January	Class	48 hours	6,573

0000139_0437 - 139-0437
County: Hall
Route number: 00128700
LRS section: 1392128700
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1213073847158, -83.876837841541

Site Data

Count History

Year	Month	Count type	Duration	Count
2019	January	Class	48 hours	10,896
2015	June	Volume	48 hours	11,823
2011	September	Class	48 hours	9,009

0000139_0545 - 139-0545
Description: CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

Count History

Year	Month	Count type	Duration	Count
2022	August	Class	48 hours	12,866
2019	December	Class	48 hours	14,168
2018	September	Class	48 hours	11,560
2016	July	Class	48 hours	10,616
2014	April	Volume	48 hours	8,782
2012	January	Volume	48 hours	7,314
2010	January	Class	48 hours	6,654

Appendix E

Intersection Volume Development

Traffic Impact Study
Friendship Luxe Development
Intersection Traffic Volumes

Intersection: #1 - SR 347/Friendship Rd at Reunion Way/Napa Ridge Rd

A.M. PEAK HOUR

Condition	Napa Ridge Rd Northbound			Reunion Way Southbound			SR 347 Friendship Rd Eastbound				SR 347 Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	66	0	0	139	0	44	902	14	1	51	748	52
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	70	0	0	148	0	47	961	15	1	54	797	55
Project Trips:														
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Residential Trips	0	0	0	0	0	0	0	0	15	0	28	0	35	0
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Development Trips	0	0	0	0	0	0	0	0	6	0	3	0	4	0
Pass-By Trips														
Total Project Trips	0	0	0	0	0	0	0	0	21	0	31	0	39	0
Buildout Total (2027)	0	0	70	0	0	148	0	47	982	15	32	54	836	55

P.M. PEAK HOUR

Condition	Napa Ridge Rd Northbound			Reunion Way Southbound			SR 347 Friendship Rd Eastbound				SR 347 Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	134			97	0	94	1,017	14	0	101	877	55
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	143	0	0	103	0	100	1,084	15	0	108	934	59
Project Trips:														
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Residential Trips	0	0	0	0	0	0	0	0	34	0	21	0	25	0
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Development Trips	0	0	0	0	0	0	0	0	9	0	7	0	9	0
Pass-By Trips									-8				-8	
Total Project Trips	0	0	0	0	0	0	0	0	35	0	28	0	26	0
Buildout Total (2027)	0	0	143	0	0	103	0	100	1,119	15	28	108	960	59

Traffic Impact Study
Friendship Luxe Development
Intersection Traffic Volumes

Intersection: #2 - SR 347/Friendship Rd at Celebration Church Drwy/Proposed Drwy #1

A.M. PEAK HOUR

Condition	Celebration Church Dwy Northbound			Proposed Drwy #1 Southbound			SR 347/Friendship Rd Eastbound				SR 347/Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	1	0	0	0	0	0	5	0	961	6	2	9	847	0
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	1	0	0	0	0	0	5	0	1,024	6	2	10	903	0
Project Trips:														
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Residential Trips	0	0	0	0	0	63	0	15	28	0	0	0	0	13
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Development Trips	0	0	0	0	0	7	0	6	3	0	0	0	0	5
Pass-By Trips														
Total Project Trips	0	0	0	0	0	70	0	21	31	0	0	0	0	18
Buildout Total (2027)	1	0	0	0	0	70	5	21	1,055	6	2	10	903	18

P.M. PEAK HOUR

Condition	Celebration Church Dwy Northbound			Proposed Drwy #1 Southbound			SR 347/Friendship Rd Eastbound				SR 347/Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	1	0	0	0	10	0	1,142	0	3	1	1,022	0
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	1	0	0	0	12	0	1,217	0	3	1	1,089	0
Project Trips:														
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Residential Trips	0	0	0	0	0	46	0	34	21	0	0	0	0	27
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Development Trips	0	0	0	0	0	16	0	9	7	0	0	0	0	7
Pass-By Trips									-8				-8	
Total Project Trips	0	0	0	0	0	62	0	43	20	0	0	0	-8	34
Buildout Total (2027)	0	0	1	0	0	62	12	43	1,237	0	3	1	1,081	34

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2023

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	44	902	14	1	51	748	52	0	0	66	0	0	139
Future Vol, veh/h	44	902	14	1	51	748	52	0	0	66	0	0	139
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	45	920	14	1	52	763	53	0	0	67	0	0	142

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	763	0	0	920	920	0	0	-	-	460	-	-	382
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	820	-	-	362	713	-	-	0	0	548	0	0	616
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	820	-	-	696	696	-	-	-	-	548	-	-	616
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.6	12.5	12.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	548	820	-	-	696	-	-	616
HCM Lane V/C Ratio	0.123	0.055	-	-	0.076	-	-	0.23
HCM Control Delay (s)	12.5	9.6	-	-	10.6	-	-	12.6
HCM Lane LOS	B	A	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0.4	0.2	-	-	0.2	-	-	0.9

Intersection	
Int Delay, s/veh	0.1

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	0	961	6	2	9	847	0	1	0	0	0	0	0
Future Vol, veh/h	5	0	961	6	2	9	847	0	1	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	0	991	6	2	9	873	0	1	0	0	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	873	-	0	0	991	997	0	0	1460	1896	496
Stage 1	-	-	-	-	-	-	-	-	1001	1001	-
Stage 2	-	-	-	-	-	-	-	-	459	895	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	388	0	-	-	326	666	-	0	120	69	519
Stage 1	-	0	-	-	-	-	-	0	316	319	-
Stage 2	-	0	-	-	-	-	-	0	603	357	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	388	-	-	-	560	560	-	-	116	0	519
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	116	0	-
Stage 1	-	-	-	-	-	-	-	-	312	0	-
Stage 2	-	-	-	-	-	-	-	-	591	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.1	0.1	36.3
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	116	388	-	-	560	-
HCM Lane V/C Ratio	0.009	0.013	-	-	0.02	-
HCM Control Delay (s)	36.3	14.4	-	-	11.6	-
HCM Lane LOS	E	B	-	-	B	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	94	1017	14	101	877	55	0	0	134	0	0	97
Future Vol, veh/h	94	1017	14	101	877	55	0	0	134	0	0	97
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	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	99	1071	15	106	923	58	0	0	141	0	0	102

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	923	0	0	1071	0	0	-	-	536	-	-	462
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	711	-	-	623	-	-	0	0	489	0	0	547
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	711	-	-	623	-	-	-	-	489	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	1.2	15.3	13.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	489	711	-	-	623	-	-	547
HCM Lane V/C Ratio	0.288	0.139	-	-	0.171	-	-	0.187
HCM Control Delay (s)	15.3	10.9	-	-	12	-	-	13.1
HCM Lane LOS	C	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	1.2	0.5	-	-	0.6	-	-	0.7

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	10	0	1142	0	3	1	1022	0	0	0	1	0	0	0
Future Vol, veh/h	10	0	1142	0	3	1	1022	0	0	0	1	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	10	0	1190	0	3	1	1065	0	0	0	1	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	1065	-	0	0	1190	1190	0	0	1751	2283	595
Stage 1	-	-	-	-	-	-	-	-	1210	1210	-
Stage 2	-	-	-	-	-	-	-	-	541	1073	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	291	0	-	-	242	560	-	0	77	39	447
Stage 1	-	0	-	-	-	-	-	0	245	254	-
Stage 2	-	0	-	-	-	-	-	0	548	295	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	291	-	-	-	281	281	-	-	73	0	447
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	73	0	-
Stage 1	-	-	-	-	-	-	-	-	237	0	-
Stage 2	-	-	-	-	-	-	-	-	540	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.2	0.1	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	447	291	-	-	281	-
HCM Lane V/C Ratio	0.002	0.036	-	-	0.015	-
HCM Control Delay (s)	13.1	17.8	-	-	18	-
HCM Lane LOS	B	C	-	-	C	-
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-

Future No-Build Conditions – Year 2027

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	47	961	15	1	54	797	55	0	0	70	0	0	148
Future Vol, veh/h	47	961	15	1	54	797	55	0	0	70	0	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	48	981	15	1	55	813	56	0	0	71	0	0	151

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	813	0	0	981	981	0	0	-	-	491	-	-	407
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	784	-	-	330	676	-	-	0	0	523	0	0	593
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	784	-	-	660	660	-	-	-	-	523	-	-	593
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.7	13	13.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	523	784	-	-	660	-	-	593
HCM Lane V/C Ratio	0.137	0.061	-	-	0.085	-	-	0.255
HCM Control Delay (s)	13	9.9	-	-	11	-	-	13.1
HCM Lane LOS	B	A	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.3	-	-	1

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	0	1024	6	2	10	903	0	1	0	0	0	0	0
Future Vol, veh/h	5	0	1024	6	2	10	903	0	1	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	0	1056	6	2	10	931	0	1	0	0	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	931	-	0	0	1056	1062	0	0	1556	2021	528
Stage 1	-	-	-	-	-	-	-	-	1066	1066	-
Stage 2	-	-	-	-	-	-	-	-	490	955	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	356	0	-	-	295	628	-	0	104	57	495
Stage 1	-	0	-	-	-	-	-	0	292	297	-
Stage 2	-	0	-	-	-	-	-	0	581	335	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	356	-	-	-	529	529	-	-	100	0	495
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	100	0	-
Stage 1	-	-	-	-	-	-	-	-	288	0	-
Stage 2	-	-	-	-	-	-	-	-	568	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.1	0.2	41.4
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	100	356	-	-	529	-
HCM Lane V/C Ratio	0.01	0.014	-	-	0.023	-
HCM Control Delay (s)	41.4	15.3	-	-	12	-
HCM Lane LOS	E	C	-	-	B	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	100	1084	15	108	934	59	0	0	143	0	0	103
Future Vol, veh/h	100	1084	15	108	934	59	0	0	143	0	0	103
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	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	105	1141	16	114	983	62	0	0	151	0	0	108

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	983	0	0	1141	0	0	-	-	571	-	-	492
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	674	-	-	586	-	-	0	0	464	0	0	522
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	674	-	-	586	-	-	-	-	464	-	-	522
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	1.2	16.4	13.7
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	464	674	-	-	586	-	-	522
HCM Lane V/C Ratio	0.324	0.156	-	-	0.194	-	-	0.208
HCM Control Delay (s)	16.4	11.3	-	-	12.6	-	-	13.7
HCM Lane LOS	C	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	1.4	0.6	-	-	0.7	-	-	0.8

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	12	0	1217	0	3	1	1089	0	0	0	1	0	0	0
Future Vol, veh/h	12	0	1217	0	3	1	1089	0	0	0	1	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	13	0	1268	0	3	1	1134	0	0	0	1	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	1134	-	0	0	1268	1268	0	0	1869	2436	634
Stage 1	-	-	-	-	-	-	-	-	1294	1294	-
Stage 2	-	-	-	-	-	-	-	-	575	1142	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	263	0	-	-	215	523	-	0	64	31	422
Stage 1	-	0	-	-	-	-	-	0	221	231	-
Stage 2	-	0	-	-	-	-	-	0	526	273	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	263	-	-	-	251	251	-	-	60	0	422
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	60	0	-
Stage 1	-	-	-	-	-	-	-	-	210	0	-
Stage 2	-	-	-	-	-	-	-	-	518	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.2	0.1	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	422	263	-	-	251	-
HCM Lane V/C Ratio	0.002	0.048	-	-	0.017	-
HCM Control Delay (s)	13.6	19.4	-	-	19.6	-
HCM Lane LOS	B	C	-	-	C	-
HCM 95th %tile Q(veh)	0	0.1	-	-	0.1	-

Future Build Conditions – Year 2027

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	47	982	15	32	54	836	55	0	0	70	0	0	148
Future Vol, veh/h	47	982	15	32	54	836	55	0	0	70	0	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	48	1002	15	33	55	853	56	0	0	71	0	0	151

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	853	0	0	1002	1002	0	0	-	-	501	-	-	427
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	757	-	-	320	663	-	-	0	0	515	0	0	576
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	757	-	-	437	437	-	-	-	-	515	-	-	576
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	1.3	13.1	13.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	515	757	-	-	437	-	-	576
HCM Lane V/C Ratio	0.139	0.063	-	-	0.201	-	-	0.262
HCM Control Delay (s)	13.1	10.1	-	-	15.3	-	-	13.5
HCM Lane LOS	B	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.7	-	-	1

Intersection	
Int Delay, s/veh	0.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	21	1055	6	2	10	903	18	0	0	1	0	0	70
Future Vol, veh/h	5	21	1055	6	2	10	903	18	0	0	1	0	0	70
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	150	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	22	1088	6	2	10	931	19	0	0	1	0	0	72

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	931	950	0	0	1088	1094	0	0	-	-	544	-	-	466
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.52	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.56	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	356	694	-	-	282	611	-	-	0	0	483	0	0	543
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	560	560	-	-	511	511	-	-	-	-	483	-	-	543
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.2	12.5	12.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	483	560	-	-	511	-	-	543
HCM Lane V/C Ratio	0.002	0.048	-	-	0.024	-	-	0.133
HCM Control Delay (s)	12.5	11.7	-	-	12.2	-	-	12.6
HCM Lane LOS	B	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0.1	-	-	0.5

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	100	1119	15	28	108	960	59	0	0	143	0	0	103
Future Vol, veh/h	100	1119	15	28	108	960	59	0	0	143	0	0	103
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	105	1178	16	29	114	1011	62	0	0	151	0	0	108

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	1011	0	0	1178	1178	0	0	-	-	589	-	-	506
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	658	-	-	246	567	-	-	0	0	452	0	0	512
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	658	-	-	381	381	-	-	-	-	452	-	-	512
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	2.4	16.9	13.9
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	452	658	-	-	381	-	-	512
HCM Lane V/C Ratio	0.333	0.16	-	-	0.376	-	-	0.212
HCM Control Delay (s)	16.9	11.5	-	-	20	-	-	13.9
HCM Lane LOS	C	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	1.4	0.6	-	-	1.7	-	-	0.8

Intersection	
Int Delay, s/veh	0.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	12	43	1237	0	3	1	1081	34	0	0	1	0	0	62
Future Vol, veh/h	12	43	1237	0	3	1	1081	34	0	0	1	0	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	150	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	13	45	1289	0	3	1	1126	35	0	0	1	0	0	65

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	1126	1161	0	0	1289	1289	0	0	-	-	645	-	-	563
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.52	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.56	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	266	575	-	-	208	513	-	-	0	0	415	0	0	470
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	434	434	-	-	243	243	-	-	-	-	415	-	-	470
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.1	13.7	13.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	415	434	-	-	243	-	-	470
HCM Lane V/C Ratio	0.003	0.132	-	-	0.017	-	-	0.137
HCM Control Delay (s)	13.7	14.6	-	-	20.1	-	-	13.9
HCM Lane LOS	B	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	0	0.5	-	-	0.1	-	-	0.5

GDOT Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.22 | Revised 5/6/2022

GDOT PI#: N/A | Request By: Developer

County: Hall | GDOT District: 1 - Gainesville

Major Road: SR 347 | Road Class: Minor Arterial | Speed Limit: 45 mph

Crossing Road: Proposed Drwy 1 | Road Class: Local | Speed Limit: < 35 mph

Major Rd Direction: East/West | Area Type: Suburb/Transition

Intersection Control: New Intersection or Other | Project ID:

Prepared By: KCI Technologies, Inc. | Date: 8/24/2023

Project Purpose: New driveway for development

Existing Data Year:	2023
Project Opening Year:	2027
Project Design Year:	2027
Annual Growth Rate:	1.6%
K Factor*:	0%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

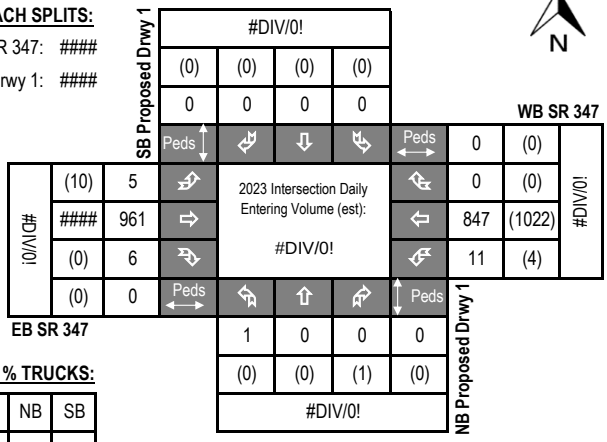
SR 347: ####

Proposed Drwy 1: ####

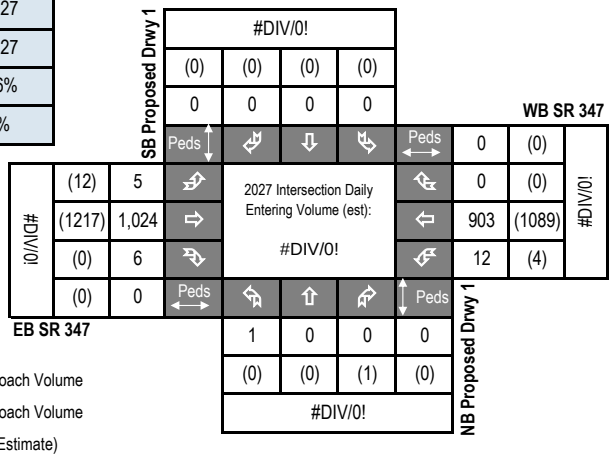
PEAK HR % TRUCKS:

EB	WB	NB	SB
6%	6%	1%	1%

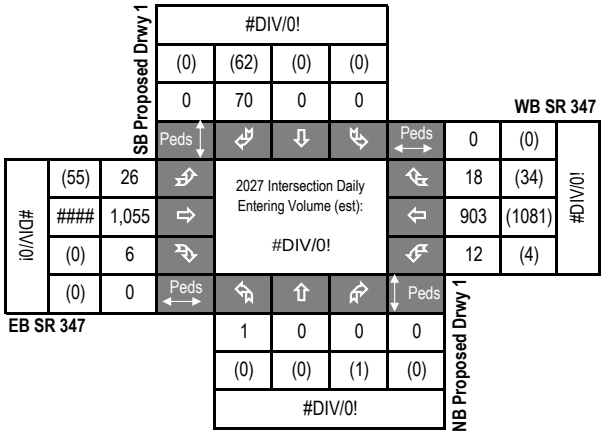
2023 EXISTING YEAR VOLUMES



2027 OPENING YEAR VOLUMES



2027 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.22 | Revised 5/6/2022

GDOT PI #	N/A
Project Location:	SR 347 @ Proposed Drwy 1
Existing Control:	New Intersection or Other
Prepared by:	KCI Technologies, Inc.
Date:	8/24/2023

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	Existing condition
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Not appropriate for SR 347 with 45mph speed limit
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for SR 347 with 45mph speed limit
	Single Lane Roundabout	No	No	No	No	No	No	No	High-Cost alternative
	Multilane Roundabout	No	No	No	No	No	No	No	High-Cost alternative
	RCUT (stop control)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Preferred alternative
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	High-T (unsignalized)	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	Offset-T Intersections	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	RCUT (signalized)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Continuous Green-T	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Jughandle	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Quadrant Roadway	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

▭ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.22 | Revised 5/6/2022

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 347 @ Proposed Drwy 1
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: Developer
Prepared By: KCI Technologies, Inc.
Date: 8/24/2023
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	17,100	
Existing Minor Street Avg Daily Traffic (ADT):	100	
Analysis Period:	AM Peak	PM Peak
2027 Opening Yr Peak Hour Intersection Delay:	13.5 sec	12.6 sec
2027 Opening Yr Peak Hour Intersection V/C:	0.13	0.09
2027 Design Yr Peak Hour Intersection Delay:	13.5 sec	12.6 sec
2027 Design Yr Peak Hour Intersection V/C:	0.13	0.09

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	0%
	Head-On	0	0	0	0	0	0%
	Rear End	0	0	0	1	0	50%
	Sideswipe - same	0	0	0	0	1	50%
	Sideswipe - opposite	0	0	0	0	0	0%
	Not Collision w/Motor Veh	0	0	0	0	0	0%
	TOTALS:	0	0	0	1	1	2

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): New proposed RCUT driveway #1 for the Friendship Luxe development; right-turn deceleration lane are proposed along SR 347; yield-control

Proposed Intersection Control: RCUT (stop control)

REQUESTED BY: Charles Bailey, PE Date: 8/24/2023

Title: Consultant Traffic Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, August 18, 2023 12:02 PM
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 9.18.23

Item 1, 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.

Item 2, 3268 Whidby Road, Bazemore: Please note that Zoning approval does not imply approval from other county departments. All proposed structures must meet required setbacks to the existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system. Due to age of existing septic system, it cannot be modified, only replaced. Replacement of existing septic system will require Level 3 soil evaluation and area available to relocate system and have full, feasible future repair of septic system. Application for an existing system evaluation and/or completion of additional requirements for Environmental Health does not guarantee approval.

Item 3, 5991 Circle Four Ranch, Loyd: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 7042 Baker Lane, Labovitz: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Septic Permit OSC-7948 was issued on February 24, 2023 to accommodate a 36' x 60' barn with bathroom.

Item 5, 8545 Belton Bridge Road, Mallard View: No comment.

Items 6A-D, 3405/3419/3505 Cleveland Hwy/3906 Donna Drive, Dutton Properties: 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 7, 3302/3212 Antioch Campground Church/3446/3450/3456 Looper Lake Road: No comment. Public sewer.

Items 8A&B, 4053 Cleveland Hwy, Hunt: Non-domestic wastewater treatment and disposal must be permitted by EPD.

Items 9A-C, 1731 Friendship Road, Wilbanks: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 15, 2023 10:37 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for September 18, 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.

See comments below, in red.

Veronica Chavers
D1TO Civil Engineer 3

GDOT Georgia Department of Transportation

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

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Friday, August 11, 2023 10:52 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for September 18, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, September 18, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Friday, August 18th.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 5, 2023

OLD BUSINESS

1. **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.** Requires GDOT coordination for driveway access on Clarks Bridge Rd.

NEW BUSINESS

1. **3268 Whidby Road | Variance** | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | **Proposed Use: detached garage** | * Commission District 2 | **Sheridan Bazemore, applicant.** No GDOT coordination required
2.
3. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.** No GDOT coordination required
4. **7042 Baker Lane | Use Subject to County Commission Approval** | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-entertainment business** | ** Commission District 3 | **Laura Labovitz, applicant.** No GDOT coordination required
5. **8545 Belton Bridge Road | Amend Conditions of AR-IV** | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.** No GDOT coordination required
2. **(A) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and an office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.
6.
3. **(B) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

4. **(D) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance**| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

7. **3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 (pt.), 000004, 000059, 000061, and 000062 | **Proposed Use: 108 unit single-family development** | ** Commission District 2 | **Carole Freeman, applicant.** No GDOT coordination required

8. **(A) 4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) / Gateway Corridors Overlay District (GCOD) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Donnie Hunt, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

   (B) 4053 Cleveland Highway| Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: Shopping Center** | * Commission District 3 | **Donnie Hunt, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

9. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd
10. **(B) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd

11. **(C) 1731 Friendship Road | Variance** | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, October 26, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, October 26, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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DIRECTOR
Srikanth Yamala

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

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 18, 2023

Subject: September 18, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 18, 2023 meeting. Upon review, we provide the following comments.

1. **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:** Permit will be required from GDOT for driveway connection to Clarks Bridge Road.
   c. **Utilities:** No sewer connection available in the area.

2. **3268 Whidby Road | Variance** | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | **Proposed Use: detached garage** | * Commission District 2 | **Sheridan Bazemore, applicant.**

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

3. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

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

4. **7042 Baker Lane | Use Subject to County Commission Approval** | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-entertainment business** | ** Commission District 3 | **Laura Labovitz, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
c. **Utilities:** No sewer available

5. **8545 Belton Bridge Road | Amend Conditions of AR-IV** | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**

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

6. **(A) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and an office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant. (B) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 3 | **Dutton Properties, applicant.**
(D) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | **Variance**| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and office/warehouse** | ** Commission District 3 | **Dutton Properties, 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 centerline of stream.
Proposed GDOT project goes right through this parcel.
b. **Traffic:** Permit from GDOT will be required for connection to Cleveland Highway.
c. **Utilities:** No sewer connection within feasible distance

7. **3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 (pt.), 000004, 000059, 000061, and 000062 | **Proposed Use: 108 unit single-family development** | ** Commission District 2 | **Carole Freeman, applicant.**

A. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Floodplain present on site.

b. **Traffic:** Traffic impact study hasn't been submitted
Improvements to Antioch Campground Road may be required.
Recommend a condition that all lots access internal subdivision roads only.
Applicant should verify that required intersection sight distance for proposed entrance can be achieved.

c. **Utilities:** City of Gainesville sewer district.

8. **(A) 4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) / Gateway Corridors Overlay District (GCOD) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Donnie Hunt, applicant.**
(B) 4053 Cleveland Highway| Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: Shopping Center** | * Commission District 3 | **Donnie Hunt, applicant.**

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

b. **Traffic:** Permit from GDOT will be required for access from Cleveland Highway.

c. **Utilities:** No sewer connection within a feasible distance.

9. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.**
(B) 1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant**.
(C) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 |

Proposed Use: 185-unit multi-family development and permitted uses within H-B | ** Commission District 1 | **Tim Wilbanks, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
   Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT permit will be required for connection to Friendship Road.
c. **Utilities:** Hall County sewer district – sewer connection is within a feasible distance.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 18, 2023 3:37 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, September 18, 2023 Hall County Planning Commission Meeting.

1. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   (B) 1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   (C) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   Hall County Fire Comments

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.
One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions.
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

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: Randi Doveton (CDI: Planning)
Sent: Monday, September 25, 2023 3:01 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fwd: Proposed apartments

Ana,
Please add to the file and Accela.

Regards,
Randi

Sent from my iPhone

Begin forwarded message:

> **From:** Cliff Whitehead <cliffwhitehead91@gmail.com>
> **Date:** September 25, 2023 at 2:48:50 PM EDT
> **To:** "Randi Doveton (CDI: Planning)" <rdoveton@hallcounty.org>
> **Subject: Proposed apartments**

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 afternoon,

As a resident of Reunion Country Club, I am writing to follow up on the proposed apartment development of 185 units off Friendship Rd. This from the Planning Commission meeting held on September 18th.

As you are aware, Reunion strongly opposes this development for the reasons given at that meeting(more density with several other apartments and developments within a 2-3 mile radius, 300 or so additional vehicles which clog an already congested traffic area, degrading of the aesthetics and value of Reunion, etc)

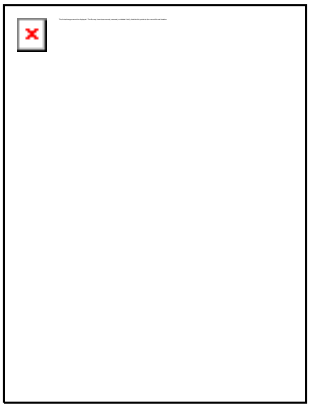
At the meeting, the declarant made an erroneous statement about the "apartments" across the street from his proposed development. He called them "apartments" that are in fact 55 and over units. Much different from what he is proposing. He also mistakenly said that they only have one egress and ingress. That is not true. There is another ingress/egress off Thompson Mill Rd. He made that statement to support his one ingress and egress for his development. I believe the fire code requires 2 egress and ingress entrances when there are that many residents living there. The developer proposed adding an emergency entrance as a compromise. I don't see that being a solution. He also wasn't prepared to answer the question about the type of retail he wanted in the other section.

I am not personally against development as I know there will be more on Friendship road as additional people move here. I suggest using that property for retail of some kind. New restaurants, shops, etc would be a better use of that land vs more apartments with all the ones being built nearby. Or leave it zoned as is for additional single family homes.

I appreciate all the support you have given Reunion in the past!

Thank you for your consideration!

Cliff Whitehead
Trans Am Enthusiast
6419 Sycamore Dr
Hoschton GA 30548
404 578 1575



Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, October 12, 2023 8:29 AM
To: Anael Dominguez (CDI: Planning)
Cc: Jennifer Rivera (Administration); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Application of Tim Wilbanks/Friendship LUXE

Please add to the record.

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Wednesday, October 11, 2023 9:47 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deacceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWY rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article

4. R Cut interchanges GDOT
5. R cut brochure GDOT

.

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

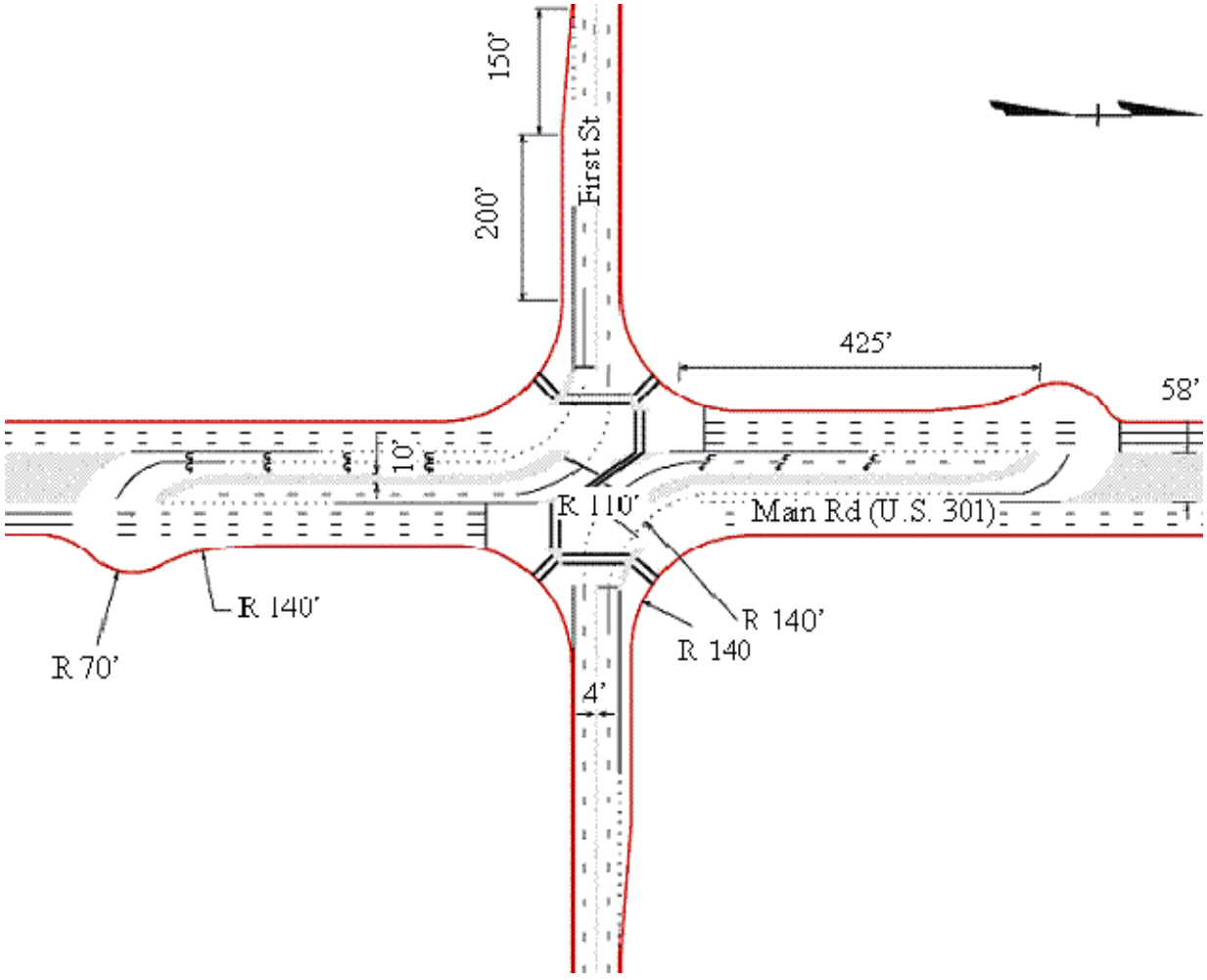


Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059]

HRT-09-059

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

[Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com]

Dr.

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

[RCUT Interchanges (J-Turn Intersections) - GDOT (ga.gov)]

5.

[RCUT Brochure.pdf (ga.gov)]

Regards,

Fred Rubin
6434 Hickory Branch Dr.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, October 10, 2023 10:17 AM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Concerns of Tim Wilbanks Rezoning Request

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

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: Jessica Prince <jbrobin18@gmail.com>
Sent: Tuesday, October 10, 2023 10:15 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Concerns of Tim Wilbanks 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.

Hello,

I currently live in District 1 - in Reunion Country Club. I have been here for almost 4 years, but came from the Flowery Branch side of Hall County. My husband and I both grew up in Gwinnett County, but due to the changes over the past decade we did not feel it was a place we wanted to raise our kids so we ventured out to Hall County for a better way of living.

One of the main reasons we chose Reunion was for a better school system and a family friendly safe neighborhood. We were zoned for West Hall High School. I can still remember the first time we visited Reunion in 2015, before finding a place in Four Seasons in Flowery Branch, and I thought this is such a cute neighborhood but in the middle of nowhere! Since living here, we have seen so much growth. I know growth and change is inevitable, but it should be done in a well thought out way.

My son currently attends Spout Springs Elementary School. This year alone has been the biggest Kindergarten Class at Spout Springs. The second week of school they were still having to move students around creating a new Kindergarten class by moving a teacher down from another grade. Can you imagine the effect of having to change teachers on an already anxious nervous kindergartener? The grade level that got affected by losing a teacher had numbers increase in their classroom size. My son's Kindergarten class already has 23 students. I know there are a few classes with 30 kids. This is *before* the new neighborhoods on Spout Springs Road are built. I'm not sure how many houses are being built there but it is going to affect the already over-crowding school system.

District 1 already has a new apartment building on Spout Springs, beside the new Aldi that is being built. When I checked last month this apartment complex is not at full capacity, nor are any of the surrounding apartment complexes. I saw a sign that duplexes are being mentioned right across the street from that for low income housing.

When talking to a teacher at West Hall she mentioned one of the biggest problems with the area is the lack of parent involvement. Studies have shown that the quality of a school district decreases with the lack of parent involvement. Parent involvement is not as high in areas of low income housing.

What confuses me is why are we wanting to risk this by putting so many low income housing options near one of the county's best school districts (if not the best?). Shouldn't we want to create better school districts for our children, yet we are putting one of the best schools at risk. When the school districts aren't good, people start to move as it becomes a less desirable place to live.

Not to mention, I am fearful of the fire and police shortage that is already existing in our district. The amount of growth we are already experiencing can't be supported by our current fire and police resources.

There was an incident a few weeks back at the Reunion Pickle Ball courts, where my husband witnessed a reckless driver jumping the curb in their jeep and circling our tennis courts (by driving through the grass). Not only was this causing destruction to our neighborhood's property but it could have hurt someone, not to mention a child. My point is with this, that he called the local Sheriff's office to see if we could get someone to drive by the neighborhood to check it out. They said maybe someone would call him back. They don't have resources to always have someone to send out for this type of thing. He never heard back from anyone.

Again, growth is inevitable, but please don't ruin our gem of a neighborhood that is so sought after for families to have a safe, family friendly retreat by allowing apartments right outside of our neighborhood.

It worries me about the state of our county. I've seen this happen with Gwinnett and it's very unfortunate to see such a great place at one time with the state's number one school district having changed for the worst. Crime levels have risen and the school systems have gone downhill and can't handle the growth.

I ask that you please take this into consideration when approving the rezoning request to change an agricultural residential area to a 185 multi-family home/apartment complex. This area already has so many challenges, we do not need an apartment complex which creates a ton of new volume for the population in such a small condensed area.

Please, consider this when looking at this application and help keep Hall County a safe desirable place to live with good schools!

A concerned Hall County Resident,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, August 25, 2023 4:41 PM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rochester/DCCM Rezoning Request - Please Read

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: Jessica Prince <jbrobin18@gmail.com>
Sent: Friday, August 25, 2023 4:39 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rochester/DCCM Rezoning Request - Please Read

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.

Hello,

I am writing in regards to a piece of land that has been requested for rezoning. The piece of property is on **Friendship Road right outside of Reunion Country Club: 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 Reunion Country Club 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.

Reunion Country Club is one of the more prominent neighborhoods in District 1. By placing an apartment complex right outside of our neighborhood, it will significantly affect the value we have fought to protect for our neighborhood, which is very highly sought after.

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.

211 which is very close to this neighborhood can already not handle the amount of traffic for this area. The Infrastructure is not built for adding more apartment complexes and multi-family units.

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!

There are also several apartments and multi-family units that are near us already, none of which are at 100% capacity at the moment. Which means that we will be adding an eye sore to the community, not to mention to the front of our beloved neighborhood for no immediate need or reason other than to try to make a profit. I hope you consider that once all these surrounding multi-family units that currently exist (The Harrison at Braselton, The Finch, The Chateau at Highlands, and Mill Creek Springs) what that will do to the local traffic situation already.

I hope that you will highly consider denying this request to keep Hall County great and reputable.

Sincerely,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:06 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Meeting
Attachments: CC Rezoning meeting.pdf

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: Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Tuesday, September 19, 2023 8:01 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning Meeting

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

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

My head and heart are still spinning from last night's meeting to rezone the property adjacent to Reunion. Another set of apartments is not in keeping with this area. It is an irresponsible decision to add more density to this area. Friendship Road is already a very busy road. Please see the *power-point* that I have attached for more information on that topic.
Last night I felt that the committee was totally on the side of the declarant. We all felt like the concerns of the residents of Reunion were ignored when we gave our presentations or voiced our concerns. It was very depressing. We sat there for 4 hours and listened to the Declarant whine and beg for the majority of that time. It was evident that he did not know what was

around because he would make declarations like the apts. across from this property only have one ingress and egress. Those apartments have three ingresses and three egresses to their property. He stated we had apartments on the other side of Reunion near SS. That structure is an assisted living which does not have much traffic.

I came home feeling like there was no regard for our property values plummeting especially those residents that live on HOLE 1 and will be looking at an apartment building in their backyard.

I felt like I was worthless as a person and a community member. The response of this

committee basically said "We really don't care about your quality of life." We could care less if you get in an accident or get run over by a car, semi, UPS truck, or an emergency vehicle." "You are all but non-existent in our eyes." "If anything is on fire too bad."

With that said I respectfully ask you to speak up on our behalf. A couple of restaurants there would be a better use of that property.

I do appreciate all that you do.

Judy Whitehead
6419 Sycamore Drive
Reunion

County Commission Meeting on Rezoning

September 18, 2023

GDOT RCUT on Friendship Road

- The GDOT put in a RCUT on Friendship Road as a solution to the congestion existing between Chaueau Elan - Del Webb Neighborhood and Reunion.
- The proposed apartments will directly interfere with the RCUT. It will present a dangerous area for the traffic on Friendship especially for Reunion residents and other neighborhoods in the area. Not to mention the Emergency Vehicles that must utilize Friendship Road in regards to the hospital.
- With the projects already approved for this area the increase in traffic will be horrific. Has the county thought of a solution for this area? Is the county even aware of the RCUT.

- Friendship RD at RCUT

Intersection of Spout Springs and Friendship Road

1. At the last Commission meeting a new development was approved that will directly affect this traffic.

2. After school hours Spout Springs Road can be backed up To Reunions entrance off of SS.
3. More homes are being built in the Del Webb Community.
4. I believe this area was supposed to be an area where Residents could drive golf carts to restaurants and The shopping centers to purchase groceries..
5. There have been some terrible accidents here and will be More with all of the new builds especially apartments and Large neighborhoods. (See next page for pic of wreck.

Accident on SS Road

A lady turning right ran into the back of my golf cart as I was crossing this same intersection. Luckily it was just a little bump. I had the right away and my Grandchildren were in the cart.

HWY 20 Buford

It’s a mess

Please don’t turn this beautiful area of Hall County into the next crime-ridden area like Gwinnett County has become. The schools have poor test scores. I’m a former GCPS teacher. I know growth is imminent but please I beg you to be selective in what you choose to approve. Keep this area nice. On a side note could we get an architect to draw up plans to make the area pretty and upscale like Pawley’s Island and Pinehurst, NC?

Print

Planning Commission Comments - October 16, 2023 - Submission #81425

Date Submitted: 10/14/2023

Comments completed in the form below will be submitted into the record for the October 16, 2023 meeting of the Hall County Planning Commission.

First Name*

Kim

Last Name*

Grennan

Address1*

5632 Grand Reunion Drive

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

4. 1731 Friendship Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

My husband and I are residents directly across the golf course from the proposed apartment complex. We commend the commission for upholding the 25 foot undisturbed barrier around this proposed development. Of course we are opposed to the development, but if approved we have what we believe is a reasonable request. As you can see in the attached file the back of our house will mainly face the side parking lot and retention pond. What we don't see is any plans for landscaping that would block the side parking lot. Basically it looks wide open to Friendship Road. As you know the hospital is close by. We are deeply concerned about noise and light pollution from the road and from cars turning into the development as well as cars making the turn in that side parking lot. We are asking for large evergreens to be placed along the drive near the monument sign as well as the turn closest to the golf course of the side parking lot. Basically we would like as much shielding as possible. Thank you for your consideration of this matter.
Greg and Kim Grennan

Please write your comments in the box above.

File Upload

IMG.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

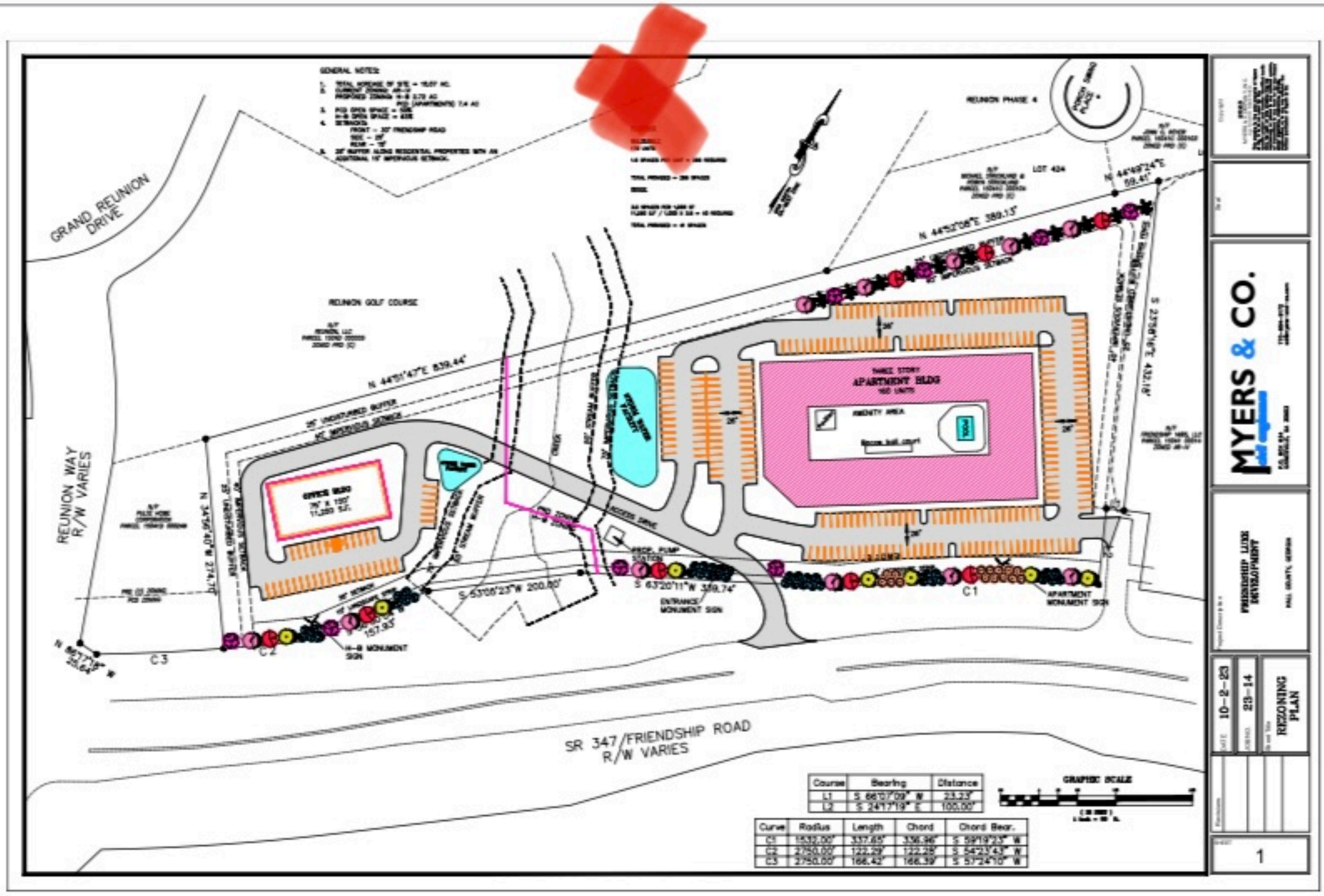
404-725-3969 Kim. 770-539-2613 Greg.
gkgrennan@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

9:14

Tim Wilbanks_Rezoning pl...

Done



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 10, 2023 10:12 AM
To: Lauren Perry
Cc: Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration); Beth Garmon (CDI: Planning)
Subject: RE: Please STOP the development of apartments in South Hall

Ms. Perry,
We have received your comments and they have been added to the application file and will be provided to the Planning Commission and Board of Commissioners.

Regards,
Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Lauren Perry <lseay16@gmail.com>
Sent: Tuesday, October 10, 2023 8:53 AM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: Please STOP the development of apartments in South Hall

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,

Please help Hall County by opposing the development of apartment buildings. I am a resident in Reunion on Spout Spring Road and apartments will over crowd our area. The elementary school is overcrowded and kids have had to move to different classes

throughout the Fall due to classrooms being too large. Our teachers are overwhelmed with large classroom sizes and apartments will create so many more problems for our schools and our community. Please look out for and represent the residents of South Hall by opposing any new apartment building plans!

Thank you for listening!
Lauren Perry
Reunion Country Club Resident

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 3:46 PM
To: Robyn Strickland
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

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: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Friday, September 15, 2023 3:37 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

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.

Good afternoon,

We respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units

B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project

C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.
-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.
-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is not.
-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

IF the approval is granted and this happens to pass, we request all of the following along our property line. Property owner, even if changes hands, to maintain forever:

1) Minimum 25-foot Undisturbed Buffer at our property line. Property owner to keep it clear of debris/trash.
2) Past the Undistubed Buffer on applicant's property, 2 staggered rows of Green Giant Trees, each 7-8 feet in height.
3) Behind the Green Giants, a 7-foot Wood Privacy Fence, dark stained to blend with outside of fence facing our property line.
3) Written commitment of Owner to Maintain installed Trees, Fence and Buffer. If a tree dies, replace within 8 weeks. If fence fails, repair within 8 weeks.

This to be a transferred obligation, if property changes hand to be maintained and upheld forever.

Sincerely,

Michael & Robyn Strickland
5786 Porch Swing Place
Hoschton, GA 30548
(770) 778-1370
robyngstrickland@yahoo.com

Print

Planning Commission Comments - September 18, 2023 - Submission #79572

Date Submitted: 9/16/2023

Comments completed in the form below will be submitted into the record for the September 11, 2023 meeting of the Hall County Planning Commission.

First Name*

Phyllis

Last Name*

Mercer

Address1*

6320 Falling Water Ln

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

9. (A)(B)(C) 1731 Friendship Road | Rezone

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

This is to express agreement with the Staff's recommendations that the Zoning Request for Parcel 15041 000190 (items # 8 and 9 on the agenda) should be DENIED.

The request to build 185 apartments on this land should be DENIED for the following reasons:

--The apartment and commercial retail proposal is NOT compatible with the adjacent residential developments or the ambience of the Gateway Corridor and would create an isolated district unrelated to surrounding properties.

--The request fails to meet the "Purpose" criteria defined in 17.420.010 which includes "establish consistent and harmonious design standards for public improvements and private property so as to unify the distinctive visual quality of the Gateway Corridors" and to "create a sense of place that is aesthetically appealing and environmentally responsible".

--It is not appropriate to build a four-story apartment building which would tower over residential and recreational areas which adjoin this property thus violates the "protection of surrounding residential users" as called for in 17.180.080.

--There should be NO exception granted for the transitional buffer area, especially in view of the residential nature of this area and the fact that it is on the Gateway Corridor.

Other Issues:
TRAFFIC: FLAWED study
--The traffic study FAILS TO RECOGNIZE THE IMPACT OF OTHER APPROVED OR PENDING ZONING REQUEST in this area, including (1) recent approval of several hundred apartment building for the area at Friendship and Spout Springs,(2) the pending request for a 133 single story family homes between Friendship and Thompson Mill Road, (3) the outstanding request to expand Del Webb at Chateau Elan (Town of Braselton) which fronts on both Friendship and Thompson Mill Road, (4) the continuing expansion of Reunion, (5) the approved self-storage units which front on Friendship Road, (5) the recent opening of a new Medical Building on Friendship, (6) the ongoing expansion of the NE GA Medical Center and (7) the added medical and office buildings, under construction along Friendship Road, which are in the Town of Braselton.

--The plan calls for a single ingress and egress point from Friendship Road. This would provide some six such sites within a very short distance (including at Reunion, private residences, subdivisions and self-storage facility). None of these points have a traffic signal and instead require vehicles to turn right and then do a U-turn to travel in the opposite direction. It is not uncommon today to see 3-4 vehicles waiting to make this U-turn backing up into the heavily traveled two lane highway. Added traffic having to make U-turns would only intensify this issue and create a more hazardous traffic pattern.

--The traffic study proposes constructing the ingress/egress driveway to this new development across from the existing Celebration Church driveway, but this appears to be a questionable plan which would prove to be hazardous.

--The developer's narrative states that Friendship Road is a "limited access state road" but yet the access to this new development, along with multiple other existing or planned access entrances, indicate that this is quickly proving to be a false statement.

CONFLICTING INFORMATION – Number of Stories for Building
The narrative references a FOUR-STORY building while there are two diagrams in the package—one showing a four-story building (dated Aug 7, 2023) and another showing a three-story building (July 21, 2023). What is the real plan?

The staff recommendation should be followed by the Planning Commission and the BOC – that being a DENIAL of this request. Also there should be no approval for any "caretaker or outdoor boat and RV storage units".

Any consideration for approval should be for a facility with no greater than a THREE-story building. That would be consistent with the recently approved three-story senior living facility located to the southeast of this proposed development stie.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, September 14, 2023 11:15 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks

Importance: High

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

From: Rhonda McKinney <ugarkw@bellsouth.net>
Sent: Wednesday, September 13, 2023 11:42 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks
Importance: High

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 Commissioners and our District 1 Board of Commissioner, Kathy Cooper,

First of all, I would like to apologize for the length of this email, but the last one I hope to write anytime soon and have some important points to make that I hope you will read and consider. Unfortunately, we will not be able to attend the 9/18 Planning Commission meeting where there is an important agenda item, #9.A.-C., of particular concern for Reunion residents, agenda item 9.A.-C., Tim Wilbanks, so this is my only opportunity to speak.

Instead of writing to oppose this rezoning as I have in the past, and after attending the 9/5 hearing where the Rochester-DCCM rezoning request was approved for the 133-unit rental community off of Thompson Mill Rd., I would like to request consideration for some condition changes to protect the residents of Reunion and the golf course as I have little confidence this rezoning will be denied although that would be ours, and all other residents in Reunion's desire. We've been defeated too many times unfortunately.

1. The applicant packet mentions a similar rental community approved, Highlands at Chateau of Friendship but the really important difference with this rezoning request that should not be ignored is this one is adjacent to an existing residential community and golf course.
    - Highlands at Chateau is not adjacent to any current residential community, nor does the recently approved 133-unit rental community off Thompson Mill that was approved on 9/5.

2. Instead of a 50 ft. landscaped buffer as the applicant is requesting that you consider a minimum 50 ft. undisturbed buffer since this backs up to an established residential community.

3. There is mention of some known adverse runoff into the cul-de-sac of Porch Swing Place, part of Reunion where they are existing residents, many who have lived there for 15+ years.

If this is approved, the request is to require additional buffers, in addition to the undisturbed buffer requested, to protect these residents from future runoff issues from this development.

4. The 15 ft. landscaped buffer along the golf course should be unacceptable.
    - One of the beauties of any golf course is the nature, trees, tranquility, etc. and a 15 ft. buffer is not enough to protect the golf course and the golfers.
        - We ask that you please reconsider this variance request and ensure an undisturbed buffer of at least 50 ft. is required.
            - Additionally, 15 ft. is too close for flying golfballs ☺

5. One of the primary reasons for this request is what the residents of Reunion, and golf course, have experienced, negatively, with the Bailey Farms-Rochester-Pulte rezoning that was approved by the Planning Commission on 8/16/21, in spite of the number of opposition emails sent (60+), the 700 petition signatures we had from existing residents not wanting the expansion and the # of residents who attended the hearing in person to oppose.
    - That rezoning approval alone and condition for a replanted buffer changed the look and landscape of the beautiful community that John Wieland established in 2001 that we will NEVER get back.
    - Once the natural buffer of mature trees was cut down/clear cut in August of 2022, many residents, including us on lot #1016, were negatively impacted with the residents on Dove Point left with views from their backyards and patios of a power substation that they didn't see before.
    - It will take years for the replanted buffers to grow tall enough and wide enough to block that horrific view they have now. If those mature trees, natural buffer, had been left, we wouldn't have seen the Bailey Farms development behind us.
        - We will **NEVER** get that privacy screening back with a replanted buffer that replaced years of growth that resulted in healthy, mature trees.

6. There are ongoing issues with replanted/landscaped buffers.
    - We already have at least one of the replanted screening buffer trees behind our lot #1016 that needs to be replaced.
    - We have also had maintenance issues in the short time the replanted buffer has been installed by the developer.
        - We've had to engage Hall County Planning to assist with this negligence by the developer and construction hasn't even begun.
            - Not only could this issue have been eliminated if an undisturbed buffer had been required instead of a replanted buffer, but it is a waste of everyone's time.
                - The homeowner who must take pictures, send emails and report it to the County.
                - The County employees who must contact the developer and ensure the developer adheres to their obligations.

7. Replanted or landscaped buffers to replace existing, natural buffers should not be allowed when adjacent to existing residential communities. The standard condition should be a minimum of a 50 ft. undisturbed buffer. I've had some Hall County employees comment that they feel it should be 100 ft. undisturbed buffer requirement.

- We discussed this in a meeting last year with Randi Doveton and Kathy Cooper and at that time, they seemed to agree.
    - One minimal change in the wording, “undisturbed” instead of words like disturbed, replanted or landscaped would make such a difference to the people and taxpayers in the county and still allow growth to take place. It’s a win-win.

8. When there are so many variances requested and known adverse conditions that will impact existing residents, maybe the proposed rezoning isn’t a good fit for that piece of land and another option in the future would be better.

9. Or maybe the hearing needs to be tabled and some additional time taken to review before deciding when there is strong opposition and especially since the “Public” doesn’t have an opportunity to speak after the applicant’s presentation.
    - For the residents who are adjacent to these rezoning requests who must live with the results of your decisions, it is life impacting, so when there is strong opposition, maybe a little more time should be taken to thoroughly review.
    - If the buffer requirements decrease the # of units the applicant is proposing, then it should be up to the applicant to determine if it’s still a business deal they want to pursue.
        - The applicant’s profitability shouldn’t be at the cost of the people who must live with the impacts of the rezonings approved.
        - If this rezoning request isn’t approved, it’s a matter of time before there is another applicant with a different plan for that piece of land available for sale

Your serious consideration to these additional conditions if approved would be greatly appreciated as we would hate to see the front part of our community permanently ruined as we have seen with the back part of Reunion.

We strongly request that for this rezoning hearing you please make the Reunion residents’ voices a priority and not the applicants as this development, if approved, and especially without additional conditions will negatively impact our community and golf course forever as we are already dealing with the ramifications from the Bailey Farms-Rochester-Pulte rezoning approval now that the land has been cleared for development.

Respectfully,

Marlon and Rhonda McKinney
Lot #1016 – Reunion Country Club
7010 Grand Reunion Drive
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, August 31, 2023 1:09 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: FW: Tim Wilbanks Rezoning Notice

Ana,
Please add to the appropriate folders and Accela.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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From: Tad Wood <tadwood@bellsouth.net>
Sent: Thursday, August 31, 2023 12:20 PM
To: trbell@hallcounty.org; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Tim Wilbanks Rezoning Notice

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 Hall County Board Members,

I am contacting you regarding the Zoning Notice submitted by Tim Wilbanks to rezone from AR-IV to H-B. The Planning Commission meeting for this is on 9-18-23. Mr. Wilbanks also submitted a request to reduce the buffer on this property. The purpose of these requests appears to be to build apartments directly adjacent to the entrance of Reunion Country

Club on Friendship Rd. In case I cannot attend this meeting in person, I want to voice my strong opposition to these rezoning requests.

There are multiple reasons I oppose this rezoning request, but my top reason is crime. I am a resident of Reunion Country Club. I witnessed first hand what apartment complexes built next to single family home subdivisions can do. I had to move out of my previous home in Lawrenceville due to an explosion in crime in my neighborhood after several apartment complexes were built right next to it. Besides the frequent car break-ins and vandalism, we had drug trafficking, home invasions and homicides. All within a tiny 190 home subdivision. I do not want to see this happen to Reunion. Or to Sterling on the Lake. Or Del Webb.

My second reason is the increase in traffic. The unimproved section of Spout Springs Rd is a mess. Besides the pot holes and narrow lanes, it frequently backs up on both sides of Friendship Rd. New subdivisions are already being built along this section of Spout Springs. In its current condition, it cannot handle the increase in traffic from these new neighborhoods. Adding apartments will only make it worse.

In addition, apartments do not fit with the existing developments along Friendship Rd. Particularly those between Hwy 211 and Dunbar Rd. These are upscale single family home neighborhoods. The families that live in these homes live here to get away from the traffic and urban sprawl.

I am asking you to please vote against these rezoning requests.

Thank you,

Norman Wood
6053 Ash Hill Place
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, September 19, 2023 4:43 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Apartment proposal outside of Reunion

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Casey Cavill <caseycavill@gmail.com>
Sent: Tuesday, September 19, 2023 4:27 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; frsosebee@hallcount.org; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Apartment proposal outside of Reunion

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.

Hello all,

I was at the meeting last night and want to send a follow up email on why I hope you deny the apartments being built. The builder kept saying the precedent of apartments is being set in our area and that cannot be further from the truth. A lot of them are geared toward 55+. Spout springs elementary had to completely change their classrooms 2 weeks into the school year because of how many kids they had in classes. We absolutely cannot handle all these additional neighborhoods and apartments with the current school size.

The reason we moved to this area 6 years ago was the small town feel and the golf cart community. Now we are terrified to take our carts on the roads because of how much traffic there is and all the accidents on spout springs and friendship intersections. I would kindly ask that y'all look into it and see how many we have had just very recently. If there is every a golf cart waiting at a crosswalk during one of those accidents they would be killed. Adding to this issue will make it worse.

A firefighter that works in station 14 posted this last night in our neighborhood group. I thought it was worth sharing as I know fire safety was also an issue brought up. "Just Mention to them...if they allow hundreds of new residance into an apartment complex...how are Fire Dept is to keep up with the demand on resources...for the past several years Hall County Fire Rescue has a system of Mandatory Over Time. This is schedulled and unschedulled OT. Forcing members to work 48 hr shifts due to low staffing levels with in the Department. The demand in South Hall and Sta 14 has currently

no assigned paramedic on A and C shift. Thus mandatory OT fills our local Med 14 with paramedics that are forced to work or face progressive dicipline leading up to termination...and many have left the department due to this issue. Sta 14 C shift Paramedic is also the station Lt. So his span of control is compromised each shift since he is on the Med Unit, which is out most of the day and night running calls for service. I can keep going but point is our Fire Dept and Sheriffs office are burden with high call volume and lower than requimended staffing levels...more nose to serve will only be a further burden in South Hall County..."

Please consider when approving things why so many people moved here in South Hall and most of them left Gwinnett to avoid what is happening right now. It's a nice area with a small community feel and a family friendly golf cart community. We love this area and our community so much. Seeing it change is really sad to so many of us.

There is also a stream and cemetery in that area. Something to consider that is not going to be destroyed. I could go on and on but these are my main concerns. If it has to be developed can it please just be commercial?

Something to also look into is we can't even get enough people to rent the apartments that are built. Most all of them have current immediate availability. We don't need more when the demand isn't matching. I would also ask that y'all do some research regarding that.

Thanks so much for all you do. I know this isn't easy. Please don't let Hall county become Gwinnett. Protect this county that we all love here!

Best,

Casey Blake
7408 ash tree circle

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:05 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Application

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Christina Sweeting <cesweeting@yahoo.com>
Sent: Tuesday, September 19, 2023 8:24 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; frsosbee@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning Application

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 evening,

I'm am writing this email to express my concern and strong opposition to the re-zoning of the property in South Hall just outside Reunion Country Club and the plan to put up apartments and commercial space.

First, the infrastructure in this area is definitely not able to handle multi-family housing. The building that is being approved in this area is going to cause major traffic problems. I already struggle to make a left hand turn from the Dove Point entrance into Spout Springs because of the constant flow of traffic. There are times when I'm 10 plus cars back.

Not only is traffic a concern, I'm also extremely concerned about the influx of students and pressure this will be putting on the schools, specifically Spout Springs Elementary. The classroom size is already pushing 30 children per classroom and there are multiple communities that have not been completed plus a single home community and a townhome community that have not even started to build yet. This apartment complex, if approved will only further cause more overcrowding in a school that doesn't have the space to accommodate these children and no plans for another elementary school to be built in the area.

Statistically, apartments have higher crime rates and a higher volume of 911 calls. If apartments and high-density living keep getting approved in this area, it will also put pressure on local law enforcement and the fire department.

Am I concerned about the value of my home? Absolutely! I'm concerned that we choose to live far from the city and more and more Hall County is approving housing more suitable for an urban area. If this continues to happen, it will drive the middle class out of the area and property values will continue to decline. Yes, there needs to be an option for lower priced housing, but single-family homes are what will preserve the integrity of this area.

Approving re-zoning requests shouldn't be simple and done without thought or research. Many factors such as the ones listed above should be taken into consideration. These apartments don't just affect our neighborhood.
Furthermore, if the applicant requesting the re-zoning cared about the integrity of this area and not just the dollar, he would have come fully prepared with plans and not leaving the planning committee with unanswered questions.

I'm asking that you strongly consider denying this request and make Hall County a place of smart growth.

Thank you,
Christina Sweeting

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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We have it all in Hall

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 7:24 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: Judy Whitehead <jvwhitehead75@gmail.com>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

1731 Friendship Road | REZONE & VARIANCE | 10-16-2023 | ZL RK | KLG | BG | RD

As a follow up to my email on 10/11/2023 I offer the following for additional detailed consideration:

Based on the letter from Randi Doveton, Director of Planning & Development, October 6, 2023 it appears the Hall County Traffic Engineer comments refers to the coordination for driveway access on Friendship Rd. (see below)

Hall County Engineers and the applicant Engineers are required to ensure that proposed applications comply with state/federal installations and codes for the safety of the public!

THE STATE, GDOT, (and FHWA) HAS SPOKEN BY INSTALLING THE R CUT OUT AND BUMP OUT, HALL COUNTY CANNOT APPROVE THE APPLICATION BASED ON THE PROPOSED ROAD LOCATION.

Hall County should reject the application and the Engineer be required to change the access road to accommodate the state installed installations for the safety of the Public.

Georgia Department of Transportation

In an email dated August 15, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Require GDOT coordination for driveway access on Friendship Rd
(B) Require GDOT coordination for driveway access on Friendship Rd
(C) Require GDOT coordination for driveway access on Friendship Rd

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

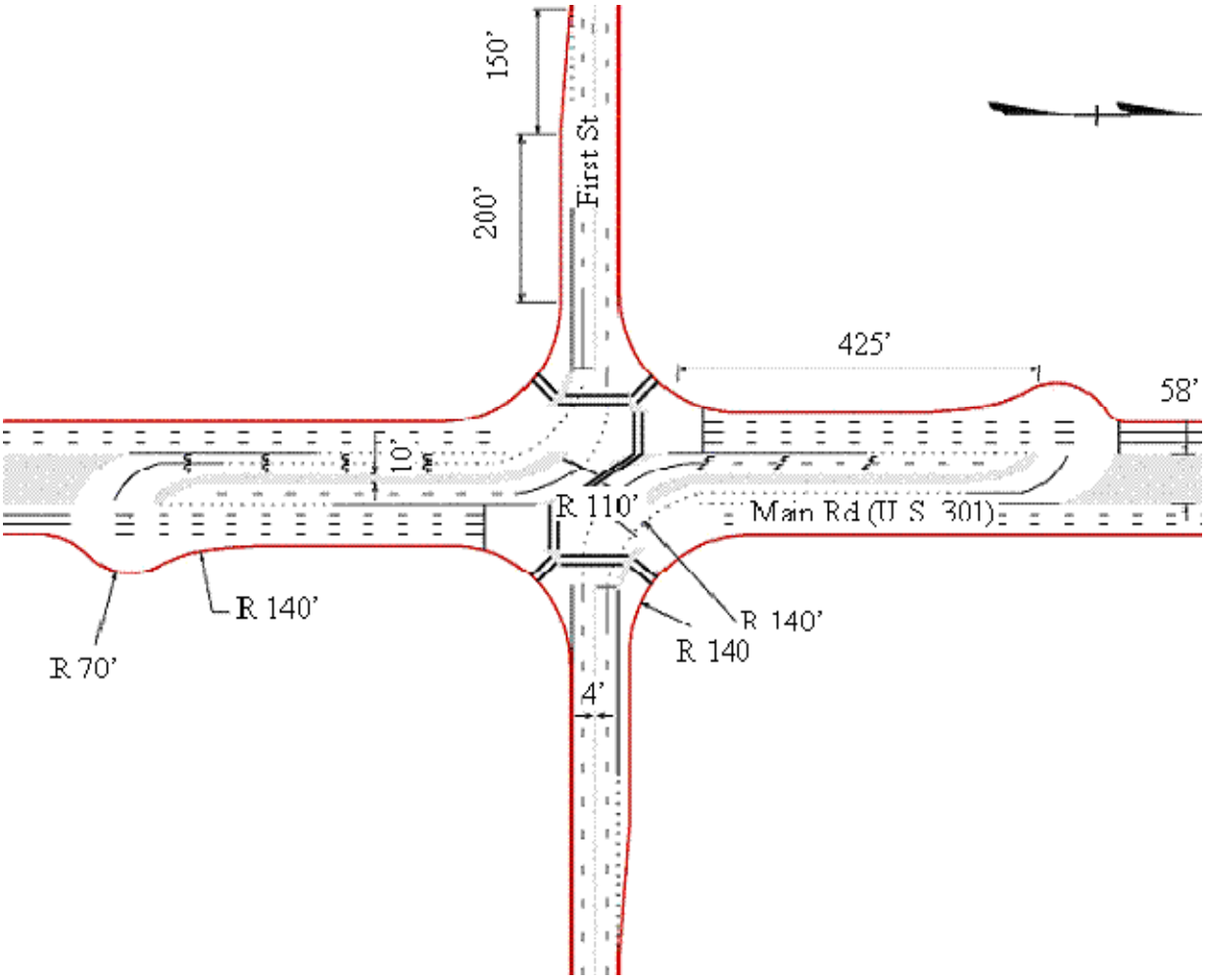

Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:36 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Hi Fred,
Thank you. Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 8:35 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Application of Tim Wilbanks/Friendship LUXE

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 Jennifer,

Below is the email that I referenced in my email today that was sent to kcooper and rdoneton for your records.

Regards,

Fred Rubin
6434 Hickory Branch Dr.

----- Forwarded Message -----
From: Fred Rubin <rubinfg@yahoo.com>
To: kcooper@hallcounty.org <kcooper@hallcounty.org>; rdoveton@hallcounty.org <rdoveton@hallcounty.org>
Cc: rhiggins@hallcounty.org <rhiggins@hallcounty.org>; frsosebee@hallcounty.org <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Wednesday, October 11, 2023 at 09:47:00 PM EDT
Subject: Application of Tim Wilbanks/Friendship LUXE

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deacceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWY rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

.

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

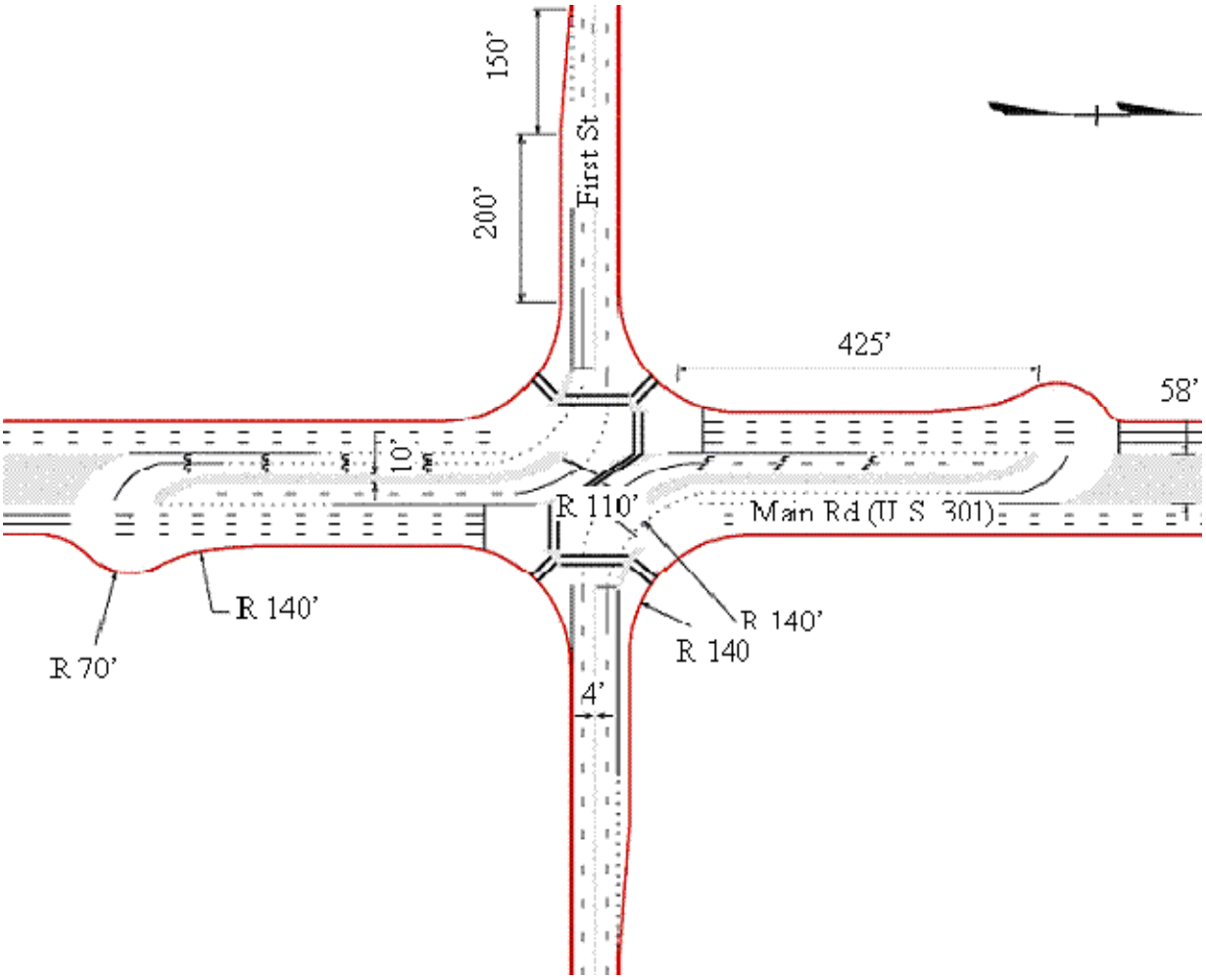

Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059]

Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com

Crews to begin work at SR 347 and Grand Reunion Dr.

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

RCUT Interchanges (J-Turn Intersections) - GDOT (ga.gov)

5.

RCUT Brochure.pdf (ga.gov)

Regards,

Fred Rubin
6434 Hickory Branch Dr.

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

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, October 12, 2023 11:45 AM
To: Jim Mikoy
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Wilbanks / 1731 Friendship Rd. Application

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners 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: Thursday, October 12, 2023 11:35 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: Wilbanks / 1731 Friendship Rd. Application

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.

Commissioners,

IF there are **CODES and laws**, they need to be enforced ! This should be non-negotiable. During the Planniong Commission meeting Monday, Sept. 18, 2023, AFTER stating several Georgia Codes that were not met in the proposal, the chairman continued to ”negotiate” with the applicant about his proposal so they (Planning) could approve it. Why wasn’t the applicant simply told his proposal did not meet those codes and laws, was not acceptable for that property, and deny his request right then?

The applicant argued the requirement condition for a 25’ natural buffer plus additional 15’ from both the Reunion golf course and houses where those property lines are abutted. The natural buffer needs to be greater than that.

Never addressed by the Planning Commission:

* the already **dangerous**, horrendous traffic situation near/at Reunion’s Friendship Rd entrance/exit.

* **fire regulations** and the fire departments ability to serve the proposed were never addressed.

* the plethora of **existing apartments not at capacity currently**. The hospital employees and "young" people needing residences, as the developer stated, could well use those. They are listed below.

* the **devaluation of the homes** in Reunion created directly by apartments.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

LOW END businesses will do nothing but devalue our homes **and** the immediate surrounding area as well as the county. The developer could not state what businesses he would add on the property.

The pastor of Celebration Church, owner of the property, in a correspondence between Holly Williams and himself, stated "When we were first contacted by the buyer, we were told they were building townhomes and we figured they would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract**, we were informed that t**he builder had changed to apartments**. I understand that this situation is frustrating, and I appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose".

We are opposed to this rezoning request.

Please, please protect the safety and integrity of Hall County and the areas surrounding the subject zoning change requests.

Jim and Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Existing apartments are:

The **Harrison at Braselton** (previously Noble Pines) opened 2019, 248 units. As of 8/24 93% capacity. This complex is behind the Aldi and across the street from the location of the proposed rezoning request.

The **Finch-Braselton** also across the street from the postposed rezoning request. 275 units, 7% occupied as of July.

The **Chateau at Highlands** (55+) off Friendship, just down from Dell Webb-Chateau Elan, less than 2 miles from the 2 apartment complexes off Thompson Mill. 152 units, opened January 2023, 25% capacity.

Mill Creek Springs less than 2 miles from the proposed rezoning request off Spout Springs. New SF and townhome rental community, 196 SF homes and townhomes, 10% rented

Anael Dominguez (CDI: Planning)

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Thursday, September 28, 2023 7:04 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Re: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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Please include it.

On Sep 25, 2023, at 8:29 AM, Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org> wrote:

Good morning,
Your subject reads “Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development” but you are referring to the 1731 Friendship Road (Tim Wilbanks) application, correct?

Just need written confirmation to include with the correct application.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org
<image001.png>

From: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Sent: Monday, September 25, 2023 8:05 AM
To: Jim Mikoy <jrmikoy@gmail.com>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Subject: RE: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk

Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org
<image001.png>

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, September 23, 2023 7:36 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: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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Commissioners and All,

During the Planning Commission meeting Monday, Sept. 18, 2023 to hear the applicant for this development, it became clear the commission chairman was trying his best to get the applicant to "tweak" his proposal and resubmit so the Planning Commission could approve the application. The applicant had no clear answers to the questions posed to him about what retail he would include.

After stating several Georgia Codes that were not met in the proposal, the Planning Commission continued to ask the applicant if he would come back with a plan that they would approve. Following the reciting of the laws and Codes to the applicant, the application should have been simply denied and tabled.

The Planning Commission told the applicant that there was to be a 25' natural buffer plus additional 15' from the Reunion golf course and houses' property lines to his proposals. The applicant argued against this condition. The natural buffer actually NEEDS to be greater than 25'. Imagine looking our your window at once was a lovely view of the golf course and wooded area and now you're gazing upon an apartment building.

IF there are CODES and laws, they need to be enforced !!! Why was the applicant not simply told his proposal was not acceptable, deny his request and stop right there?
Hall County cannot continue to bend ? The Commissioners need to protect the integrity of Hall County.

The horrendous and **already dangerous** traffic situation near/at Reunion's Friendship Road entrance/exit **was never addressed** by the Planning Commission.

The fire regulations, as well as the **fire department's ability to serve the proposed**, were **never addressed** by the Planning Commission.

The plethora of **existing apartments not at capacity currently** was **never addressed** by the Planning Commission. The hospital employees and "young" people needing residences, as the developer stated, could well use those. They are listed below.

The **devaluation of the homes** in Reunion directly created by apartments was**never addressed** by the Planning Commission.

The developer could not state what businesses he would add on the property. LOW END businesses will do nothing but devalue our homes and the immediate surrounding area as well as the county.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

The **pastor of Celebration Church**, owner of the property, in a correspondence between Holly Williams and himself**, stated** "When we were first contacted by the buyer, we were told they were building townhomes and we figured

they. would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract,** we were informed that the **builder had changed**to apartments. I understand that this situation is frustrating, and I

appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose!"

Existing area apartments:

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%**.

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.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity and safety of all of Reunion, the surrounding areas, and Hall County.

Jim AND Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, September 21, 2023 11:26 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Proposed Apartments on Friendship

Please add to the file.

From: Kaley Ivins <kcivins10@gmail.com>
Sent: Thursday, September 21, 2023 11:24 AM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Proposed Apartments on Friendship

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.

Hello! I am a resident of Reunion. My family of five moved out of Gwinnett to Hall years ago when we saw the direction Gwinnett was going in. We love our neighborhood and the surrounding community and are sad every time we hear of more developments coming in that may change the make up of that. The traffic is already ridiculous and dangerous enough and adding the proposed apartments will only stretch the already stressed infrastructure more. Roads, law enforcement coverage, school system, hospital, etc. will all suffer from another large multi-family complex. Not to mention the change in scenery and decrease in home values. Trees are a good thing, right? I am writing today to ask that this application for apartments be denied. I sincerely appreciate your time in reading this email and will continue to follow this decision. My hope is that Hall will continue to be the community we fell in love with and wanted to raise our kids in, and not the next Gwinnett.

Kaley Ivins

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, September 20, 2023 2:58 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Jennifer Rivera (Administration)
Subject: FW: 1731 Friendship Road - 185 Apartments

Ana,
Please add to the file and Accela. This is on the 10-16 PC Agenda; tabled from 9-18.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Kurt Ward <braseltonmayor@gmail.com>
Sent: Wednesday, September 20, 2023 2:55 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Subject: 1731 Friendship Road - 185 Apartments

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

Please forward to the Planning Commission and Commissioners not already copied.

In relation to the rezoning request at 1731 Friendship Road, please consider several portions of the Hall County Comprehensive Plan and several portions of the Braselton Comprehensive Plan and Braselton Development Code.

Hall Co. Comp. Plan (2022)
In the Hall County Comp Plan (2022), the Hall County Future Development Map indicates that the area in question for this zoning is "Residential" and shaded yellow. (Comp. Plan 2022, p. 18) As further defined in the Hall Co. Comp. Plan (2022), "Residential" property in Hall County allows a density/intensity of 2 dwellings per acre with moderate density and subdivision design setting aside a high percentage of open space. (Comp. Plan 2022, p. 27) The "Intent" of this area is to "PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities". (Comp. Plan 2022, p. 27)

<< https://www.hallcounty.org/DocumentCenter/View/9776/2022-Comprehensive-Plan?bidId= >>

The long-established residential in this community include Reunion, Clearwater Plantation, Reflections, Riverstone Park and Mulberry Park. The more recent established residential in this community include zoning approvals for multi-family apartments and zoning approvals for townhomes - neither of which fall within the 2 dwellings per acre of moderate density.

More detailed information on these recent developments is available for review.
<< https://www.braseltonmayor.org/hallco >>

Please consider preserving the nature and character of this community consistent with the long-established neighborhoods. This is not a "us-four-and-no-more" request. This is a request to recognize the high standard of living already created by Hall Co. and Braselton in this area (which is very hard to do), and a request to preserve what has been created by maintaining "consistency with surrounding suburban densities".

Braselton Comp. Plan
For reference on the surrounding area we identify as Braselton West, our Comp. Plan. (p. 105) sets density at up to 5.9 units per acre for this area.

<< https://cms2.revize.com/revize/braseltonga/document_center/Planning/Planning%20Docs/Comprehensive%20Plan%202020%20Final.pdf >>

Braselton Development Code
Braselton also addresses multi-family and townhome communities in our Development Code. Under Article 8 (p. 13), Braselton limits Maximum Acreage Gross Density to 8 units per acre for Residential Multifamily.

<< https://cms2.revize.com/revize/braseltonga/ARTICLE%20VIII%20DISTRICT%20USES%20LOT%20SIZE%20AND%20DENSITY%20STANDARDS%202022.pdf >>

Thank you for considering our vision for the character and residential nature of future growth in this area.

Best regards -

Kurt R. Ward
Town of Braselton, Mayor
BraseltonMayor.org
- Content may become subject to requests for open records.
- Sent via mobile ~ expect typsos.

Anael Dominguez (CDI: Planning)

Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

From: Lindsay Rock <lindsaymrock@yahoo.com>
Sent: Tuesday, August 15, 2023 2:28 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

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 185 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.

-- 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: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 17, 2023 3:07 PM
To: giordano.rg@gmail.com
Cc: Rob Giordano; Kathy Cooper (County Commissioner); Frank Sosebee (Planning); Jennifer Rivera (Administration); Gina Pilcher; Richard Higgins (County Commissioner); Anael Dominguez (CDI: Planning)
Subject: RE: STOP APARTMENTS NEAR REUNION

Mr. Giordano,
We have received your comments and they will be included in the packet that is forwarded to the Board of Commissioners for the December 14th voting meeting.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Rob Giordano <giordano.rg@gmail.com>
Sent: Tuesday, October 17, 2023 1:58 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: STOP APARTMENTS NEAR REUNION

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.

Hello,

I was unable to attend the committee meeting on 16 October 2023. This email is to present my concerns on adding 185 apartments at the entrance of our community. This will absolutely hurt the home values and erode the quality of life we currently have in the neighborhood. Additional traffic and noise will certainly have a negative impact on the residents of Reunion Country Club.

Rob Giordano

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Robyn Strickland
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Saturday, October 14, 2023 3:57 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

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.

Good afternoon,

We will be attending Monday's meeting again, but we respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units

B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project

C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.
-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.
-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is neither similar nor adjacent.
-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

Thank you for your time and very careful consideration on this matter.

Robyn & Michael Strickland
5786 Porch Swing Place
Hoschton GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 9:01 AM
To: stacey@miller-web.com
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: FW: Vote No to the Reunion Apartments

Your comment has been received and forwarded to Planning for 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: Stacey Miller <stacey@miller-web.com>
Sent: Thursday, September 14, 2023 7:12 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; rdoverton@hallcounty.org
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Re: Vote No to the Reunion Apartments

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 Commissions and Planning Committees ,
I write this email to you feeling disappointed and worried about the future of this surrounding community. This is not what I had envisioned for my family nor what I inferred on your future plans for Hall County. Seems like the decisions being made are creating a subdivision surrounded by mass traffic and high density housing. This same thing happened to the last state we lived in and we saw all the issues with traffic, overcrowded schools which caused issues within the schools and higher crime in the area . After moving back to this area in 2000 we were hopeful based on what we read on the Hall County Website we would not see that happen here.

We have been residents of this area for over 20 years. We lived in the Reflections area (Flowery Branch and Doc Hughes) in 2000. It was a peaceful area with low crime. I can no longer say the same. I know growth is going to happen but yall are in charge of making smart decisions for our families as I would hope you would with yours. My kids spend enough time in the car, I don't want to worry about their safety the more we continue to pile on more housing without the expansion of roads.

Here is why I am asking you to vote no to the 185 -unit apartment complex next to Reunion.

1. Our infrastructure does not have the capacity to handle the following
-It took me over 5 minutes to make a turn out of Publix the other day, now add a bunch more apartments (high density housing) to an already overcrowded area.

-I am unable to get a dr appointment now. I laughed when I went to the emergency room for a pretty bad car accident, he told me to see my primary dr in the next few days. It takes me about 6 -9 months to get in now. This wasn't the case years ago and now add more housing. I can barely get my kids a pediatric appt either.

-The schools are already bulging at the seams, is there a plan to build another school?

2. The location next to an already very busy spot. We have several things going on such as a storage unit and other apartments in the area. There are approved housing and apartments in the works that havent been completed so we are not sure the impact on an already busy area. I am still curious how someone with a camper and a boat will be able to make the turn and get up to the speed on the road without causing accidents. Now add another 185 unit apartment (which could be another 740 cars- from what I see in apartments, mutli families are moving into one unit, yes the leasing agent has no idea)

3. This does not fit with the long term plan. This does not give the residents a better future, can we please please let the infrastructure catch up before approving!!! Again, we still don't know what the current approved projects in the area are going to do to our schools, our physicals, and to our roads!!!

4. It will ruin what is beautiful in the area. Hall County has this beautiful golf course which brings money to the area. It has already been ruined by the reunion expansion as I am sure you have seen pictures from the hill. Developers make promises they are not willing to keep and the residents are the ones left with the disasters...

When I lived at the Noble Vines Apartments for 2 months till we could move into our home we had a major domestic violence issue next door. My kids didn't need to be around this...There were probably 3 families living in the 3 bedroom apartment. I realize affordable housing is important, but to add to an already taxed infrastructure is only going to make issues worse. There is a reason Johns Creek and Milton have low crime. They do not approve of certain things in their communities.

At least when Gwinnett added more housing they increased the parks in the area, which we do not really have many around. Could we not use that land for a nice park? Or something beneficial too the surrounding residents but still keeping the beauty intact. Unless we want to be LA in a few years then we can keep doing what this area is doing-approving left and right...the tearing down trees will increase the temps in the area and the smog (since trees absorb a lot of it) Plus it will start looking trashy....which is sad because 20 years ago this area was absolutely gorgeous. It is in your hands....is this area what you would want your children living and growing up in?

I appreciate you taking the time to read my email.
Please for the sake of all of our families, vote No!!

Stacey Miller
404-784-6217

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, August 16, 2023 11:16 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposed of the 185 Apartments on friendship rd

Please add this in the HCPC folder and the Accela file

From: Staci Lastinger <lastinger.staci@yahoo.com>
Sent: Wednesday, August 16, 2023 10:52 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposed of the 185 Apartments on friendship 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.

Dear Board of Commissioners and Planning Commissioners:

I wanted to send a quick email to show my opposition for the 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 2+ 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. This community is unique and this is not something we need in our community.

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 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.

-- Property values in Reunion and other nearby subdivisions will most certainly go down. As I said before, I have lived here for 2+ 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. Spout Springs Elementary school is already at capacity and our children will suffer with these apartments being added + all the other neighborhoods being built by us.

-- 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.

Thank you!
Staci Lastinger

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, August 22, 2023 3:27 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

Ana,
Please add to all applicable files and database.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

HALL COUNTY
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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Tammie <tgoody03@gmail.com>
Sent: Tuesday, August 22, 2023 3:22 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; tbell@hallcounty.org
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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'd like to take a moment and voice my opposition to the 185-unit multi-family development that is being proposed to be located at “0 Reunion Way” and “1731 Friendship Rd” in South Hall County, outside of Reunion Country Club (buyer is requesting rezoning to multi-family with a potential retail site). This property abuts to the main Reunion entrance and the

beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 14 years. I also happen to be one of the first homes in the neighborhood located on hole 1. I am one of the "unlucky" recipients who received the "Notice of Public Hearing" sent out by Hall Co Government, meaning I am within 500 feet of the proposed property.

I have always loved my neighborhood and backyard, but when Friendship was constructed through the previous front entrance of Reunion, the wooded area largely disappeared. During fall and winter when the trees are sparse, I can already see Friendship and the traffic noise can be very loud (at all hours of the night). I can only imagine what it would be like with no wooded area at all and a185 unit apartment complex built right there, 500 or less feet from my house. This is detrimental not only to me, my family and my property, but all those who live along hole 1 and Friendship Rd, as well as Reunion and the golf course as a whole.

While I have enjoyed seeing growth in this area (the hospital, restaurants, stores), I do not want this growth to include multi-family units/apartments. This is not the type of growth this area needs or wants. We need to be more responsible in how the city grows. We do not have the infrastructure to handle another 185+ people (assuming 1 person per apartment, which we all know will not be the case).

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 units would only make traffic worse. We don't have the room for more cars on the road in this area of Friendship. I travel on Friendship Rd. daily, and we have more and more traffic. Spout Springs is a nightmare. Lines at red lights are longer and longer, even during non-rush hour times of day. Trying to turn out of Reunion in the evenings and cross 2 lanes to make a U-turn, with the speeding traffic, tractor trailers, and evenly spaced traffic just so that it is impossible to turn out, is also a nightmare. Add another 185 multi-family units, on top of the continued building in Del Webb across the street from Reunion, the new 62 and older condo units just down from Celebration church, and the "new" Reunion expansion, is just too much.

-- 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. Eliminating the natural buffer that remains on hole 1 and Friendship will certainly decrease the value of many properties in Reunion, mine definitely, but also the value of the golf course to the community.

-- It's no secret that apartments can often attract a different economic level and often do not have just families, but units with roommates, younger adults, partiers, etc. They often bring increased crime to the area they're built in and bring issues to the schools. I have a family, and this area should remain a family oriented area.

-- The schools in this area are very desirable. I know Reunion is sought after largely due to the fact that we are zoned for Spout Springs AND Cherokee Bluff MS and HS. None of those schools can handle the increased population of this proposed property or any of the others

being built in the area, especially this one and the new Reunion that will add 100s of more houses. My kids are both at the high school now and my daughter was in the first class when the school opened. The school remains packed even with the middle school moving to their new campus. The high school cannot handle this and class sizes will be even bigger than they are, which some are at 25 - 30+ kids as it is. Some students aren't impacted by class size, but so many are, my son very much so. And, let's not forget about the teachers. Their classes are already full and will not be able to handle more students than they already have. It's definitely not fair to ask teachers to take on 30 or 40 kids in one class six times a day.

-- I worry about the environmental impact on our community. My backyard has a stream that runs through it and I know it runs all along hole 1 and up to Friendship. I was told when I purchased there is a buffer required between the stream and anything I want to build on my property. Shouldn't there be required buffers on this property to protect the natural streams? How would they be allowed to fill in the streams? I would think Environmental regulations would hold true for this property as well. Not just that, but cutting down all the trees (clear-cutting is what I imagine they will do) further impacts our environment. It impacts us by taking away the buffer/shade/cooler areas we get from not having direct sun on our homes, backyards, etc. The cleaner air we have when we have trees around! Allowing this to proceed will just cause irreversible harm to our direct environment, and let's not forget about what will happen to the remaining wildlife we still have. Wildlife is being driven away every day by over development in this exact area of Hall County.

-- 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 this area of Hall County. We do not want to be the next Gwinnett County. We all chose to live here in Hall County, and not Gwinnett, for a reason. We cannot let over development and crammed multi-family development turn us into anything like that county. Hall Co is special, and we need to keep it that way.

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.

Thank you for your time!

Sincerely,

Tammie Goodballet

5640 Grand Reunion Dr.

Hoschton, GA 30548

email: tgoody03@gmail.com

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 3, 2023 8:37 AM
To: Ted and Gail Sawyer
Cc: Beth Garmon (CDI: Planning); Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration)
Subject: RE: 185 apts outside of Reunion

Mr. And Mrs. Sawyer,
We have received your comments and they have been add to the file and will be included in the Commission packets.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Ted and Gail Sawyer <sawyergt@hotmail.com>
Sent: Monday, October 2, 2023 6:33 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: 185 apts outside of Reunion

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 have written before, and attended all of the meetings, including the last one, and are most disappointed how this has been handled. The presenter for the builder to be of these 185 apartments did not meet code on many things. Some of them included three stories, which he seemed unaware of, buffer areas., 500 feet from highway 347, number of entrances and fire codes. When you have the Committee let him drone on for two hours asking could he meet these requirements? It should've been sent back immediately. He didn't meet the requirements!

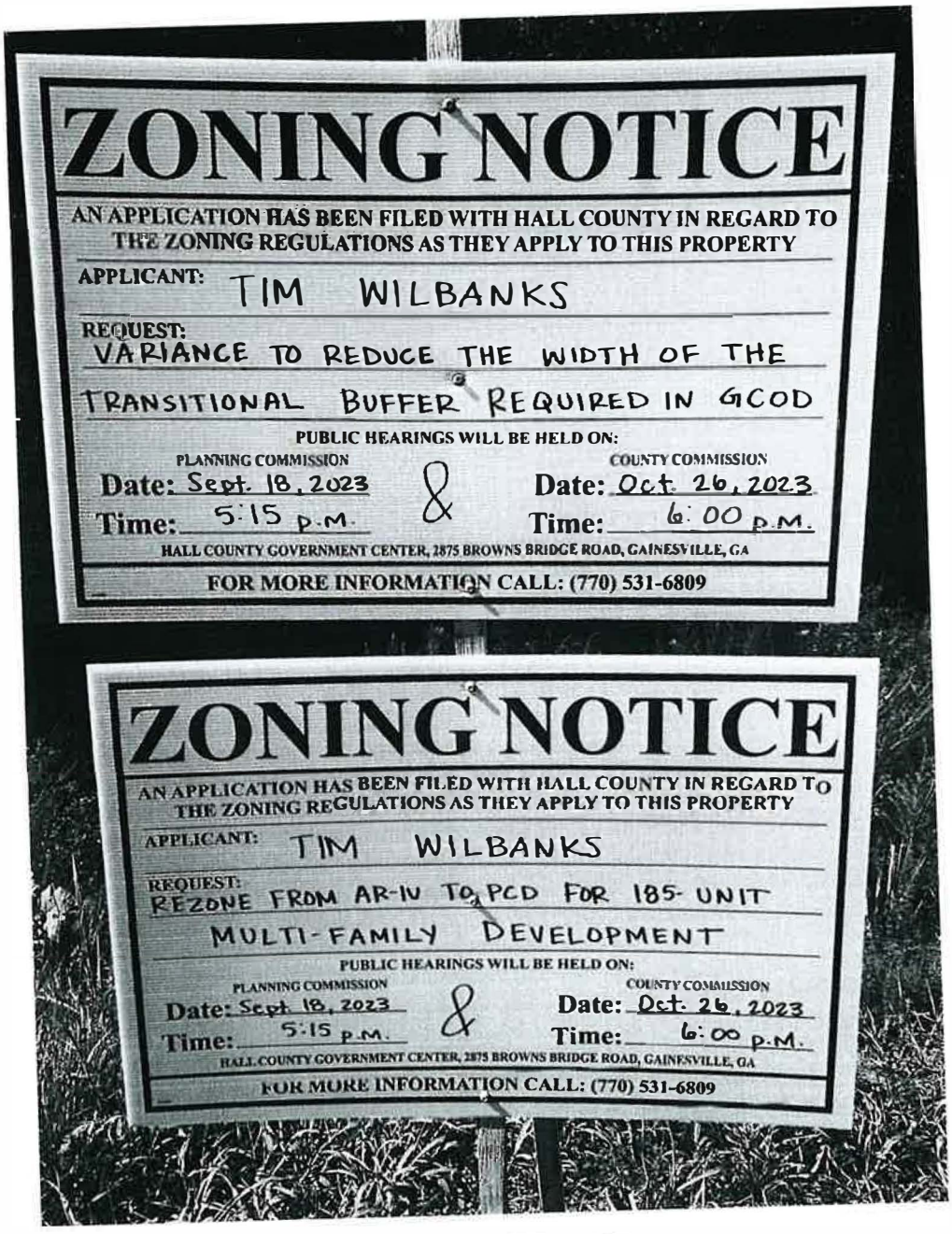
We have lived in Reunion 20 years and watched the whole area grow, but this is unbelievable even if Celebration Church is selling after I'm sure they were compensated when the 347 went through. Take away the fourth floor or 45 apartments that is still 140 units possibly 250 cars coming out and in!

If any of you drive out before the next meeting, you will see we are saturated for traffic coming out of our entrance. And they will be roughly 300 feet down the road? That U-turn across from celebration Church. How will that work for Del Webb trying to make U- turns or anyone else? Are you all aware of this area and how it looks on 347?

Lastly, that he bought a commercial lot or wants to put a commercial entity right by our entrance such as a gas station, or a bank or an office building. Where do you see that outside of any residential community in Hall County?
That should be tabled as that is not appropriate outside of an 800 house community. We have three banks and three gas stations 1 mile away off of spout Springs Road …totally, totally unnecessary and how in the world would these people get in and out???

Sincerely,
Gail and Ted Sawyer
7320 Grand Reunion Drive, Hoschton, 30548

Sent from my iPad



ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE THE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: Oct. 26, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM AR-IU TO PCD FOR 185-UNIT MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
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Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

PCD

Narrative
Friendship LUXE Development
H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PRD Zoning

The apartment development (PRD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

2

HALL COUNTY
GEORGIA
We have it all in Hall

PLANNED DEVELOPMENT DISTRICTS

Planned Residential Development (PRD)

A Planned Residential Development may allow for a more flexible placement, arrangement and orientation of residential structures, the accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. It may also provide for a mixture of housing types (single-family, two-family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development should make maximum use of natural features and, through proper site planning measures, it should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts, which might result from a higher density development.

Planned Office Development (POD)

A Planned Office Development should contain orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character shielded from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.

Planned Commercial Development (PCD)

A Planned Commercial Development shall provide for the maximum attainable commercial usage of property while employing the best aspects of prior site planning and development controls to insure the following:

- Protection of surrounding residential uses;
- Safe access by motorists;
- Minimum traffic congestion; and
- A development that is consistent with long-range plans of the County.

A limited number of carefully planned residential uses may also be included in a planned commercial development.

Planned Industrial Development (PID)

A Planned Industrial Development should consist of land that has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a PID.

Planned Commercial Farm District (PCFD)

The land within the County designated as Planned Commercial Farm District shall be represented by large district areas of at least thirty five (35) acres or more that are devoted to intensive agricultural production in the areas of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production. Individual farms within the district area cannot be smaller than five (5) acres. Areas within this zone are not intended to be used for small-scale farming, gardening, small poultry operation or idle pasture land that are more appropriately located in the agricultural-residential or other zoning districts. The land should be in use for good faith farming or agricultural uses worthy of protection and preservation.

2

HALL COUNTY
We have it all in Hall

PLANNED DEVELOPMENT DISTRICTS

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Corridors

Intent: ENHANCE and **MAINTAIN** well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, **CREATE** employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.

General Characteristics: Corridors in Residential and Rural Residential areas, and multi-jurisdictional corridors (Atlanta Highway and Browns Bridge Road), are generally those roadways that are intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods. Non-residential uses along corridors in Residential and Rural Areas should be located in close proximity to Community Crossroads or Activity Centers. Access should be from secondary roads so as not to impede traffic flow, and adjacent businesses should share interparcel access.

Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators. Corridors adjacent to Lake Lanier should accommodate lake-oriented commercial uses with effective screening, where appropriate.

Application: Corridors are located throughout Hall County and are classified into three categories: Mixed-Use, Employment, and Lake Supportive.

Primary Future Land Uses

- Mixed-Use Corridor: Retail activities, office-based employment, civic uses, single-family residential
  - Low-impact industrial or higher density residential only where the same is found on adjacent properties
- Employment Corridor: Industrial uses, business parks, technology based operations
- Lake Supportive: Commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants)

Implementation Strategies (see Chapter 3)

- ED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3
- DP 3.1, DP 3.2, DP 4.2, DP 4.3, DP 6.2
- RC 6.1

DESIGN PRINCIPLES

Density/Intensity

- Low-Moderate – Lake Supportive, Mixed-Use
- Moderate-High – Employment

Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses adjacent to residential areas and where uses have outdoor displays/storage/sales

Transportation

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, accel/decel lanes)

Infrastructure

- Public sewer availability (Residential areas; along 985/365)
- Public water with no public sewer (all other areas)

Note: Images are for example purposes only and may not be located in unincorporated Hall County.

*Public Comment Documents submitted at the October 16, 2023 PC Meeting

4

DEFINITION OF ADJACENT

ad·ja·cent

[əˈjās(ə)nt]

ADJECTIVE

1. next to or adjoining something else:
2. GEOMETRY
   (of angles) having a common vertex and a common side.

The only properties "ADJACENT" to this proposal is a golf course, single-family homes and equally important undeveloped land.

*Public Comment Documents submitted at the October 16, 2023 PC Meeting

ONING NOTICE

LICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
L ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

CANT: TIM WILBANKS

UEST:
RIANCE TO REDUCE THE WIDTH OF THE
RANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO H-B FOR
PERMITTED USES WITHIN H-B

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: OCT 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO PCD FOR 185-UNIT
MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: OCT 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

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LICANT: TIM WILBANKS

QUEST:
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RANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

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APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO H-B FOR
PERMITTED USES WITHIN H-B

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Oct 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO PCD FOR 185 UNIT
MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Oct 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Sep 20, 2023 12:07:30
5909 Bellflower Way
Hoschton
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE USE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN R100

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: Sept. 5, 2023 — Time: 5:15 p.m.

&

CITY COUNCIL — Date: Dec. 5, 2023 — Time: 6:00 p.m.

FOR MORE INFORMATION CALL: (770) 531-6806

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM RR TO R3 FOR 185 UNIT MULTI FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: [illegible] — Time: [illegible]

&

CITY COUNCIL — Date: [illegible] — Time: [illegible]

FOR MORE INFORMATION CALL: [illegible]

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM RR TO R3 FOR 185 UNIT MULTI FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: [illegible] — Time: [illegible]

&

CITY COUNCIL — Date: [illegible] — Time: [illegible]

FOR MORE INFORMATION CALL: [illegible]

Sep 20, 2023 12:11:51
5560 Thompson Mill Road
Hoschton
Hall County
Georgia

ZONING NOTICE
TIM WILBANKS
ZONING NOTICE
TIM WILBANKS
ZONING NOTICE
TIM WILBANKS
Sep 20, 2023 12:15:44
1685 Lanier Islands Parkway
Hoschton
Hall County
Georgia

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 685/2023

SUBJECT: **1731 Friendship Road | Rezone |** from Agricultural Residential IV (AR-IV) to Highway Business (H-B) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:
Denial.

Purpose of Request:
1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 (pt.) **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, 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
Updated Narrative
Original Narrative
Updated Site Plan
Original Site Plan
Maps
Legal Description
Traffic 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: November 27, 2023

Subject: **1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel | **Proposed Use: permitted uses within H-B** | **Tim Wilbanks, applicant**.

The request before you is the request of Tim Wilbanks to Rezone from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) to allow permitted uses within H-B. This item is located within Commission District 1.

At their October 16, 2023 meeting, the Hall County Planning Commission voted to recommend denial **(2-2, Sosebee absent)**.

Braswell – Aye
Hunt – Aye
Pilcher – Nay
Varner – Nay

There were **twenty-seven (27) comments submitted** in advance of the Planning Commission meeting and **seven (7) people 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 ..... Tim Wilbanks

Request ..... **(A)** Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (7.33± acres)

(B) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (2.72± acres)

(C) Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District (GCOD, 17.420)

Proposed Use ..... **(A)** 185-unit multi-family development

(B) Permitted uses within H-B

(C) Reduce the required transitional buffer from 25 feet to 15 feet

Size ..... 10.04± acres

Zoning ..... Current Agricultural Residential IV (AR-IV, 17.120) / Gateway Corridors Overlay District (GCOD, 17.420) | Proposed Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (A - 7.33± acres) and Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (B - 2.72± acres)

Location ..... **1731 Friendship Road |** Tax Parcel 15041 000190

Commission District ..... One

Planning Commission Date ..... October 16, 2023

Staff Recommendation ..... **(A) Approval** as the proposed use is consistent with Mixed-Use Corridor future land use category as found in the Comprehensive Plan, and previous approval across the street.

(B) Denial as it would create an isolated district, there are permitted uses within H-B that are not compatible with the adjacent developments, and there is insufficient information to assess the potential impact of uses listed in 17.150.010 on traffic or adjacent developments.

(C) Denial of the requested variance from the landscaping requirements from 17.420.050 as the applicant has failed to demonstrate that a hardship exist pursuant to the criteria of 2.60.030.

Planning Commission Recommendation……..(A) Denial

Vote: 2-2 (Pilcher & Varner opposed)

(B) Denial

Vote: 2-2 (Pilcher & Varner opposed)

(C) Denial

Vote: 4-0 (Hunt absent))

9-18-2023 Public Forum:

Michael Day, 5926 Ventura Place, Hoschton, spoke in favor. Spoke about the development in the area and funds from the sale.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were protections of neighboring properties, traffic, safety, commercial space use, and use consistency.

Judy Whitehead, 6419 Sycamore Drive, Hoschton, spoke in opposition. Concerns were traffic and safety.

David Gordon, 5910 Ashe Hill Place, Hoschton, spoke in opposition. Concerns were traffic and number on homes/apartment complexes in the area.

Tom McDermott, 7260 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were buffers, fencing, devaluing homes, complying with fire code, and traffic.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers and proximity of parking lot to property line.

Gary Hodges, 7316 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were privacy, golf course.

John Royer, 5781 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers, drainage, commercial use, and number of units.

10-16-2023 Public Forum:

Fran Bridwell, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were zoning, safety, traffic, and property value.

James Moore, 5647 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were the parking lot, vandalism, and privacy.

Gary Hodges, 7716 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were surrounding developments, buffers, and conditions.

Michelle Larson, 5778 Porch Swing Place, Hoschton, spoke in opposition. Concerns were emergency vehicles access, parking layout, crime, public safety, and traffic study.

Tom McDermott, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were use, zoning request, encroachment, driveway access, crime, and quality of life.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were golf course, request is incompatible with surroundings.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were proximity of their home to parking lot, equity, and drainage issues.

Summary Analysis

The applicant is requesting two rezoning actions and a variance on the 10.04± acre parcel. Specifically, the applicant is requesting to **(A)** rezone 7.33± acres from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) for the purpose of constructing a 185-unit multi-family development on the property. Additionally, the applicant is requesting to **(B)** rezone 2.72± acres from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) for unspecified commercial uses. Finally, the applicant is requesting **(C)** a variance from 17.420.050.C.2 to reduce a portion of the required transitional buffer in the Gateway Corridors Overlay District (GCOD, 17.420) from 25 feet to 15 feet. According to the site plan, this setback reduction is indicated along the northern property boundary and is adjacent to the parking area of the multi-family development. The 15 foot setback would also allow for an expanded development area for the proposed H-B portion of the property.

The subject property is undeveloped and wooded, with a bisecting creek which is proposed to be used as a baseline to subdivide the property between **(A)** the 7.33± acre Planned Commercial Development (PCD, 17.180.080) parcel and **(B)** the 2.72± acre Highway Business (H-B, 17.150) parcel.

The application materials and site plan dated 8-7-23 depict access to the site utilizing a single ingress and egress point from Friendship Road. The driveway for the multi-family development connects to the access drive, which continues to the west to the proposed H-B parcel. A 10 foot landscape strip is proposed along

the frontage of Friendship Road. A 25-foot transitional zoning buffer is shown along the right side and a portion of the rear property line, before it is reduced to a 15 foot buffer along the remaining rear property line, resulting in **(C)** the requested variance from transitional buffer requirements for non-residential properties in the Gateway Corridors Overlay District (GCOD, 17.420). Per the submitted narrative, the transitional buffer is reduced where adjacent to the Reunion Golf Course.

The submitted site plan shows a singular, four-story, multi-family apartment structure, consisting of 185-units, with a fully enclosed courtyard containing an amenity area. These amenities will include a swimming pool, bocce ball court, and pavilion. The average size of each unit will be 900 square feet and include full kitchens with a washer and dryer. The overall building area will be 169,408 square feet. The overall density for the 185-unit multi-family development will be 25.2 dwelling units per acre. Parking will exceed the minimum requirements of table 17.250.020(A), which requires a minimum of 1.5 spaces per multi-family unit for a total of 278 required spaces. The applicant is proposing 287 parking spaces, exceeding the minimum requirement by 9 spaces.

The remaining 2.72± acres is proposed to be rezoned to Highway Business (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420) for future commercial uses permitted within the H-B and GCOD districts. There are several permitted and conditional uses within Highway Business that are explicitly prohibited from GCOD (17.420.050(A)), such as adult establishments and junk yards. **The future development of this portion of the property will be subject to the development requirements at the time of application, and will be required to seek approval for any use within H-B or the GCOD that requires further Planning Commission or County Commission approval.**

The site plan depicts three monument signs for the development all located along the frontage for Friendship Road, one for the future commercial site on the H-B parcel, one for the multi-family residential building, and an entrance sign for the development as a whole. Per 17.420.060(1) and 17.270.070(C), one monument sign is permitted for each parcel. The site plan shows the entrance sign on the same parcel as the multi-family development, exceeding the number permitted by the zoning ordinance. No dimensions or renderings have been provided for the proposed signage, but the applicant can propose different development standards within a planned development; however, a master sign package must be submitted for review and approval by the County Commission if the package exceeds the limitations of the Gateway Corridors Overlay District signage standards.

One (1) **variance** related to landscaped buffer requirements will be necessary if the site plan, as presented, is approved as the proposal does not meet the requirements.

- A 25 foot landscaped buffer shall be installed where a commercial zoning district abuts property zoned for residential use as found in 17.420.050(C)(3).
    - *The applicant is requesting to reduce a portion of this buffer to 15 feet along the rear property line, where adjacent to Reunion Golf Course.*

The following development standards are required for Planned Commercial 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 a scaled site plan for the proposed development, which includes the number of stories.**

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 applicant has submitted a scaled site that show entry**

and exits points, as well as the locations of parking spaces, but loading and no parking zones are not included.

3. The proposed methods and location of all buffers shall be described. **The applicant has submitted a scaled site plan which includes buffer information, but no landscape plan is included to provide additional details.**

4. The proposed exterior lighting shall be shown. **The submitted narrative states that lighting will consist of LED non-spill fixtures.**

5. All proposed signs, advertising or identification graphics shall be indicated, showing their number, size, height and location. **The applicant has not provided details about the content, materials, or dimensions of the signage; proposed locations are shown on the site plan.**

6. The type and number of uses proposed for the commercial development shall be indicated. **The proposed use for the PCD portion of the development is a 185-unit apartment building and its associated amenities. For the H-B portion of the site, the applicant has not proposed specific uses and has indicated the zoning would be for permitted uses within H-B/GCOD.**

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 applicant has included building setback and buffer standards in their letter of intent. Any items not specifically proposed will be subject to the standards of the Suburban Shopping (S-S, 17.140) district.**

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. **The planned commercial development will be entirely dedicated to residential dwelling units and its associated amenities.**

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 and previous approvals in the vicinity. The mixed-use corridor contemplates future land uses to include retail activities, office-based employment, civic uses, and single-family residential. Further, higher density residential uses are permitted only where the same is found on adjacent properties. Chateau Senior is across the street and has 152 units.

Zoning Analysis

(A) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (7.33± acres) and

(B) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (2.72± acres)

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; **Southeast of the proposed development site, across Friendship Road, exists a three-story multi-family residential development. To the northwest is part of the Reunion Subdivision and the Reunion Golf Course. The adjacent parcel to the west (tax parcel 15041D000249) contains entrance signage for the Reunion Subdivision.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, 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 Agricultural Residential IV (AR-IV, 17.120) within Gateway Corridors Overlay District (GCOD, 17.420). It is currently undeveloped.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed use may cause an excessive or burdensome use of existing streets and transportation facilities, depending on the number of visitors and residents the developments can accommodate. A traffic study was submitted as part of the application materials. The report recommends that the driveway to the development should be constructed across from the existing Celebration Church driveway, with one entry land and one exit lane, and a restricted crossing U-turn intersection with side-street yield-control. Also the report recommends the construction of a westbound right-turn deceleration lane along Friendship Road.**

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 and previous approvals in the vicinity. The mixed-use corridor contemplates future land uses to include retail activities, office-based employment, civic uses, and single-family residential. Further, higher density residential only where the same is found on adjacent properties; although not adjacent, a 152 unit multi-family senior housing on 5.77 acres was approved across the street in 2019.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **There are no records to suggest there have ever been improvements made upon this property.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **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 change would create an isolated district of Highway Business (H-B, 17.150) zoning on the 2.72± acre parcel. Planned Commercial Developments (PCD, 17.180.080) are intended to serve as a floating zone and are not considered isolated districts.**

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 of a 185-unit multi-family development is not out of scale with the needs of the county as a whole, providing needed housing supply to meet the increased demand of southern Hall County specifically. The density is consistent with the density approved across the street but is significantly higher than immediately adjacent development.**

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 H-B uses would be permitted without zoning action. However, the 185-unit multi-family development would likely require zoning action due to the nature of the use associated with PCD rezoning request.**

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.**

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.**

(C) Variance | Gateway Corridors Overlay District (GCOD, 17.420) Transitional Buffer from 25 feet to 15 feet

Section 17.420.070, appeals and modifications states that "if substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this chapter to the Hall County Planning Commission, unless otherwise specified in this chapter."

The Planning Commission is hereby authorized to grant variances from the strict application of this Resolution upon proof by a preponderance of the evidence that 2.60.030.J provided the request meets the criteria set forth in 2.60.030.K.

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There does not appear to be extraordinary or exceptional conditions pertaining to the subject property. 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). Additionally, as there is no proposed site layout for the H-B zoned parcel, it is premature to grant relief on that parcel.**

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 property is undeveloped with no records to suggest otherwise.**

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. **The proposal meets the requirement. The 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 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.**

   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. **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 study was submitted as part of the application materials. The report recommends that the driveway to the development should be constructed across from the existing Celebration Church driveway, with one entry land and one exit lane, and a restricted crossing U-turn intersection with side-street yield-control. Also the report recommends the construction of a westbound right-turn deceleration lane along Friendship Road.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 18, 2023, Emily McGahee stated "No comment. Public Sewer."

Hall County Fire Marshal

In an email dated August 18, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following comments:

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS
D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
D105.3 Proximity to building.
One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.
D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

Hall County Public Works and Utilities
In a memo dated August 18, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

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

Traffic:
GDOT permit will be required for connection to Friendship Road.

Utilities
Hall County sewer district – sewer connection is within a feasible distance.

Georgia Department of Transportation
In an email dated August 15, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Require GDOT coordination for driveway access on Friendship Rd
(B) Require GDOT coordination for driveway access on Friendship Rd
(C) Require GDOT coordination for driveway access on Friendship Rd

- **Excerpts from the minutes of the September 18, 2023 meeting**

Applicant's Presentation:

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

Kent Henderson, 6071 Mount Vernon Road, Murrayville, presented the request. The applicant stated that the building would be 4 stories tall and there will be a maximum of 185 units with a 980 square foot total per unit. The applicant stated that the price point will be at $1,950 a month. The applicant presented renderings of the building and amenities. The applicant stated that there is limited road access off Friendship Road so there will only be one access between the apartment building and commercial building. The applicant stated that any of the uses allowed on the commercial development will still need to go through approval by the board so not just any type of business can occupy the space. The applicant discussed the signage being placed at each parcel. The applicant stated that they would like to reduce the rear buffer butting to the golf course from 20 feet to 15 feet with a 6 foot fence along the property line. The applicant stated that this development will accommodate young professionals coming into the area seeking a place to live with all the surrounding development.

Ed Myers, 752 Chattahoochee Place, Gainesville, presented the request. The applicant stated that the state highway has limited driveway access so it is out of their hands.

Rebuttal

The applicant stated that development is inevitable in the area. The applicant stated that a traffic study was conducted and the state highway is in place to serve the traffic.

Public Forum:

Michael Day, 5926 Ventura Place, Hoschton, spoke in favor. Spoke about the development in the area and funds from the sale.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were protections of neighboring properties, traffic, safety, commercial space use, and use consistency.

Judy Whitehead, 6419 Sycamore Drive, Hoschton, spoke in opposition. Concerns were traffic and safety.

David Gordon, 5910 Ashe Hill Place, Hoschton, spoke in opposition. Concerns were traffic and number on homes/apartment complexes in the area.

Tom McDermott, 7260 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were buffers, fencing, devaluing homes, complying with fire code, and traffic.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers and proximity of parking lot to property line.

Gary Hodges, 7316 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were privacy, golf course.

John Royer, 5781 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers, drainage, commercial use, and number of units.

Planning Commission Comments:

Mr. Sosebee questioned the number on one bedroom apartments. Mr. Henderson stated that there isn't a specific number but most of the units will be one and two bedrooms. Mr. Sosebee questioned if there is a possibility to make a second entrance to the development. The applicant stated that they are in discussions about it with GDOT. Mr. Braswell stated that the fire marshal does require two entrances but there could be other alternatives to alleviate the requirement. The applicant stated that they will also sprinkle the apartments. Mr. Braswell stated that the golf course is part of the homes in Reunion therefore reducing the buffer would affect the residents. Mr. Henderson stated that having an undisturbed buffer would only create more issues. Mr. Varner stated that he could not support the development having buffer reductions, four stories, and with only one entrance. Mr. Henderson pointed out that in the area there are apartment buildings that have a higher density and only one egress/ingress. Mr. Braswell stated that there was no plan

provided on what would be developed in the commercial space requested. Mr. Braswell stated that the property needs to have 500 feet of frontage to subdivide and this request does not have it. Mr. Braswell stated that there should be a 40 foot setback with the first 25 feet undisturbed. Mr. Henderson stated his concern with setbacks. Mr. Braswell read the new recommended conditions of approval. Ms. Pilcher stated that she would like to see a site plan with the conditions discussed before sending it to the County Commission. Mr. Braswell agreed. Ms. Garmon stated that if the updated site plan and narrative was provided to staff by October 2nd it could be included and sent out by October 6th with staff reports.

A

Motion: ***A motion to table to October 16, 2023 was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

B

Motion: ***A motion was to table to October 16, 2023 made by Ms. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

C

Motion: ***A motion to deny was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

- **Excerpts from the minutes of the October 16, 2023 meeting**

Applicant's Presentation:

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

Kent Henderson, Mount Vernon Road, Murrayville, presented the request. The applicant stated that the number of units has been decreased and is now three stories instead of four. The applicant explained the site plan was configured to have a rear 25 foot undisturbed buffer with a 15 foot impervious buffer. The applicant stated that amenities will be in the interior of the apartment building. The applicant also pointed out the second entrance on the east side of the property. The applicant stated that the Highway Business use will be specifically for retail, restaurant, office, or banks. The applicant stated that the request is below density compared to surrounding developments.

Rebuttal

Mr. Henderson stated that there have been conversations with GDOT about the development. The applicant stated that there will be a 6 foot solid wood privacy fence on the property line and they are also aware of the drainage issue and they will build their retention pond to alleviate the problem. The applicant proposed installing a net fence to protect the development from the golf course.

Public Forum:

Fran Bridwell, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were zoning, safety, traffic, and property value.

James Moore, 5647 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were the parking lot, vandalism, and privacy.

Gary Hodges, 7716 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were surrounding developments, buffers, and conditions.

Michelle Larson, 5778 Porch Swing Place, Hoschton, spoke in opposition. Concerns were emergency vehicles access, parking layout, crime, public safety, and traffic study.

Tom McDermott, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were use, zoning request, encroachment, driveway access, crime, and quality of life.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were golf course, request is incompatible with surroundings.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were proximity of their home to parking lot, equity, and drainage issues.

Planning Commission Comments:

Mr. Braswell questioned if the previous request of 185 units was decreased to 170 units. The applicant stated that was correct. Mr. Hunt questioned if the Fire Department will have an approval process with the submitted plan. Ms. Doveton stated that the plans go through the Fire Marshall during development review to make sure standards are met. Ms. Pilcher stated that she has an issue with the development having split zoning. Mr. Varner stated that he could not support the request with what is already in the area.

4(A)
***Motion:* A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Braswell. Vote: 2-2 (Sosebee absent)**

Braswell – Aye
Hunt – Aye
Pilcher – Nay
Varner – Nay

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative dated October 5, 2023~~,~~ modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The development shall be approved with a maximum of 170 units and shall not exceed 157,250 square feet of heated floor space.
3. The development shall be similar to the architectural examples included in the application materials and must meet all requirements applicable under the Gateway Corridor Overlay District unless specified herein.
4. All conditions of zoning shall be made a part of any plat or site plan created for the property.

5. A subdivision plat shall be recorded prior to the issuance of any land disturbance permits for any development of the subject property.
6. There shall be a 25 foot undisturbed buffer around the perimeter of the subject property. This 25 foot buffer shall not apply to the frontage along Friendship Road.
7. No parking or impervious surfaces shall encroach into the 40 foot exterior building setback. This 40 foot setback shall not apply to the frontage along Friendship Road.
8. Development shall adhere to 17.300.020 Minimum Standards for Apartments – Design standards and restrictions shall apply, as listed below:
    a. Apartment construction shall be according to a comprehensive development plan with adequate provisions for access and for adequate protection of the surrounding properties.
    b. When more than one apartment house is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
    c. When more than one apartment house is constructed, external walk areas shall be lighted.
    d. When more than one apartment house is built, no apartment shall be closer than 20 feet from any other apartment house.
    e. No apartment shall be constructed at a distance of less than 40 feet from adjoining property lines.
    f. Off-street parking shall be provided at a rate of 1½ spaces per unit.
    g. Notwithstanding any other provisions of this chapter, apartment projects hereafter constructed shall provide on-site open space areas equal to 25 percent of the total land area, excluding parking areas.
    h. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than four feet high.
    i. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
    j. There shall be off-street loading, unloading and service areas provided. These areas shall be screened through landscaping or permanent construction from adjoining areas.
    k. An apartment shall meet all other requirements of the zoning regulations and the building code as applicable.
9. An 8 foot tall privacy fence shall be installed along the boundary of the 25 foot undisturbed buffer, around the perimeter of the property. The fence shall be maintained by the developer and/or owner, and shall be constructed of vinyl or an alternative material to be approved by the Community Development and Infrastructure, or their designee.
10. All location of ingress/egress and all driveways shall be permitted by the Georgia Department of Transportation.
11. Zoning for the approximate 2.72 acre tract shall be Planned Commercial Development (PCD) and there shall be no variances from Gateway Corridors Overlay District standards.

4(B)

<u>Motion:</u> A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Braswell. Vote: 2-2 (Sosebee absent)

Braswell – Aye
Hunt – Aye
Pilcher – Nay

Varner – Nay

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative dated October 5, 2023, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The development shall be approved with a maximum of 170 units and shall not exceed 157,250 square feet of heated floor space.
3. The development shall be similar to the architectural examples included in the application materials and must meet all requirements applicable under the Gateway Corridor Overlay District unless specified herein.
4. All conditions of zoning shall be made a part of any plat or site plan created for the property.
5. A subdivision plat shall be recorded prior to the issuance of any land disturbance permits for any development of the subject property.
6. There shall be a 25 foot undisturbed buffer around the perimeter of the subject property. This 25 foot buffer shall not apply to the frontage along Friendship Road.
7. No parking or impervious surfaces shall encroach into the 40 foot exterior building setback. This 40 foot setback shall not apply to the frontage along Friendship Road.
8. Development shall adhere to 17.300.020 Minimum Standards for Apartments – Design standards and restrictions shall apply, as listed below:
    a. Apartment construction shall be according to a comprehensive development plan with adequate provisions for access and for adequate protection of the surrounding properties.
    b. When more than one apartment house is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
    c. When more than one apartment house is constructed, external walk areas shall be lighted.
    d. When more than one apartment house is built, no apartment shall be closer than 20 feet from any other apartment house.
    e. No apartment shall be constructed at a distance of less than 40 feet from adjoining property lines.
    f. Off-street parking shall be provided at a rate of 1½ spaces per unit.
    g. Notwithstanding any other provisions of this chapter, apartment projects hereafter constructed shall provide on-site open space areas equal to 25 percent of the total land area, excluding parking areas.
    h. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than four feet high.
    i. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
    j. There shall be off-street loading, unloading and service areas provided. These areas shall be screened through landscaping or permanent construction from adjoining areas.
    k. An apartment shall meet all other requirements of the zoning regulations and the building code as applicable.
9. An 8 foot tall privacy fence shall be installed along the boundary of the 25 foot undisturbed buffer, around the perimeter of the property. The fence shall be maintained by the developer and/or owner,

and shall be constructed of vinyl or an alternative material to be approved by the Community Development and Infrastructure, or their designee.

10. All location of ingress/egress and all driveways shall be permitted by the Georgia Department of Transportation.
11. Zoning for the approximate 2.72 acre tract shall be Planned Commercial Development (PCD) and there shall be no variances from Gateway Corridors Overlay District standards.

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

ZONING APPLICATION

Applicant (Name & Mailing Address)

Tim Wilbanks
811 Sherwood Road
Gainesville, GA 30501

Phone 770-654-0084

Email Address timdevelopsga@gmail.com

Property Owner (Name & Mailing Address)

Celebration Baptist Ministries
Mike Day PO Box 1664
Flowery Branch, GA 30542

Phone 770-833-7140

Email Address mike@celebrationfamily.com

Proposed Use Apartments & Future Highway Buisness

Contact Person (Name & Mailing Address)

Kent Henderson
6071 Mount Vernon Road
Murrayville, GA 30564

Phone 770-861-8880

Email Address henderson5266@yahoo.com

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-IV
Rezone to: H-B & PCD
Fee:$ 750
Receipt #: 1,500
Check #: 011256

Tax Parcel Number 15041 000190 Acreage 10.07

Location Address 1731 Friendship Road

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

Sign [signature] Date: 7/21/23

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: 7/21/23 Taken by: [signature]

Tentative Planning Commission Date: 9/18 Tentative County Commission Date: 10/26

County Commission District: 1

Hall co prop owners zoning avidavit
EDIT IN PRIVATE (ONLY YOU CAN SEE YOUR EDITS)
DOWNLOAD PRINT REVIEW NOTES EDIT SHARE

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

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Celebration Baptist ministries Mike Day

Address 1731 Friendship Road Flowery Branch Ga 30542

Phone Number 770-833-7140

Name of applicant(s) Tim Wilbanks

Address 811 Sherwood Road Gainesville, Ga. 30501

Phone Number 770-654-0084

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Michael Day

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

Notary Public

07/17/2023
Date

OFFICIAL SEAL
LAURA MOORE STUMPFF
NOTARY PUBLIC - GEORGIA
JACKSON COUNTY
My Commission Expires Feb. 22, 2026

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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 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: Michael Day **Date:** 7-23-2023

Applicant's/Owner's Name (Printed): Michael DAY Celebration BAPTIST Ministries Inc.

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

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

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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: Tim Wilbanks **Date:** 7-24-2023

Applicant's/Owner's Name (Printed): Tim Wilbanks

Narrative
Friendship LUXE Development
H-B & PCD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PCD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PCD Zoning

The apartment development (PCD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

HB Zoning
The western 2.72 acres of the property will be a future H-B development. There are no specific plans at this time for this part of the development.

The rezoning plan shows a proposed office for conceptual purposes. The style will be similar to other office buildings in the area as depicted at the end of this narrative. The applicant would like to reserve the right to allow the follow uses as allowed by right in the H-B zoning: retail, banks, offices or restaurants. All of these uses could be accommodated with a similar layout as shown in this application. All other "by right" uses are not included with this request.

Building Setbacks and Buffers

Front: 30' Friendship Road

Side & Rear: 40' Impervious setbacks as shown on Revised Rezoning Plan dated 10-5-23.

Buffers: 25' Undisturbed Buffer along rear and side property lines as shown on Revised Rezoning Plan dated 10-5-23.
This will not apply to the road frontage

Storm Water Detention
Storm water will be detained in a combination of a proposed ponds and infiltration trenches. The ponds will discharge into an existing creek which runs through the property. The ponds will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.

Amenities

Interior Style

Interiour Kitchen Style

Office Typical Styles

Narrative
Friendship LUXE Development
H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

The apartment development (PRD) will have 185 units configured in a four-story building. The average size will be 900 square feet per unit for a total of 169,408 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 287 parking spaces provided for the development.

The western 2.72 acres of the property will be a future H-B development. There are no current specific plans at this time.

Friendship Road is a limited access state road. One entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

Building Setbacks and Buffers
Front: 30' Friendship Road
Side: 20'
Rear: 15**'**
Buffers: 25' Landscaped Buffer to adjacent residential zoned properties on the north and west side of the development as shown on the Rezoning Plan.
15' Landscaped Buffer adjacent to the golf course.

Storm Water Detention
Storm water will be detained in a combination of a proposed pond and infiltration trenches. The pond discharges into an existing creek which runs through the property. The pond will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Gateway Corridor Overlay District

Conditional Use Request

This application is requesting approval for a 4-story building inside the Gateway Corridor Overlay District.

Buffer Reduction

This application is requesting the transitional buffer on the western property line be reduced from 25 feet to 15 feet where it is adjacent it to the golf course. While this zoning is a residential zoning, the intent of this ordinance is to protect adjacent residential homeowners. The golf course is not a typical residential use envisioned by this ordinance. A 15 foot buffer will still provide a transition.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B 2.72 AC
   PCD (APARTMENTS) 7.4 AC
3. PCD OPEN SPACE = 50%
   H-B OPEN SPACE = 63%
4. SETBACKS:
   FRONT - 30' FRIENDSHIP ROAD
   SIDE - 20'
   REAR - 15'
5. 25' BUFFER ALONG RESIDENTIAL PROPERTIES WITH AN ADDITIONAL 15' IMPERVIOUS SETBACK.

PARKING

MULTIFAMILY
170 UNITS

1.5 SPACES PER UNIT = 255 REQUIRED

TOTAL PROVIDED = 255 SPACES

OFFICE

3.5 SPACES PER 1,000 SF
11,250 S.F / 1,000 X 3.5 = 40 REQUIRED

TOTAL PROVIDED = 41 SPACES

GRAND REUNION DRIVE

REUNION GOLF COURSE

N/F
REUNION, LLC
PARCEL 1504D 000005
ZONED PRD (C)

REUNION PHASE 4

PORCH SWING PLACE

N/F
JOHN C. ROYER
PARCEL 15041C 000103
ZONED PRD (C)

LOT 424

N/F
MICHAEL STRICKLAND &
ROBYN STRICKLAND
PARCEL 15041C 000104
ZONED PRD (C)

GRID NORTH
GA-WEST ZONE

N 44°49'24"E
59.41'

N 44°52'08"E 389.13'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

EXISTING FENCE

S 23°58'16"E 432.18'

N/F
FRIENDSHIP 1685, LLC
PARCEL 15041 00014
ZONED AR-IV

N 44°51'47"E 839.44'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

REUNION WAY
R/W VARIES

N/F
PULTE HOME
CORPORATION
PARCEL 15041D 000249

N 34°56'40"W 274.70'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

PRD (C) ZONING
PCD ZONING

OFFICE BLDG
75' X 150'
11,250 S.F.

STORM WATER FACILITY

STORM WATER FACILITY

CREEK

50' STREAM BUFFER
75' IMPERVIOUS SETBACK

THREE STORY
APARTMENT BLDG
170 UNITS

AMENITY AREA

Pavilion

POOL

Bocce ball court

26'

26'

26'

26'

40' IMPERVIOUS SETBACK
25' UNDISTURBED BUFFER

PRD ZONING
H-B ZONING

ACCESS DRIVE

PROP. PUMP STATION

75' IMPERVIOUS SETBACK
50' STREAM BUFFER

30' SETBACK
10' LANDSCAPE STRIP

S 53°05'23"W 200.00'

S 63°20'11"W 339.74'

S 36°30'04"W
157.93'

ENTRANCE
MONUMENT SIGN

APARTMENT
MONUMENT SIGN

H-B MONUMENT
SIGN

30' SETBACK
10' LANDSCAPE STRIP

C1

C2

C3

L1

L2

N 86°17'18" W
25.64'

SR 347/FRIENDSHIP ROAD
R/W VARIES

Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Seal

MYERS & CO.
civil engineers
P.O. BOX 634
GAINESVILLE, GA 30503
770-654-9172
ed@myers-and-co.com

Project Description
FRIENDSHIP LUXE
DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 10-5-23

JOB NO. 23-14

Sheet Title
REZONING
PLAN

Revisions

SHEET
1

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B & PCD (APARTMENTS)
3. SETBACKS:
   FRONT – 30' FRIENDSHIP ROAD
   SIDE – 20'
   REAR – 15'
4. 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
5. 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

1. CARETAKER RESIDENCE.
2. SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

PARKING

MULTIFAMILY
185 UNITS

1.5 SPACES PER UNIT = 278 REQUIRED

TOTAL PROVIDED = 287 SPACES

GRAND REUNION DRIVE

REUNION GOLF COURSE

N/F
REUNION, LLC
PARCEL 15040 000005
ZONED PRD (C)

REUNION PHASE 4

PORCH SWING PLACE

N/F
JOHN C. ROYER
PARCEL 15041C 000103
ZONED PRD (C)

LOT 423

LOT 424

N/F
MICHAEL STRICKLAND & ROBYN STRICKLAND
PARCEL 15041C 000104
ZONED PRD (C)

N 44°49'24"E 59.41'

N 44°52'08"E 389.13'

50' ENHANCED LANDSCAPED BUFFER

N 44°51'47"E 839.44'

15' ENHANCED LANDSCAPED BUFFER

GRID NORTH
CA-WEST ZONE

THREE STORY
APARTMENT BLDG
185 UNITS

AMENITY AREA

POOL

50' ENHANCED LANDSCAPED BUFFER

EXISTING FENCE

S 23°56'15"E 432.18'

N/F
FRIENDSHIP 1685, LLC
PARCEL 15041 00014
ZONED AR-IV

L1

L2

H-B ZONING

PRD ZONING

CREEK

50' STREAM BUFFER

25' IMPERVIOUS SETBACK

PROP. PUMP STATION

LANDSCAPED STORM WATER ENTRANCE FEATURE

ACCESS DRIVE

FUTURE H-B DEVELOPMENT

REUNION WAY
R/W VARIES

N/F
PULTE HOME CORPORATION
PARCEL 15041D 000245

N 34°56'40"W 274.70'

20' SETBACK

PRD (C) ZONING
PCD ZONING

30' SETBACK

10' LANDSCAPE STRIP

25' IMPERVIOUS SETBACK

50' STREAM BUFFER

S 53°05'23"W 200.00'

S 36°30'04"W 157.93'

S 63°20'11"W 339.74'

ENTRANCE MONUMENT SIGN

30' SETBACK

10' LANDSCAPE STRIP

C1

APARTMENT MONUMENT SIGN

H-B MONUMENT SIGN

N 86°17'18"W 25.64'

C3

C2

SR 347/FRIENDSHIP ROAD
R/W VARIES

Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Seal

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

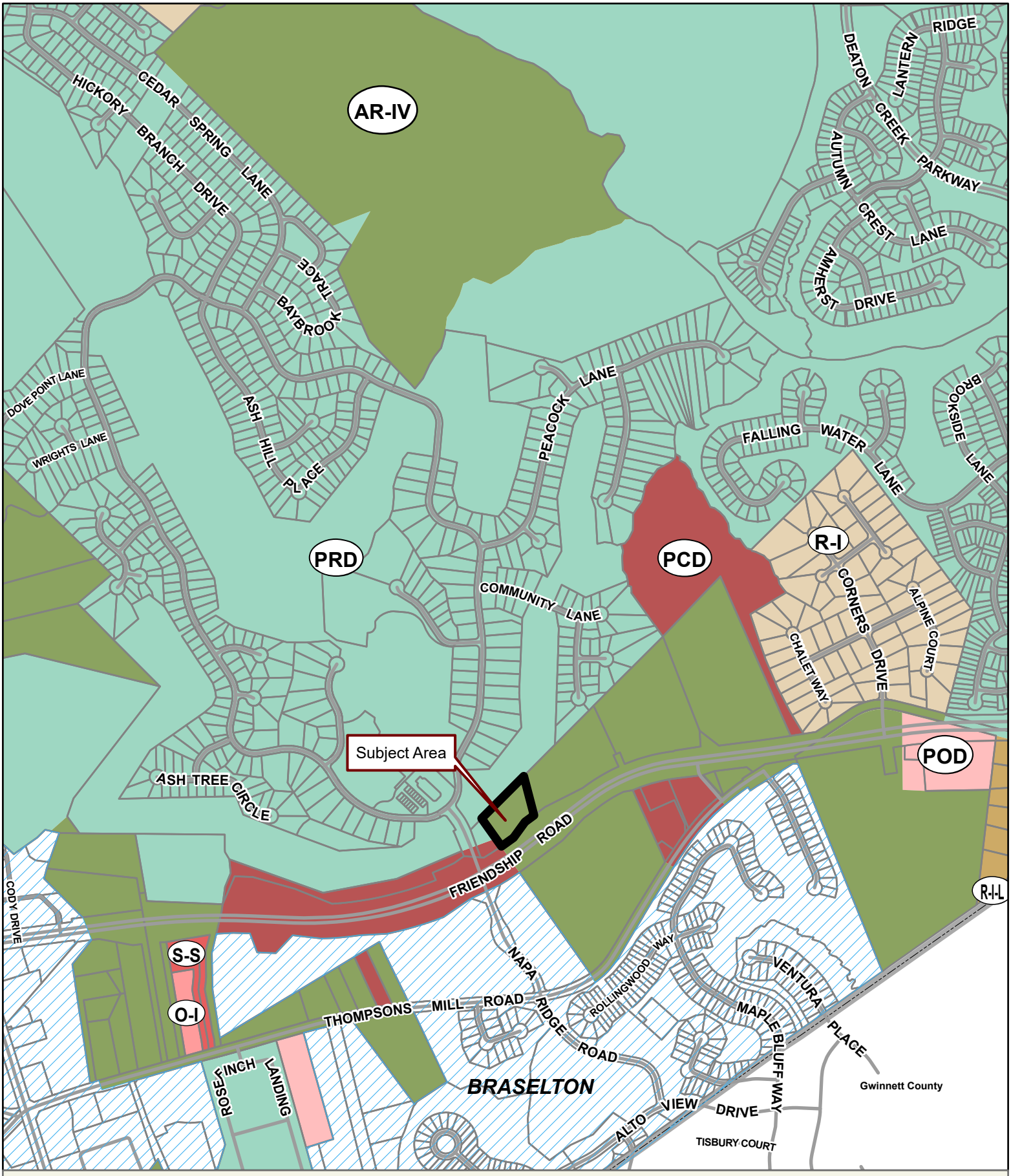
DATE 7-21-23

JOB NO. 23-14

Sheet Title
REZONING PLAN

Revisions

SHEET 1



Applicant: TIM WILBANKS

Tax Parcel #: 15041 000190 (PT.)

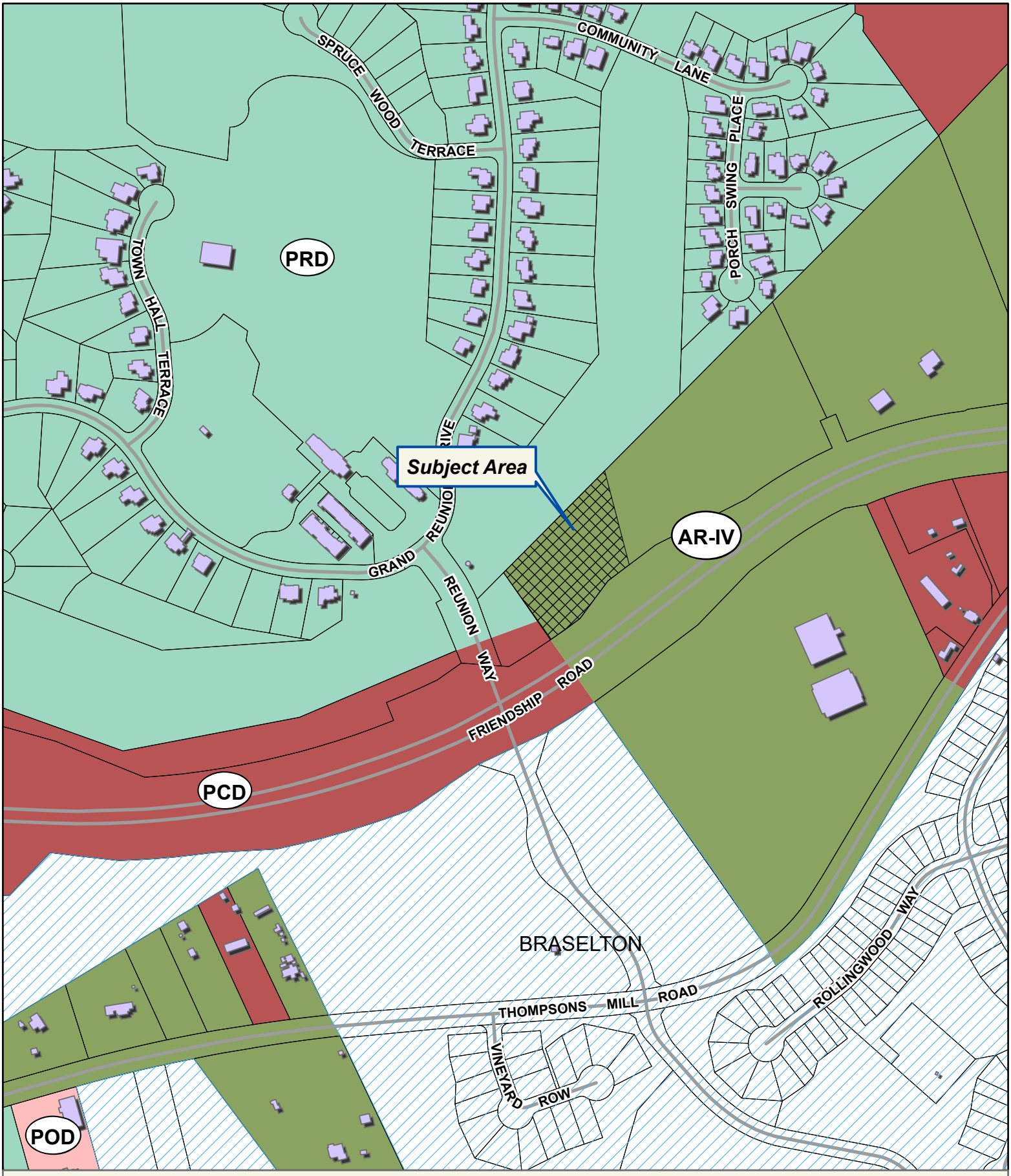
Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/18/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

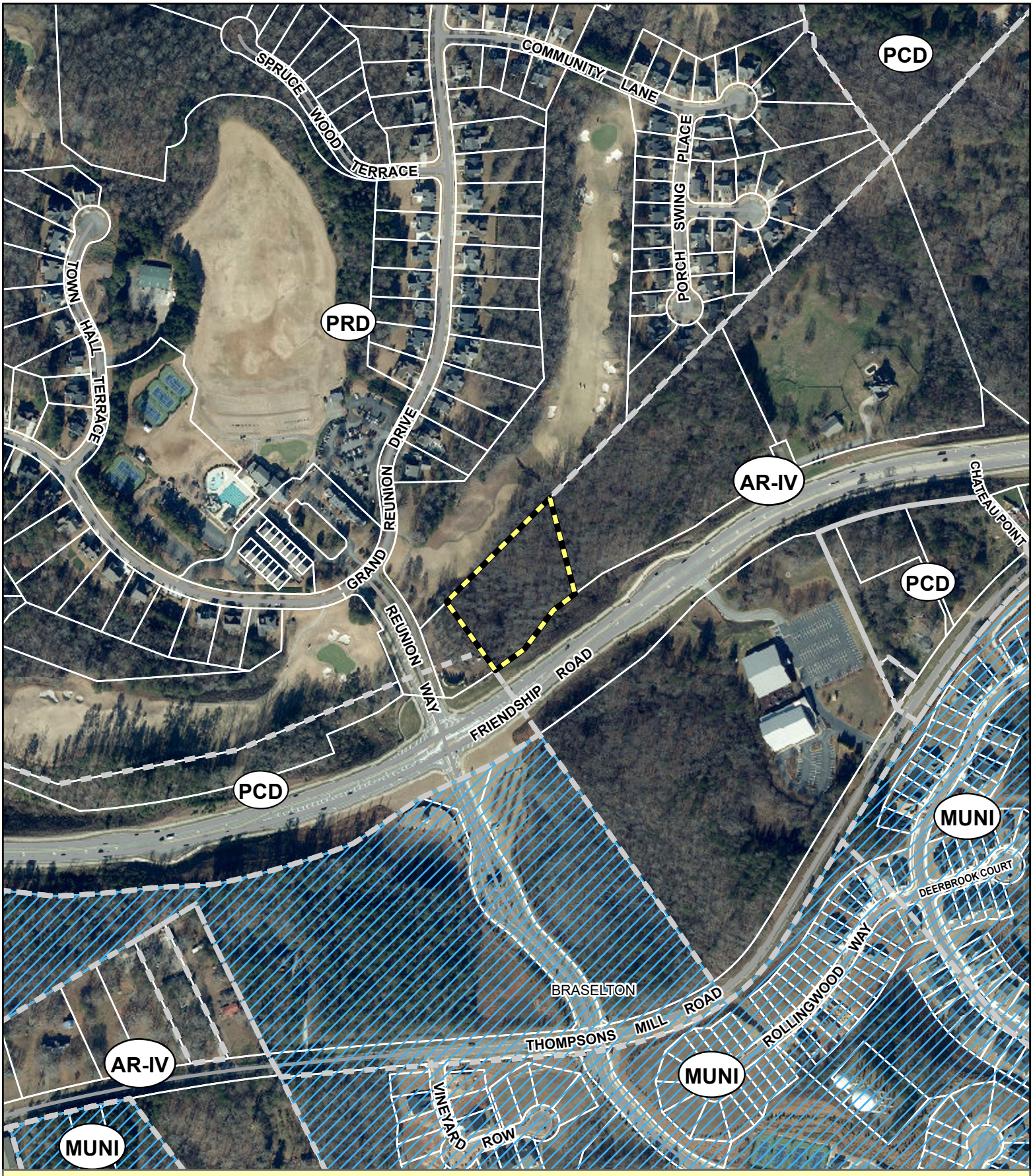


Applicant: TIM WILBANKS
Tax Parcel #: 15041 000190 (PT.)
Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548
Commission District 1 **PC Mtg. Date: 09/18/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/18/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

Friendship LUXE Development

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 392, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF MONUMENT FOUND AT THE NOTHEASTERN INTERSECTION OF THE RIGHT OF WAY OF FRIENDSHIP ROAD, A.K.A. SR 347 (RIGHT OF WAY VARIES) AND THE
RIGHT OF WAY OF REUNION WAY (RIGHT OF WAY VARIES):

THENCE South 86 degrees 17 minutes 18 seconds East for a distance of 25.64 feet TO A POINT ON THE NORTHERN RIGHT OF WAY OF FRIENDSHIP ROAD;

THENCE along said right of way along curve to the left having a radius of 2750.00 feet and an arc length of 166.42 feet, being subtended by a chord of North 57 degrees 24 minutes 10 seconds East for a distance of 166.39 feet TO A POINT ON THE SAID RIGHT OF WAY OF FRIENDSHIP ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE leaving said right of way North 34 degrees 56 minutes 40 seconds West for a distance of 274.70 feet TO A 1/2 INCH REBAR FOUND on the common property line with Reunion Golf Course;

THENCE along said property line North 44 degrees 51 minutes 47 seconds East for a distance of 839.44 feet to a 1\2 INCH REBAR FOUND;

THENCE along common property line with Reunion Subdivision Phase 4 North 44 degrees 52 minutes 08 seconds East for a distance of 389.13 feet to a 1\2 INCH REBAR FOUND;

THENCE continuing along said property line North 44 degrees 49 minutes 24 seconds East for a distance of 59.41 feet TO A POINT;

THENCE leaving said Subdivision property line South 23 degrees 58 minutes 16 seconds East for a distance of 432.18 feet TO A POINT on the Northern right of way of Friendship Road;

THENCE continuing along said right of way South 66 degrees 07 minutes 09 seconds West for a distance of 23.23 feet TO A POINT;

THENCE continuing along said right of way South 24 degrees 17 minutes 19 seconds East for a distance of 100.00 feet TO A POINT;

THENCE continuing along said right of way along a curve to the left having a radius of 1532.00 feet and an arc length of 337.65 feet, being subtended by a chord of South 59 degrees 19 minutes 23 seconds West for a distance of 336.96 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way South 63 degrees 20 minutes 11 seconds West for a distance of 339.74 feet TO A POINT;

THENCE continuing along said right of way South 53 degrees 05 minutes 23 seconds West for a distance of 200.00 feet TO A POINT;

THENCE continuing along said right of way South 36 degrees 30 minutes 04 seconds West for a distance of 157.93 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way along a curve to the right having a radius of 2750.00 feet and an arc length of 122.29 feet, being subtended by a chord of South 54 degrees 23 minutes 43 seconds West for a distance of 122.28 feet TO A POINT ON SAID RIGHT OF WAY OF FRIENSHIP ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS APPROXIMATELY 10.07 ACRES OF

Friendship Luxe Development

Traffic Impact Study

DRAFT

Prepared for:
Myers & Company, Inc.

Prepared by:
KCI Technologies Inc.
2160 Satellite Boulevard, Suite 130
Duluth, GA 30097
www.kci.com
678.990.6200

September 2023

KCI Project # 242307372

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Friendship Luxe mixed-use development. The site is in Hall County, Georgia along the north side of SR 347/Friendship Road, and east of Reunion Way. Based on the site concept plan (see Appendix B), the proposed development will contain up to 185 single-family attached residential apartments and approximately 4-acres of commercial/retail space. The development is expected to be fully built out by year 2027. The concept plan for the development illustrates the conditions in the study area, including the proposed residential units and the driveway location. Access to the site is proposed via one driveway through the existing intersection of SR 347 at Celebration Church Driveway. The new intersection is proposed to be a restricted crossing U-turn (RCUT).

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2027. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2027 No-Build and Build Conditions. The traffic impact study network consisted of two intersections: SR 347 at Napa Ridge Road/Reunion Way and SR 347 at Celebration Church Driveaway/Proposed Driveway #1.

Capacity Results

The existing intersections are currently operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) operates with an acceptable level of service, while intersection two (2) operates with a slightly low level of service (LOS E). It is important to note that it is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. The one (1) vehicle recorded turning left from the side-street had to wait for gaps in the high eastbound and westbound traffic, causing the poor level of service E.

By the 2027 Future No-Build Conditions, the intersections are expected to continue operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) is expected to continue operating with an acceptable level of service, while intersection two (2) is expected to continue operating with a slightly low level of service.

By the 2027 Future Build Conditions, the intersections are expected to operate at acceptable levels of service during the AM and PM peak hours. Since the proposed driveway is proposed to become a Restricted Crossing U-turn intersection, the level of service greatly improves from a LOS E to a LOS B due to the restriction of left-turn movements out of the side-street driveways.

Proposed Site Driveways

Based on estimated traffic volumes and the capacity analysis in the year 2027 Build year conditions, the following driveway geometry recommendations are provided:

- SR 347 at Celebration Church Driveway/Proposed Driveway #1
    - Construct driveway with one entry lane and one exit lane; restricted crossing U-turn intersection; with side-street yield-control
    - Construct a westbound right-turn deceleration lane along SR 347

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1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway (Figures included in Appendix A). Access to the property is proposed via one driveway through the existing median opening of SR 347/Friendship Road at Celebration Church Driveway. (The concept plan is included in Appendix B). Nearby land uses are either residential homes or undeveloped property.

1.2 Roadway Conditions

State Route 347 is a four-lane roadway with a 45-mph posted speed limit within the study area. SR 347 is an east-west oriented roadway with mostly residential uses nearby and grassed shoulders in the nearby vicinity. GDOT classifies SR 347 as an urban minor arterial.

Reunion Way and Napa Ridge Road are two-lane roadways with a 25-mph posted speed limit. GDOT classifies both Reunion way and Napa Ridge Road as local roads. Reunion Way and Napa Ridge Road are north-south oriented roadways, with residential uses, undeveloped land, and grass shoulders in the nearby vicinity.

Celebration Church Driveway is a two-lane roadway with a 15-mph posted speed limit. GDOT classifies Celebration Church Driveway as a local road. Celebration Church Driveway is a north-south oriented roadway, with Celebration Church, undeveloped land, and grass shoulders in the nearby vicinity.

The intersection of SR 347 at Reunion Way/Napa Ridge Road is a restricted crossing U-turn (RCUT), side-street yield-controlled, and has the following lane configuration:

- Northbound Napa Ridge Road: one right-turn lane
- Southbound Reunion Way: one right-turn lane
- Eastbound SR 347: one left-turn lane, two through lanes, and one right-turn lane
- Westbound SR 347: one left-turn lane, two through lanes, and one right-turn lane

The intersection of SR 347 at Celebration Church Driveway is a T-intersection, side-street stop-controlled, and has the following lane configuration:

- Northbound Celebration Church Driveway: one shared left-turn/through/right-turn lane
- Eastbound SR 347: one U-turn-lane, two through lanes, and one right-turn lane.
- Westbound SR 347: one shared left-turn/U-turn-lane and two through lanes

(**Figure 3** identifies existing traffic conditions and lane geometry).

1.3 Traffic Volumes

Traffic counts were performed when Hall County public schools were in session. The traffic data collected included two 4-hour turning movement count at the study intersections. Raw traffic counts are included in Appendix C.

Historical traffic volume data available from the GDOT TADA source were utilized to develop the annual growth factor. Three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #139-0491 located on SR 347, west of the development
- GDOT Count Station #139-0437 located on Spout Springs Rd, north of the development
- GDOT Count Station #139-0545 located on SR 211, east of the development

1.4 Crash Review

Crash history was performed at the intersection of SR 374 at Celebration Church Driveway, for use in the GDOT ICE Policy review, as appropriate. GDOT's Numetric database was used to analyze historical crash data at or near proposed site driveway along SR 374 and Celebration Church Driveway. Crash records for a 5-year period 2018-2022) are summarized in **Table 1** below.

Table 1: Site Frontage 5-Year Crash History (2018-2022)

Manner of Collision	PDO	Injury*	Fatality*	Total Crashes*
Angle	0	0	0	0
Head On	0	0	0	0
Rear End	0	1	0	1
Sideswipe – Same Direction	1	0	0	1
Sideswipe – Opposite Direction	0	0	0	0
Not a Collision with Motor Vehicle	1	0	0	0
Total	1	1	0	2

**Note: Number of crashes (not number of injured persons)*

The records indicate there were a total of 2 crashes – 1 property damage only (PDO) crash and 1 injury-related crash. The one (1) injury crash was a rear end collision.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 1.6% per year. Hall County's population growth rate was most recently reported as 1.23% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 1.39% per year by 2027 in Hall County.

Considering this data, a 1.6% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be fully built out by 2027. A 1.6% per year growth rate was applied to the 2023 existing volumes to calculate year 2027 No-Build traffic volumes. The 2027 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT and Hall County planned and programmed transportation projects was performed. There are no planned/programmed roadway projects near the development site.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 185 Single-Family Attached residential units and 4 acres of commercial/retail space. The most applicable ITE land use (LU) codes are LU 215 (Single-Family Attached Housing and LU 822 (Strip Retail Plaza). Due to the development's land use types, pass-by reductions were included. **Table 2** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 2: Proposed Site Trip Generation

Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached Housing (210)	185 (Dwelling Units)	1,359	28	63	91	61	46	107
Strip Retail Plaza (822)	5,000 SF	441	11	7	18	24	24	48
Gross Trips (Driveway Volumes)		1,800	39	70	109	85	70	155
Total Pass-By Reductions		0	0	0	0	-8	-8	-16
Net New Trips (Total with reductions)		1,800	39	70	109	77	62	139

Note: Trip Generation Rates based on ITE Trip Generation, 11th Edition

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveways.

The directional distribution for the proposed development is estimated to be:

- 55% to/from the east along SR 347
- 45% to/from the west along SR 347

Project trip distribution is further detailed in **Figure 4** (Appendix A).

3.3 Future Build Traffic Volumes

The 2027 future Build traffic volumes were calculated by adding the proposed development (Friendship Luxe development) traffic volumes to the projected year 2027 No-Build traffic volumes. **Figure 5** (Appendix A) illustrates the year 2027 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 3** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 3: Level of Service Criteria

Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2023 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 3**. **Table 4** summarizes the results of the capacity analysis.

Table 4: Existing Year (2023) Level of Service

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (15)
		SB	B (13)	B (13)
2. SR 347 at Celebration Church Drwy	Stop-Control	NB	E (36)	B (13)

**Average vehicle delay in seconds*

The existing intersections are currently operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) operates with an acceptable level of service, while intersection two (2) operates with a slightly low level of service. It is important to note that it is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. The one (1) vehicle recorded turning left from the side-street had to wait for gaps in the high eastbound and westbound traffic, causing the poor level of service E.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Conditions and includes the No-Build traffic and the existing roadway conditions. **Table 5** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 5: Future Year (2027) Level of Service (No-Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (16)
		SB	B (13)	B (14)
2. SR 347 at Celebration Church Drwy	Stop-Control	NB	E (41)	B (14)

**Average vehicle delay in seconds*

By the 2027 Future No-Build Conditions, the intersections are expected to continue operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) is expected to continue operating with an acceptable level of service, while intersection two (2) is expected to continue operating with a slightly low level of service.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Build Conditions and includes the No-Build traffic volumes plus the Friendship Luxe development volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 6** summarizes the results of the capacity analysis.

Table 6: Future Year (2027) Level of Service (Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (17)
		SB	B (14)	B (14)
2. SR 347 at Celebration Church Drwy/Proposed Drwy #1	RCUT/Yield-Control	NB	B (13)	B (13)

**Average vehicle delay in seconds*

By the 2027 Future Build Conditions, the intersections are expected to operate at acceptable levels of service during the AM and PM peak hours. Since the proposed driveway is proposed to become a Restricted Crossing U-turn intersection, the level of service greatly improves from a LOS E to a LOS B due to the restriction of left-turn movements out of the side-street driveways.

5. Recommendations

Recommendations for access for the proposed Friendship Luxe development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control at driveways was analyzed. Recommendations included reviewing Hall County and Georgia DOT requirements, knowledge of general transportation standards, and engineering judgment.

Access to the site is proposed via one driveway through the existing median opening of SR 347/Friendship Road at Celebration Church Driveway. The new intersection is proposed to be a restricted crossing U-turn (RCUT). The proposed lane configuration is expected to be sufficient to accommodate the development traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway location as part of the driveway design.

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes and the capacity analysis in the year 2027 Build year conditions, the following driveway geometry recommendations are provided:

- SR 347 at Celebration Church Driveway/Proposed Driveway #1
    - Construct driveway with one entry lane and one exit lane; restricted crossing U-turn intersection; with side-street yield-control
    - Construct a westbound right-turn deceleration lane along SR 347

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along State Route 347. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2027 Build traffic volumes were compared to the Georgia DOT driveway requirements for deceleration lanes along SR 347.

Right-Turn Deceleration Lane Criteria

Based on the 45-mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on SR 347, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 75 vehicles turning right into the site within a day. The estimated daily westbound right-turn volume entering the development is 405 vehicles per day at the proposed site driveway.

Calculation: 1,800 daily trips / 2 = 900 entering trips * 0.45 (percentage of vehicles turning right at Driveway) = 405 vehicles

5.2 GDOT ICE Report

The GDOT Intersection Control Evaluation (ICE) policy was reviewed at the proposed site driveway along SR 347. The GDOT ICE Report is included in Appendix G and can be submitted to Georgia DOT when the driveway encroachment permit is requested from Georgia DOT.

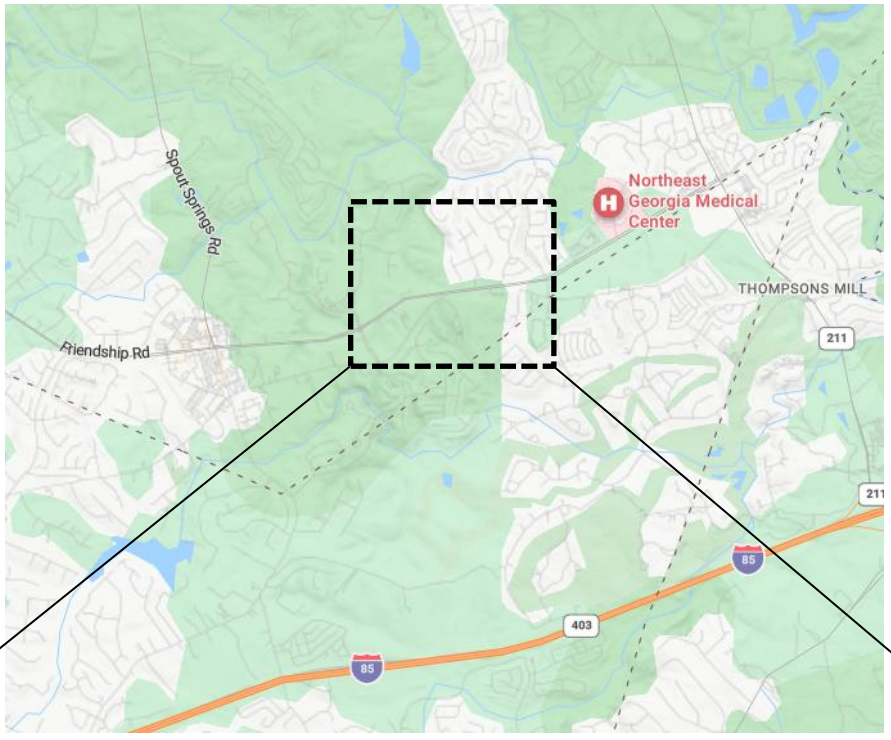
The purpose of the ICE process is to consider traffic control alternatives at intersections, analyze the options, and select the alternative that reflects the overall best value and balances the need to address operations, safety, project cost and environmental impacts. At proposed development driveways, this process included the traffic and crash history conditions and completing the Stage 1 screening form. For Proposed Driveway #1, the most appropriate traffic control is a restricted crossing U-turn (RCUT).

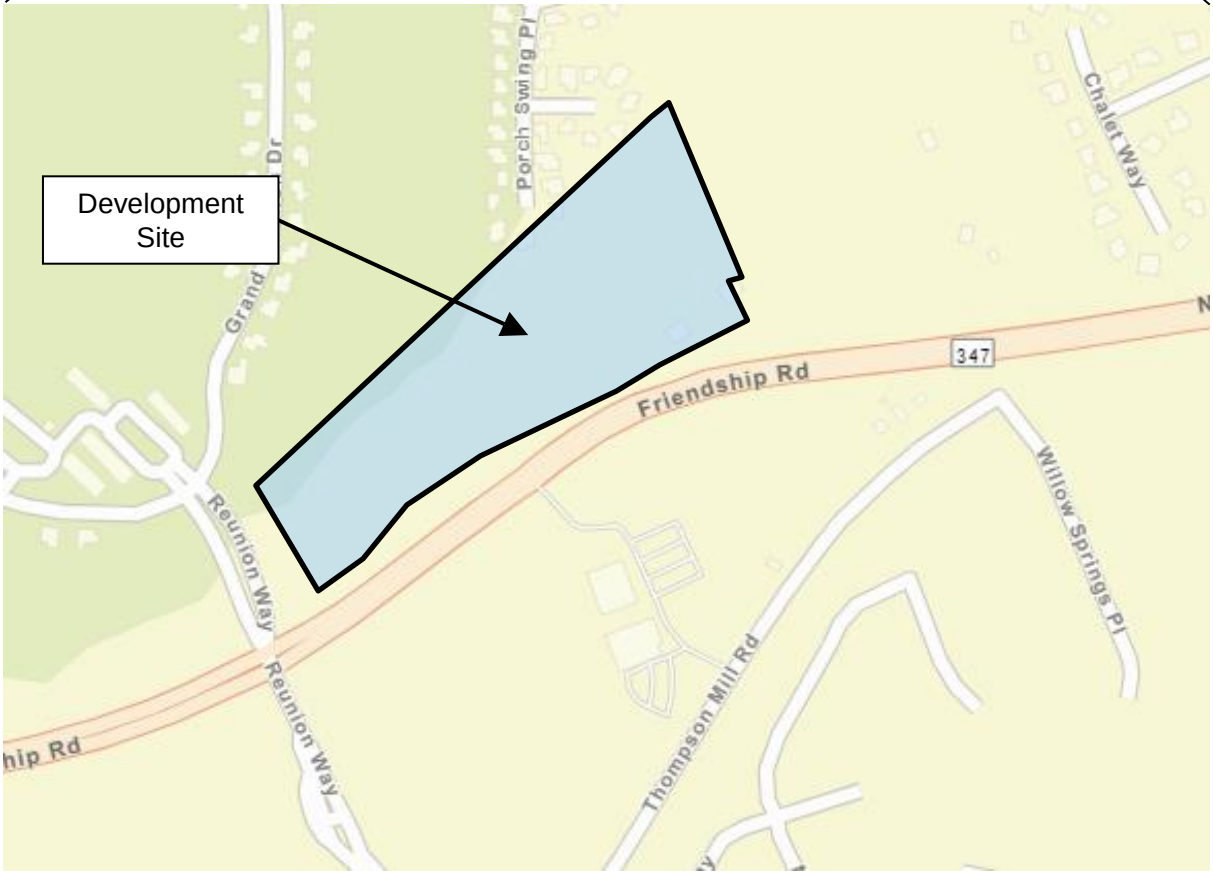
Appendices

- Appendix A
  - Figures
- Appendix B
  - Concept Plan
- Appendix C
  - Traffic Count Data
- Appendix D
  - GDOT Traffic Data
- Appendix E
  - Intersection Volume Development
- Appendix F
  - Capacity Analysis Reports
- Appendix G
  - GDOT ICE Report

Appendix A

Figures

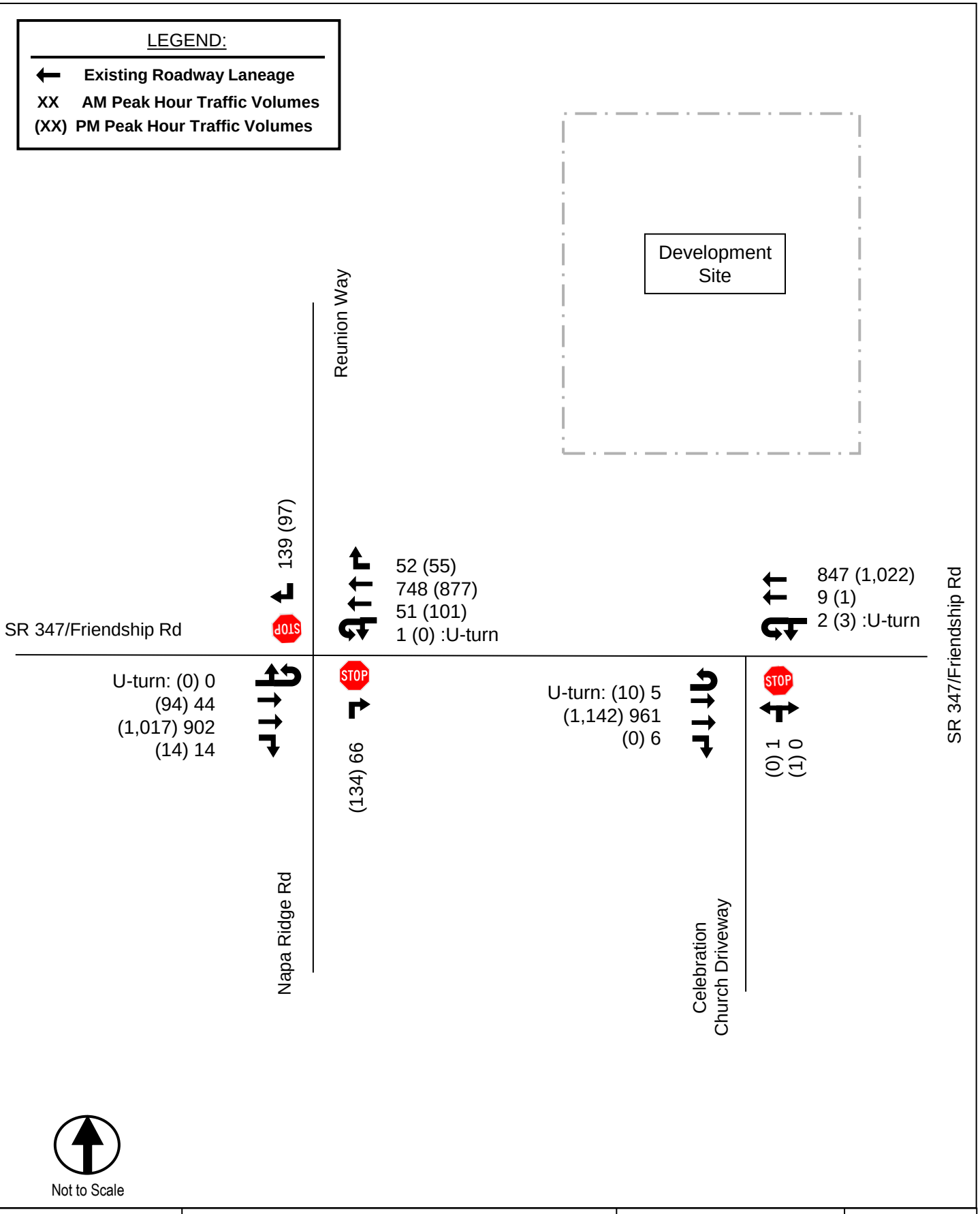




Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Location Map**	**Figure 1**

KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Aerial & Access Locations**	**Figure 2**



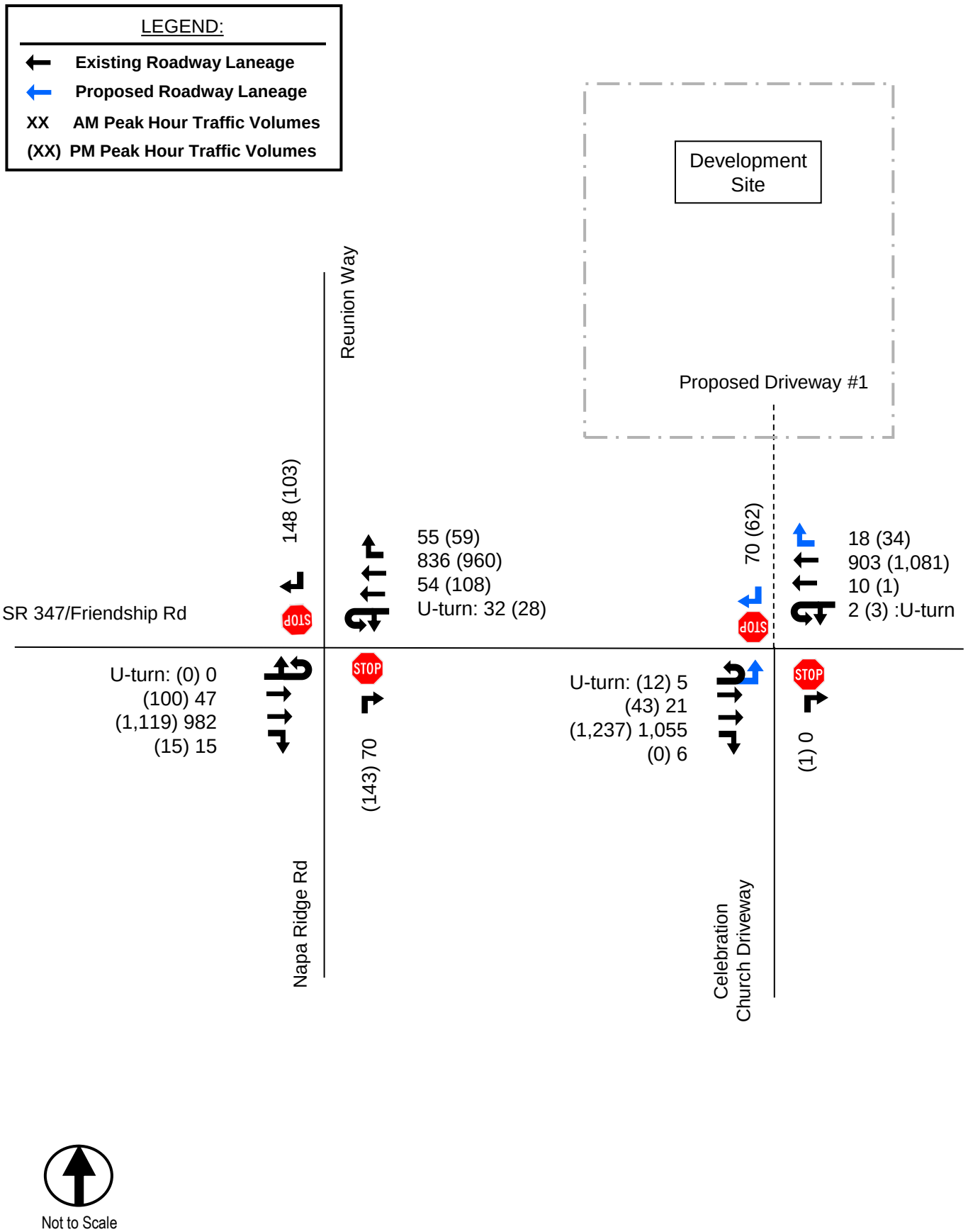
KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Existing Traffic Conditions**	**Figure 3**

Legend:

100 Development Trip %

Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study Friendship Luxe Development Hall County, Georgia**	**Project Trip Distribution**	**Figure 4**



KCI TECHNOLOGIES	**Traffic Impact Study Friendship Luxe Development Hall County, Georgia**	**Future Build (Year 2027) Conditions**	**Figure 5**

Appendix B

Concept Plan

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B & PCD (APARTMENTS)
3. SETBACKS:
   FRONT – 30' FRIENDSHIP ROAD
   SIDE – 20'
   REAR – 15'
4. 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
5. 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

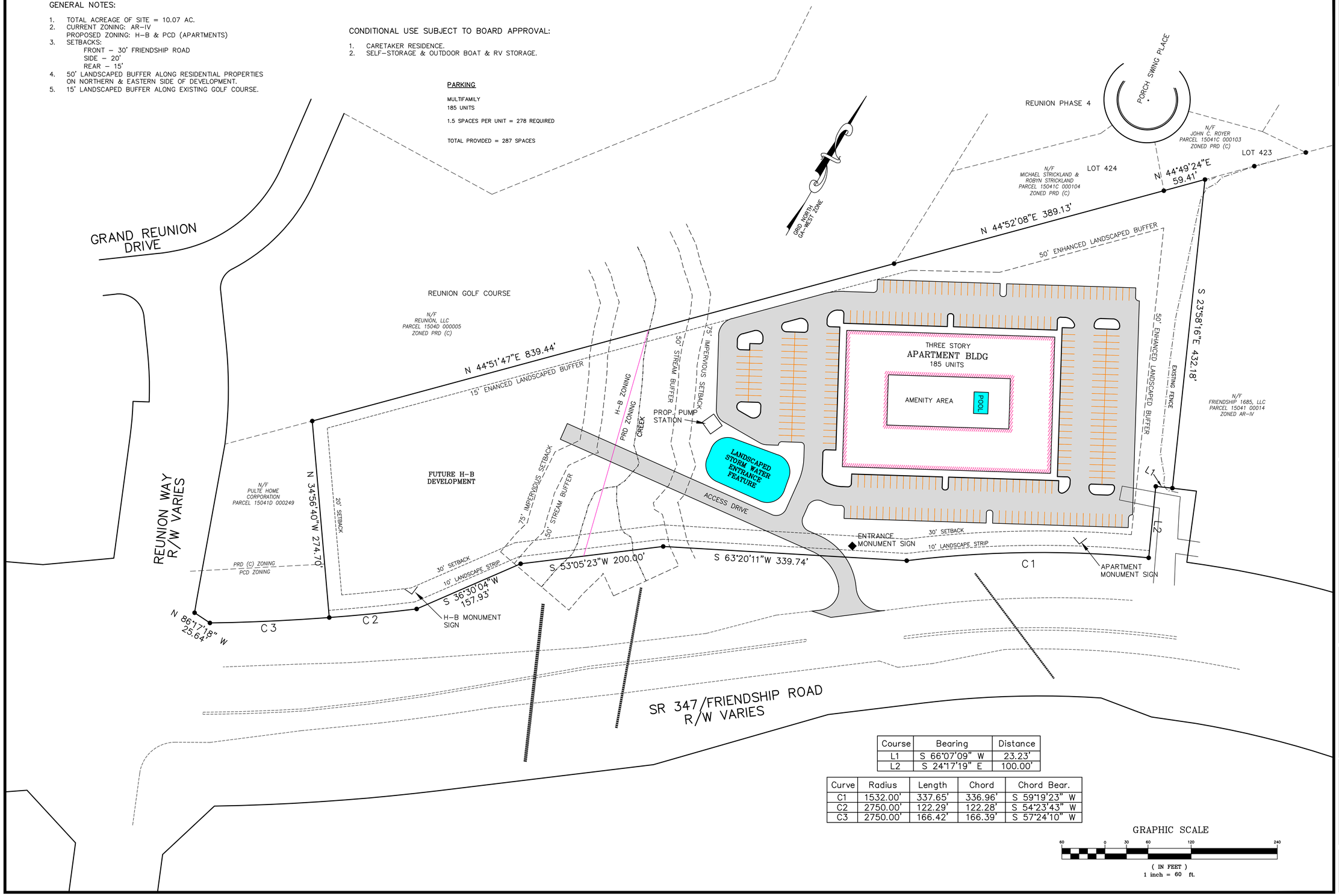
1. CARETAKER RESIDENCE.
2. SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

PARKING

MULTIFAMILY
185 UNITS

1.5 SPACES PER UNIT = 278 REQUIRED

TOTAL PROVIDED = 287 SPACES



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

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Seal

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 7-21-23
JOB NO. 23-14
Sheet Title REZONING PLAN

Revisions

SHEET 1

Appendix C

Traffic Count Data

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Hall County, GA

Site 1
Napa Ridge Rd
Reunion Way
GA-347 Friendship Rd (West)
GA-347 Friendship Rd (East)

Date
Tuesday, August 15, 2023

Weather
Mostly Cloudy
80°F

Lat/Long
34.110938°, -83.860842°
Click here for Map

0700 - 0900 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound			Southbound			Eastbound					Westbound					
	Napa Ridge Rd			Reunion Way			GA-347 Friendship Rd (West)					GA-347 Friendship Rd (East)					
TIME	Right 1.1		App Total	Right 1.2		App Total	Left 1.3	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	Right 1.9	U-Turn 1.10	App Total	Int Total
0700 - 0715	10		10	45		45	8	144	3	0	155	14	168	3	0	185	395
0715 - 0730	11		11	26		26	8	169	2	0	179	13	164	3	0	180	396
0730 - 0745	6		6	39		39	7	201	4	0	212	8	221	3	0	232	489
0745 - 0800	10		10	33		33	18	230	1	0	249	13	197	10	0	220	512
Hourly Total	37		**37**	143		**143**	41	744	10	0	**795**	48	750	19	0	**817**	**1792**
0800 - 0815	15		15	37		37	9	242	4	0	255	12	181	14	0	207	514
0815 - 0830	19		19	35		35	9	210	3	0	222	9	183	17	1	210	486
0830 - 0845	22		22	34		34	8	220	6	0	234	17	187	11	0	215	505
0845 - 0900	16		16	21		21	7	197	0	1	205	15	194	11	0	220	462
Hourly Total	72		**72**	127		**127**	33	869	13	1	**916**	53	745	53	1	**852**	**1967**
Grand Total	109		**109**	270		**270**	74	1613	23	1	**1711**	101	1495	72	1	**1669**	**3759**
Approach %	100.00		-	100.00		-	4.32	94.27	1.34	0.06	-	6.05	89.57	4.31	0.06	-	
Intersection %	2.90		2.90	7.18		7.18	1.97	42.91	0.61	0.03	45.52	2.69	39.77	1.92	0.03	44.40	
Heavy Vehicle %	1		**1**	1		**1**	1	6	9	0	**5**	1	4	1	0	**4**	**4**
PHF	0.75		**0.75**	0.94		**0.94**	0.61	0.93	0.58	0.00	**0.94**	0.75	0.95	0.76	0.25	**0.97**	**0.98**

1600 - 1800 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound			Southbound			Eastbound					Westbound					
	Napa Ridge Rd			Reunion Way			GA-347 Friendship Rd (West)					GA-347 Friendship Rd (East)					
TIME	Right 1.1		App Total	Right 1.2		App Total	Left 1.3	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	Right 1.9	U-Turn 1.10	App Total	Int Total
1600 - 1615	23		23	30		30	16	216	7	0	239	23	229	7	1	260	552
1615 - 1630	28		28	33		33	18	234	7	0	259	16	208	13	0	237	557
1630 - 1645	25		25	22		22	29	256	5	0	290	14	212	26	0	252	589
1645 - 1700	31		31	27		27	23	251	7	0	281	29	203	12	0	244	583
Hourly Total	107		**107**	112		**112**	86	957	26	0	**1069**	82	852	58	1	**993**	**2281**
1700 - 1715	44		44	23		23	17	260	5	0	282	22	217	10	0	249	598
1715 - 1730	21		21	24		24	22	251	0	0	273	27	215	16	0	258	576
1730 - 1745	38		38	23		23	32	255	2	0	289	23	242	17	0	282	632
1745 - 1800	50		50	21		21	25	199	3	0	227	25	173	13	0	211	509
Hourly Total	153		**153**	91		**91**	96	965	10	0	**1071**	97	847	56	0	**1000**	**2315**
Grand Total	260		**260**	203		**203**	182	1922	36	0	**2140**	179	1699	114	1	**1993**	**4596**
Approach %	100.00		-	100.00		-	8.50	89.81	1.68	0.00	-	8.98	85.25	5.72	0.05	-	
Intersection %	5.66		5.66	4.42		4.42	3.96	41.82	0.78	0.00	46.56	3.89	36.97	2.48	0.02	43.36	
Heavy Vehicle %	0		**0**	2		**2**	0	3	0	-	**3**	2	3	2	0	**3**	**3**
PHF	0.76		**0.76**	0.90		**0.90**	0.73	0.98	0.50	0.00	**0.97**	0.87	0.91	0.81	0.00	**0.92**	**0.95**

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Classified Turn Movement Count || All vehicles

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Celebration Church Driveway

GA-347 Friendship Rd (West)
GA-347 Friendship Rd (East)

Date
Tuesday, August 15, 2023

Weather
Mostly Cloudy
80°F

Lat/Long
34.112513°, -83.858064°
Click here for Map

0700 - 0900 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound				Eastbound				Westbound				
	Celebration Church Driveway				GA-347 Friendship Rd (West)				GA-347 Friendship Rd (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	156	0	0	156	0	182	1	183	339
0715 - 0730	0	0	0	0	173	0	2	175	0	188	0	188	363
0730 - 0745	0	0	0	0	207	0	1	208	0	225	0	225	433
0745 - 0800	0	0	0	0	243	0	1	244	0	215	1	216	460
Hourly Total	0	0	0	**0**	779	0	4	**783**	0	810	2	**812**	**1595**
0800 - 0815	1	0	0	1	259	1	1	261	4	205	1	210	472
0815 - 0830	0	0	0	0	226	1	2	229	2	208	0	210	439
0830 - 0845	0	0	0	0	233	4	1	238	3	219	0	222	460
0845 - 0900	0	0	0	0	206	5	3	214	6	216	0	222	436
Hourly Total	1	0	0	**1**	924	11	7	**942**	15	848	1	**864**	**1807**
Grand Total	1	0	0	**1**	1703	11	11	**1725**	15	1658	3	**1676**	**3402**
Approach %	100.00	0.00	0.00	-	98.72	0.64	0.64	-	0.89	98.93	0.17	-	
Intersection %	0.03	0.00	0.00	0.03	50.06	0.32	0.32	50.71	0.44	48.74	0.09	49.27	
Heavy Vehicle %	0	-	-	**0**	5	0	0	**5**	7	4	0	**4**	**5**
PHF	0.25	0.00	0.00	**0.25**	0.93	0.38	0.63	**0.93**	0.56	0.97	0.50	**0.97**	**0.97**

1600 - 1800 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound				Eastbound				Westbound				
	Celebration Church Driveway				GA-347 Friendship Rd (West)				GA-347 Friendship Rd (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	242	0	2	244	0	257	1	258	502
1615 - 1630	0	0	0	0	260	0	3	263	0	237	0	237	500
1630 - 1645	1	1	0	2	272	1	1	274	0	251	0	251	527
1645 - 1700	0	1	0	1	288	0	1	289	0	247	2	249	539
Hourly Total	1	2	0	**3**	1062	1	7	**1070**	0	992	3	**995**	**2068**
1700 - 1715	0	0	0	0	295	0	3	298	1	246	0	247	545
1715 - 1730	0	0	0	0	274	0	4	278	0	249	1	250	528
1730 - 1745	0	0	0	0	285	0	2	287	0	280	0	280	567
1745 - 1800	1	1	0	2	244	1	6	251	0	203	0	203	456
Hourly Total	1	1	0	**2**	1098	1	15	**1114**	1	978	1	**980**	**2096**
Grand Total	2	3	0	**5**	2160	2	22	**2184**	1	1970	4	**1975**	**4164**
Approach %	40.00	60.00	0.00	-	98.90	0.09	1.01	-	0.05	99.75	0.20	-	
Intersection %	0.05	0.07	0.00	0.12	51.87	0.05	0.53	52.45	0.02	47.31	0.10	47.43	
Heavy Vehicle %	0	0	-	**0**	3	0	0	**3**	0	3	0	**3**	**3**
PHF	0.00	0.25	0.00	**0.25**	0.97	0.00	0.63	**0.97**	0.25	0.91	0.38	**0.92**	**0.96**

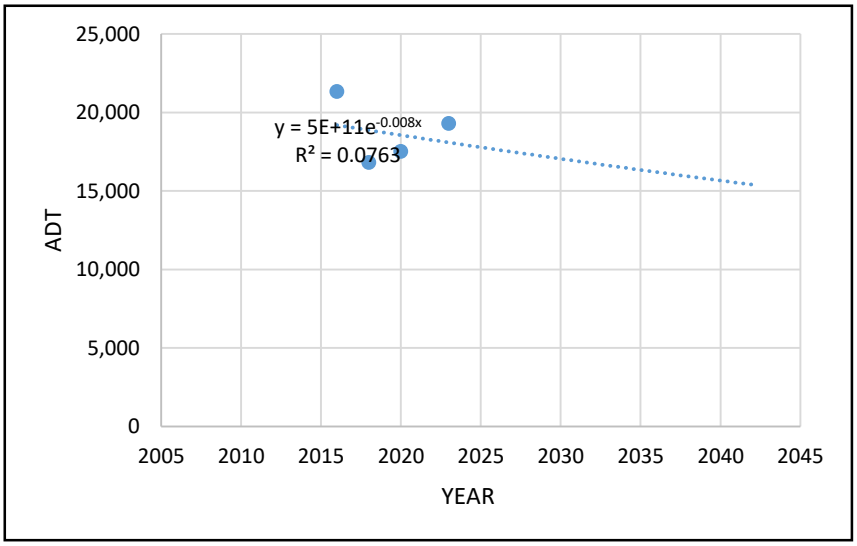
Appendix D

GDOT Traffic Data

Count Station: GDOT #139-0491
Street: SR 347
Location: west of the development
Source: GDOT

YEAR	ADT	TREND
2016	21,343	19200
2017		19000
2018	16,829	18900
2019		18700
2020	17,519	18600
2021		18400
2022		18200
2023	19,309	18100
2024		17900
2025		17800
2026		17600
2027		17500
2028		17300
2029		17200
2030		17000
2031		16900
2032		16800
2033		16600
2034		16500
2035		16300
2036		16200
2037		16100
2038		15900
2039		15800
2040		15700
2041		15500
2042		15400

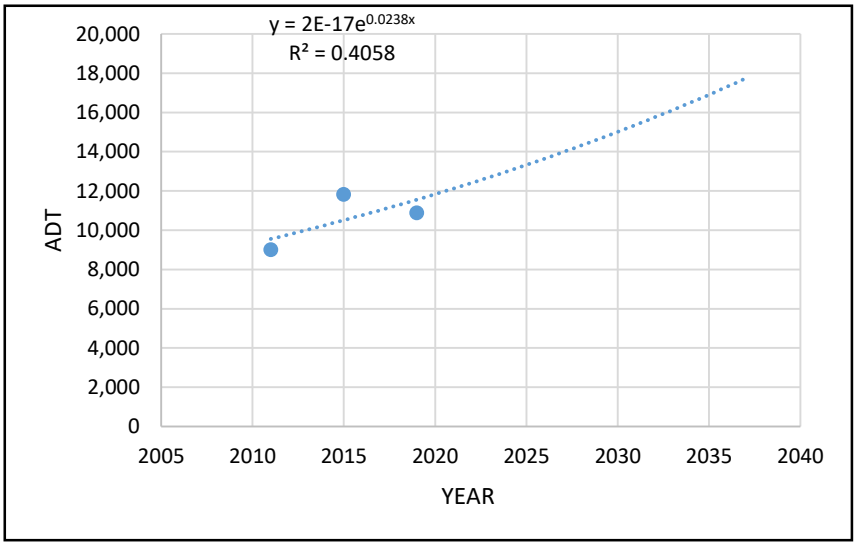
10-Years of Count Data
Trend Annual Historic Compound Growth Rate
-0.91%



Count Station: GDOT #139-0437
Street: Spout Springs Rd
Location: north of the development
Source: GDOT

YEAR	ADT	TREND
2011	9,009	9600
2012		9800
2013		10000
2014		10300
2015	11,823	10500
2016		10800
2017		11000
2018		11300
2019	10,896	11600
2020		11800
2021		12100
2022		12400
2023		12700
2024		13000
2025		13300
2026		13600
2027		14000
2028		14300
2029		14700
2030		15000
2031		15400
2032		15700
2033		16100
2034		16500
2035		16900
2036		17300
2037		17700

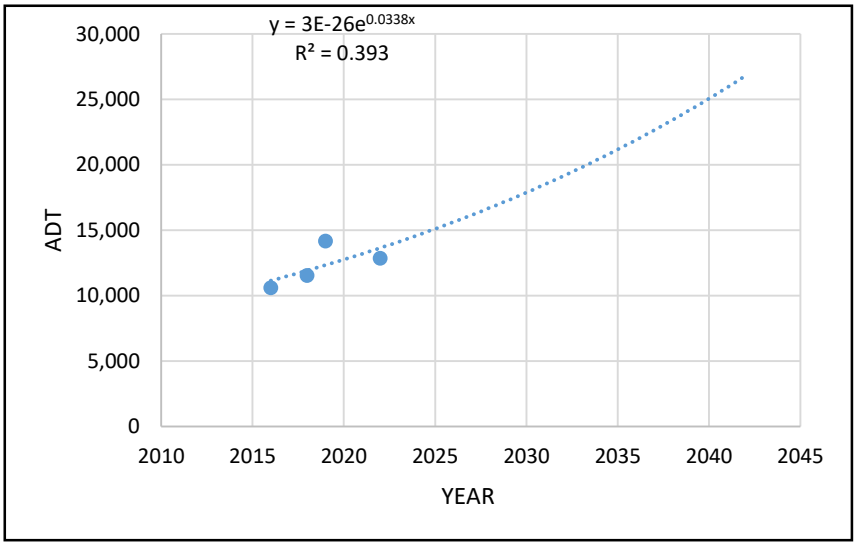
5-Years of Count Data
Trend Annual Historic Compound Growth Rate
2.28%



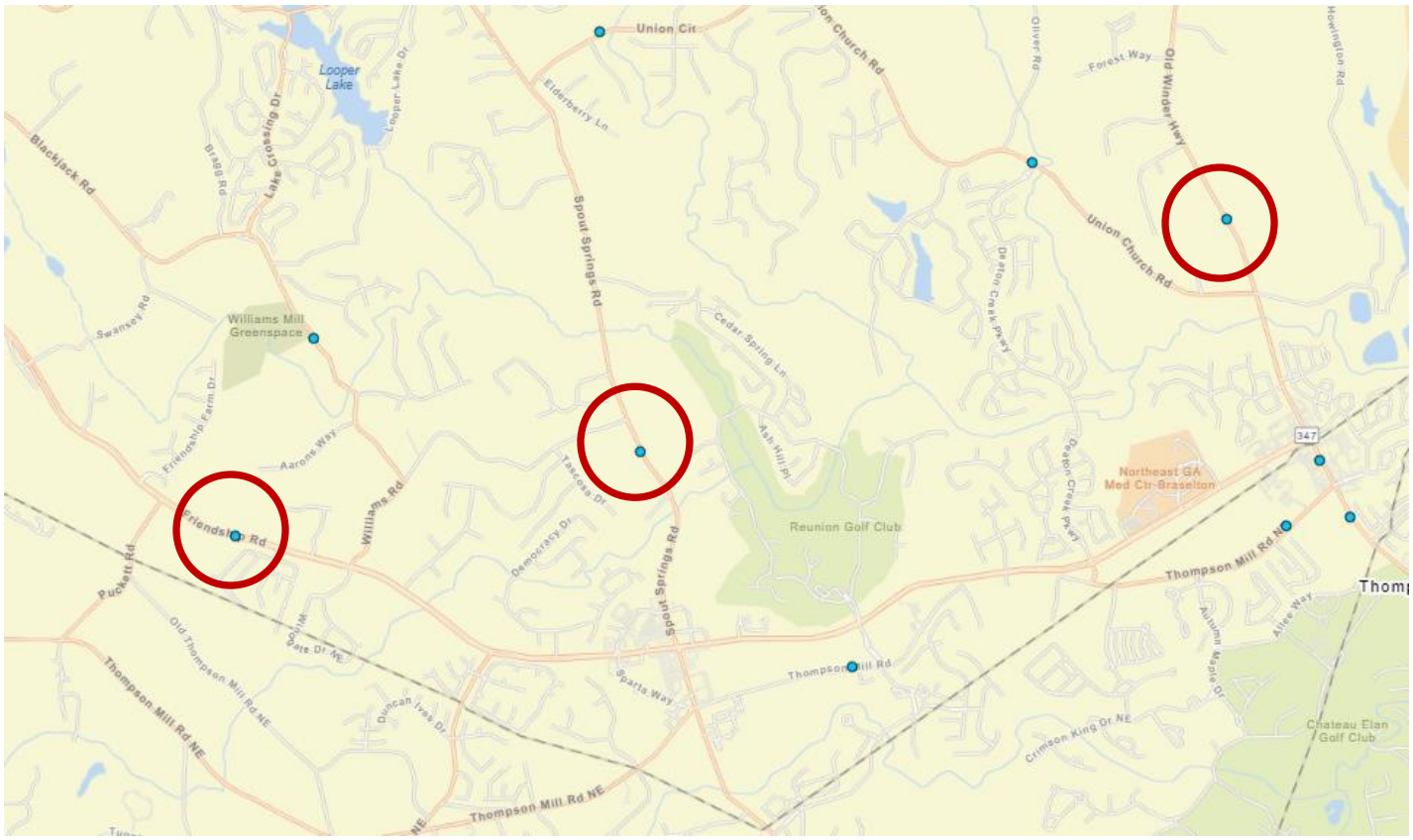
Count Station: GDOT #139-0545
Street: SR 211
Location: east of the development
Source: GDOT

YEAR	ADT	TREND
2016	10,616	11100
2017		11500
2018	11,560	11900
2019	14,168	12300
2020		12800
2021		13200
2022	12,866	13600
2023		14100
2024		14600
2025		15100
2026		15600
2027		16200
2028		16700
2029		17300
2030		17900
2031		18500
2032		19100
2033		19800
2034		20500
2035		21200
2036		21900
2037		22600
2038		23400
2039		24200
2040		25100
2041		25900
2042		26800

5-Years of Count Data
Trend Annual Historic Compound Growth Rate
3.29%



Location Map of GDOT Count Stations



0000139_0491 - 139-0491
Description: SR347/Friendship Rd W of Spout Spg Rd
County: Hall
Route number: 00000347
LRS section: 1391034700
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.116186, -83.906852

Site Data

Count History

Year	Month	Count type	Duration	Count
2023	July	Volume	48 hours	19,309
2020	October	Volume	48 hours	17,519
2018	May	Class	48 hours	16,829
2016	August	Class	35 hours	21,343
2014	April	Volume	48 hours	8,419
2012	January	Volume	48 hours	7,404
2010	January	Class	48 hours	6,573

0000139_0437 - 139-0437
County: Hall
Route number: 00128700
LRS section: 1392128700
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1213073847158, -83.876837841541

Site Data

Count History

Year	Month	Count type	Duration	Count
2019	January	Class	48 hours	10,896
2015	June	Volume	48 hours	11,823
2011	September	Class	48 hours	9,009

0000139_0545 - 139-0545
Description: CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

Count History

Year	Month	Count type	Duration	Count
2022	August	Class	48 hours	12,866
2019	December	Class	48 hours	14,168
2018	September	Class	48 hours	11,560
2016	July	Class	48 hours	10,616
2014	April	Volume	48 hours	8,782
2012	January	Volume	48 hours	7,314
2010	January	Class	48 hours	6,654

Appendix E

Intersection Volume Development

Traffic Impact Study
Friendship Luxe Development
Intersection Traffic Volumes

Intersection: #1 - SR 347/Friendship Rd at Reunion Way/Napa Ridge Rd

A.M. PEAK HOUR

Condition	Napa Ridge Rd Northbound			Reunion Way Southbound			SR 347 Friendship Rd Eastbound				SR 347 Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	66	0	0	139	0	44	902	14	1	51	748	52
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	70	0	0	148	0	47	961	15	1	54	797	55
Project Trips:														
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Residential Trips	0	0	0	0	0	0	0	0	15	0	28	0	35	0
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Development Trips	0	0	0	0	0	0	0	0	6	0	3	0	4	0
Pass-By Trips														
Total Project Trips	0	0	0	0	0	0	0	0	21	0	31	0	39	0
Buildout Total (2027)	0	0	70	0	0	148	0	47	982	15	32	54	836	55

P.M. PEAK HOUR

Condition	Napa Ridge Rd Northbound			Reunion Way Southbound			SR 347 Friendship Rd Eastbound				SR 347 Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	134			97	0	94	1,017	14	0	101	877	55
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	143	0	0	103	0	100	1,084	15	0	108	934	59
Project Trips:														
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Residential Trips	0	0	0	0	0	0	0	0	34	0	21	0	25	0
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Development Trips	0	0	0	0	0	0	0	0	9	0	7	0	9	0
Pass-By Trips									-8				-8	
Total Project Trips	0	0	0	0	0	0	0	0	35	0	28	0	26	0
Buildout Total (2027)	0	0	143	0	0	103	0	100	1,119	15	28	108	960	59

Traffic Impact Study
Friendship Luxe Development
Intersection Traffic Volumes

Intersection: #2 - SR 347/Friendship Rd at Celebration Church Drwy/Proposed Drwy #1

A.M. PEAK HOUR

Condition	Celebration Church Dwy Northbound			Proposed Drwy #1 Southbound			SR 347/Friendship Rd Eastbound				SR 347/Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	1	0	0	0	0	0	5	0	961	6	2	9	847	0
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	1	0	0	0	0	0	5	0	1,024	6	2	10	903	0
Project Trips:														
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Residential Trips	0	0	0	0	0	63	0	15	28	0	0	0	0	13
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Development Trips	0	0	0	0	0	7	0	6	3	0	0	0	0	5
Pass-By Trips														
Total Project Trips	0	0	0	0	0	70	0	21	31	0	0	0	0	18
Buildout Total (2027)	1	0	0	0	0	70	5	21	1,055	6	2	10	903	18

P.M. PEAK HOUR

Condition	Celebration Church Dwy Northbound			Proposed Drwy #1 Southbound			SR 347/Friendship Rd Eastbound				SR 347/Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	1	0	0	0	10	0	1,142	0	3	1	1,022	0
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	1	0	0	0	12	0	1,217	0	3	1	1,089	0
Project Trips:														
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Residential Trips	0	0	0	0	0	46	0	34	21	0	0	0	0	27
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Development Trips	0	0	0	0	0	16	0	9	7	0	0	0	0	7
Pass-By Trips									-8				-8	
Total Project Trips	0	0	0	0	0	62	0	43	20	0	0	0	-8	34
Buildout Total (2027)	0	0	1	0	0	62	12	43	1,237	0	3	1	1,081	34

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2023

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	44	902	14	1	51	748	52	0	0	66	0	0	139
Future Vol, veh/h	44	902	14	1	51	748	52	0	0	66	0	0	139
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	45	920	14	1	52	763	53	0	0	67	0	0	142

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	763	0	0	920	920	0	0	-	-	460	-	-	382
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	820	-	-	362	713	-	-	0	0	548	0	0	616
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	820	-	-	696	696	-	-	-	-	548	-	-	616
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.6	12.5	12.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	548	820	-	-	696	-	-	616
HCM Lane V/C Ratio	0.123	0.055	-	-	0.076	-	-	0.23
HCM Control Delay (s)	12.5	9.6	-	-	10.6	-	-	12.6
HCM Lane LOS	B	A	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0.4	0.2	-	-	0.2	-	-	0.9

Intersection	
Int Delay, s/veh	0.1

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	0	961	6	2	9	847	0	1	0	0	0	0	0
Future Vol, veh/h	5	0	961	6	2	9	847	0	1	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	0	991	6	2	9	873	0	1	0	0	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	873	-	0	0	991	997	0	0	1460	1896	496
Stage 1	-	-	-	-	-	-	-	-	1001	1001	-
Stage 2	-	-	-	-	-	-	-	-	459	895	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	388	0	-	-	326	666	-	0	120	69	519
Stage 1	-	0	-	-	-	-	-	0	316	319	-
Stage 2	-	0	-	-	-	-	-	0	603	357	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	388	-	-	-	560	560	-	-	116	0	519
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	116	0	-
Stage 1	-	-	-	-	-	-	-	-	312	0	-
Stage 2	-	-	-	-	-	-	-	-	591	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.1	0.1	36.3
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	116	388	-	-	560	-
HCM Lane V/C Ratio	0.009	0.013	-	-	0.02	-
HCM Control Delay (s)	36.3	14.4	-	-	11.6	-
HCM Lane LOS	E	B	-	-	B	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	94	1017	14	101	877	55	0	0	134	0	0	97
Future Vol, veh/h	94	1017	14	101	877	55	0	0	134	0	0	97
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	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	99	1071	15	106	923	58	0	0	141	0	0	102

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	923	0	0	1071	0	0	-	-	536	-	-	462
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	711	-	-	623	-	-	0	0	489	0	0	547
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	711	-	-	623	-	-	-	-	489	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	1.2	15.3	13.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	489	711	-	-	623	-	-	547
HCM Lane V/C Ratio	0.288	0.139	-	-	0.171	-	-	0.187
HCM Control Delay (s)	15.3	10.9	-	-	12	-	-	13.1
HCM Lane LOS	C	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	1.2	0.5	-	-	0.6	-	-	0.7

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	10	0	1142	0	3	1	1022	0	0	0	1	0	0	0
Future Vol, veh/h	10	0	1142	0	3	1	1022	0	0	0	1	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	10	0	1190	0	3	1	1065	0	0	0	1	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	1065	-	0	0	1190	1190	0	0	1751	2283	595
Stage 1	-	-	-	-	-	-	-	-	1210	1210	-
Stage 2	-	-	-	-	-	-	-	-	541	1073	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	291	0	-	-	242	560	-	0	77	39	447
Stage 1	-	0	-	-	-	-	-	0	245	254	-
Stage 2	-	0	-	-	-	-	-	0	548	295	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	291	-	-	-	281	281	-	-	73	0	447
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	73	0	-
Stage 1	-	-	-	-	-	-	-	-	237	0	-
Stage 2	-	-	-	-	-	-	-	-	540	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.2	0.1	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	447	291	-	-	281	-
HCM Lane V/C Ratio	0.002	0.036	-	-	0.015	-
HCM Control Delay (s)	13.1	17.8	-	-	18	-
HCM Lane LOS	B	C	-	-	C	-
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-

Future No-Build Conditions – Year 2027

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	47	961	15	1	54	797	55	0	0	70	0	0	148
Future Vol, veh/h	47	961	15	1	54	797	55	0	0	70	0	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	48	981	15	1	55	813	56	0	0	71	0	0	151

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	813	0	0	981	981	0	0	-	-	491	-	-	407
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	784	-	-	330	676	-	-	0	0	523	0	0	593
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	784	-	-	660	660	-	-	-	-	523	-	-	593
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.7	13	13.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	523	784	-	-	660	-	-	593
HCM Lane V/C Ratio	0.137	0.061	-	-	0.085	-	-	0.255
HCM Control Delay (s)	13	9.9	-	-	11	-	-	13.1
HCM Lane LOS	B	A	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.3	-	-	1

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	0	1024	6	2	10	903	0	1	0	0	0	0	0
Future Vol, veh/h	5	0	1024	6	2	10	903	0	1	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	0	1056	6	2	10	931	0	1	0	0	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	931	-	0	0	1056	1062	0	0	1556	2021	528
Stage 1	-	-	-	-	-	-	-	-	1066	1066	-
Stage 2	-	-	-	-	-	-	-	-	490	955	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	356	0	-	-	295	628	-	0	104	57	495
Stage 1	-	0	-	-	-	-	-	0	292	297	-
Stage 2	-	0	-	-	-	-	-	0	581	335	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	356	-	-	-	529	529	-	-	100	0	495
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	100	0	-
Stage 1	-	-	-	-	-	-	-	-	288	0	-
Stage 2	-	-	-	-	-	-	-	-	568	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.1	0.2	41.4
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	100	356	-	-	529	-
HCM Lane V/C Ratio	0.01	0.014	-	-	0.023	-
HCM Control Delay (s)	41.4	15.3	-	-	12	-
HCM Lane LOS	E	C	-	-	B	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	100	1084	15	108	934	59	0	0	143	0	0	103
Future Vol, veh/h	100	1084	15	108	934	59	0	0	143	0	0	103
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	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	105	1141	16	114	983	62	0	0	151	0	0	108

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	983	0	0	1141	0	0	-	-	571	-	-	492
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	674	-	-	586	-	-	0	0	464	0	0	522
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	674	-	-	586	-	-	-	-	464	-	-	522
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	1.2	16.4	13.7
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	464	674	-	-	586	-	-	522
HCM Lane V/C Ratio	0.324	0.156	-	-	0.194	-	-	0.208
HCM Control Delay (s)	16.4	11.3	-	-	12.6	-	-	13.7
HCM Lane LOS	C	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	1.4	0.6	-	-	0.7	-	-	0.8

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	12	0	1217	0	3	1	1089	0	0	0	1	0	0	0
Future Vol, veh/h	12	0	1217	0	3	1	1089	0	0	0	1	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	13	0	1268	0	3	1	1134	0	0	0	1	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	1134	-	0	0	1268	1268	0	0	1869	2436	634
Stage 1	-	-	-	-	-	-	-	-	1294	1294	-
Stage 2	-	-	-	-	-	-	-	-	575	1142	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	263	0	-	-	215	523	-	0	64	31	422
Stage 1	-	0	-	-	-	-	-	0	221	231	-
Stage 2	-	0	-	-	-	-	-	0	526	273	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	263	-	-	-	251	251	-	-	60	0	422
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	60	0	-
Stage 1	-	-	-	-	-	-	-	-	210	0	-
Stage 2	-	-	-	-	-	-	-	-	518	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.2	0.1	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	422	263	-	-	251	-
HCM Lane V/C Ratio	0.002	0.048	-	-	0.017	-
HCM Control Delay (s)	13.6	19.4	-	-	19.6	-
HCM Lane LOS	B	C	-	-	C	-
HCM 95th %tile Q(veh)	0	0.1	-	-	0.1	-

Future Build Conditions – Year 2027

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	47	982	15	32	54	836	55	0	0	70	0	0	148
Future Vol, veh/h	47	982	15	32	54	836	55	0	0	70	0	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	48	1002	15	33	55	853	56	0	0	71	0	0	151

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	853	0	0	1002	1002	0	0	-	-	501	-	-	427
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	757	-	-	320	663	-	-	0	0	515	0	0	576
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	757	-	-	437	437	-	-	-	-	515	-	-	576
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	1.3	13.1	13.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	515	757	-	-	437	-	-	576
HCM Lane V/C Ratio	0.139	0.063	-	-	0.201	-	-	0.262
HCM Control Delay (s)	13.1	10.1	-	-	15.3	-	-	13.5
HCM Lane LOS	B	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.7	-	-	1

Intersection	
Int Delay, s/veh	0.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	21	1055	6	2	10	903	18	0	0	1	0	0	70
Future Vol, veh/h	5	21	1055	6	2	10	903	18	0	0	1	0	0	70
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	150	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	22	1088	6	2	10	931	19	0	0	1	0	0	72

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	931	950	0	0	1088	1094	0	0	-	-	544	-	-	466
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.52	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.56	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	356	694	-	-	282	611	-	-	0	0	483	0	0	543
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	560	560	-	-	511	511	-	-	-	-	483	-	-	543
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.2	12.5	12.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	483	560	-	-	511	-	-	543
HCM Lane V/C Ratio	0.002	0.048	-	-	0.024	-	-	0.133
HCM Control Delay (s)	12.5	11.7	-	-	12.2	-	-	12.6
HCM Lane LOS	B	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0.1	-	-	0.5

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	100	1119	15	28	108	960	59	0	0	143	0	0	103
Future Vol, veh/h	100	1119	15	28	108	960	59	0	0	143	0	0	103
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	105	1178	16	29	114	1011	62	0	0	151	0	0	108

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	1011	0	0	1178	1178	0	0	-	-	589	-	-	506
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	658	-	-	246	567	-	-	0	0	452	0	0	512
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	658	-	-	381	381	-	-	-	-	452	-	-	512
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	2.4	16.9	13.9
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	452	658	-	-	381	-	-	512
HCM Lane V/C Ratio	0.333	0.16	-	-	0.376	-	-	0.212
HCM Control Delay (s)	16.9	11.5	-	-	20	-	-	13.9
HCM Lane LOS	C	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	1.4	0.6	-	-	1.7	-	-	0.8

Intersection	
Int Delay, s/veh	0.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	12	43	1237	0	3	1	1081	34	0	0	1	0	0	62
Future Vol, veh/h	12	43	1237	0	3	1	1081	34	0	0	1	0	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	150	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	13	45	1289	0	3	1	1126	35	0	0	1	0	0	65

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	1126	1161	0	0	1289	1289	0	0	-	-	645	-	-	563
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.52	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.56	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	266	575	-	-	208	513	-	-	0	0	415	0	0	470
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	434	434	-	-	243	243	-	-	-	-	415	-	-	470
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.1	13.7	13.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	415	434	-	-	243	-	-	470
HCM Lane V/C Ratio	0.003	0.132	-	-	0.017	-	-	0.137
HCM Control Delay (s)	13.7	14.6	-	-	20.1	-	-	13.9
HCM Lane LOS	B	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	0	0.5	-	-	0.1	-	-	0.5

GDOT Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.22 | Revised 5/6/2022

GDOT PI#: N/A | Request By: Developer

County: Hall | GDOT District: 1 - Gainesville

Major Road: SR 347 | Road Class: Minor Arterial | Speed Limit: 45 mph

Crossing Road: Proposed Drwy 1 | Road Class: Local | Speed Limit: < 35 mph

Major Rd Direction: East/West | Area Type: Suburb/Transition

Intersection Control: New Intersection or Other | Project ID:

Prepared By: KCI Technologies, Inc. | Date: 8/24/2023

Project Purpose: New driveway for development

Existing Data Year:	2023
Project Opening Year:	2027
Project Design Year:	2027
Annual Growth Rate:	1.6%
K Factor*:	0%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

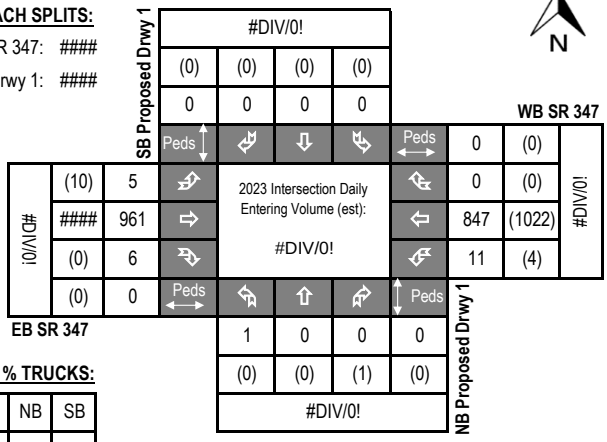
SR 347: ####

Proposed Drwy 1: ####

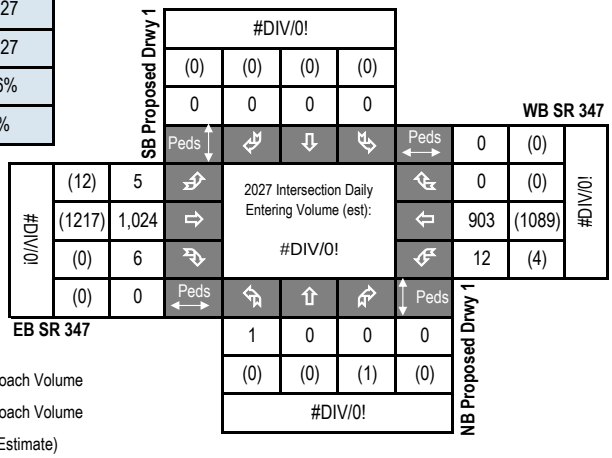
PEAK HR % TRUCKS:

EB	WB	NB	SB
6%	6%	1%	1%

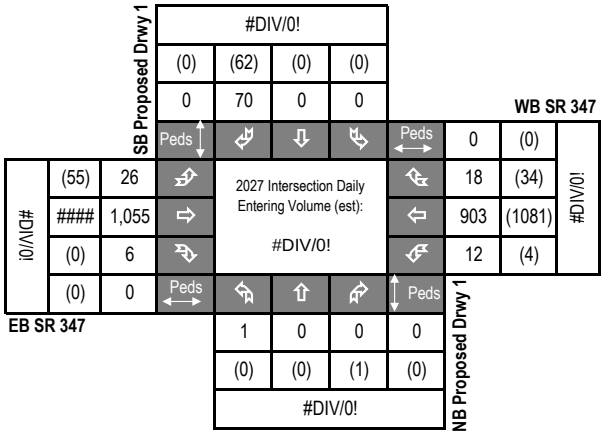
2023 EXISTING YEAR VOLUMES



2027 OPENING YEAR VOLUMES



2027 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.22 | Revised 5/6/2022

GDOT PI #	N/A
Project Location:	SR 347 @ Proposed Drwy 1
Existing Control:	New Intersection or Other
Prepared by:	KCI Technologies, Inc.
Date:	8/24/2023

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	Existing condition
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Not appropriate for SR 347 with 45mph speed limit
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for SR 347 with 45mph speed limit
	Single Lane Roundabout	No	No	No	No	No	No	No	High-Cost alternative
	Multilane Roundabout	No	No	No	No	No	No	No	High-Cost alternative
	RCUT (stop control)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Preferred alternative
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	High-T (unsignalized)	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	Offset-T Intersections	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	RCUT (signalized)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Continuous Green-T	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Jughandle	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Quadrant Roadway	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

▭ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.22 | Revised 5/6/2022

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 347 @ Proposed Drwy 1
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: Developer
Prepared By: KCI Technologies, Inc.
Date: 8/24/2023
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	17,100	
Existing Minor Street Avg Daily Traffic (ADT):	100	
Analysis Period:	AM Peak	PM Peak
2027 Opening Yr Peak Hour Intersection Delay:	13.5 sec	12.6 sec
2027 Opening Yr Peak Hour Intersection V/C:	0.13	0.09
2027 Design Yr Peak Hour Intersection Delay:	13.5 sec	12.6 sec
2027 Design Yr Peak Hour Intersection V/C:	0.13	0.09

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	0%
	Head-On	0	0	0	0	0	0%
	Rear End	0	0	0	1	0	50%
	Sideswipe - same	0	0	0	0	1	50%
	Sideswipe - opposite	0	0	0	0	0	0%
	Not Collision w/Motor Veh	0	0	0	0	0	0%
	TOTALS:	0	0	0	1	1	2

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): New proposed RCUT driveway #1 for the Friendship Luxe development; right-turn deceleration lane are proposed along SR 347; yield-control

Proposed Intersection Control: RCUT (stop control)

REQUESTED BY: Charles Bailey, PE Date: 8/24/2023

Title: Consultant Traffic Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, August 18, 2023 12:02 PM
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 9.18.23

Item 1, 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.

Item 2, 3268 Whidby Road, Bazemore: Please note that Zoning approval does not imply approval from other county departments. All proposed structures must meet required setbacks to the existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system. Due to age of existing septic system, it cannot be modified, only replaced. Replacement of existing septic system will require Level 3 soil evaluation and area available to relocate system and have full, feasible future repair of septic system. Application for an existing system evaluation and/or completion of additional requirements for Environmental Health does not guarantee approval.

Item 3, 5991 Circle Four Ranch, Loyd: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 7042 Baker Lane, Labovitz: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Septic Permit OSC-7948 was issued on February 24, 2023 to accommodate a 36' x 60' barn with bathroom.

Item 5, 8545 Belton Bridge Road, Mallard View: No comment.

Items 6A-D, 3405/3419/3505 Cleveland Hwy/3906 Donna Drive, Dutton Properties: 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 7, 3302/3212 Antioch Campground Church/3446/3450/3456 Looper Lake Road: No comment. Public sewer.

Items 8A&B, 4053 Cleveland Hwy, Hunt: Non-domestic wastewater treatment and disposal must be permitted by EPD.

Items 9A-C, 1731 Friendship Road, Wilbanks: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 15, 2023 10:37 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for September 18, 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.

See comments below, in red.

Veronica Chavers
D1TO Civil Engineer 3

GDOT Georgia Department of Transportation

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

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Friday, August 11, 2023 10:52 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for September 18, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, September 18, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Friday, August 18th.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 5, 2023

OLD BUSINESS

1. **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.** Requires GDOT coordination for driveway access on Clarks Bridge Rd.

NEW BUSINESS

1. **3268 Whidby Road | Variance** | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | **Proposed Use: detached garage** | * Commission District 2 | **Sheridan Bazemore, applicant.** No GDOT coordination required
2.
3. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.** No GDOT coordination required
4. **7042 Baker Lane | Use Subject to County Commission Approval** | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-entertainment business** | ** Commission District 3 | **Laura Labovitz, applicant.** No GDOT coordination required
5. **8545 Belton Bridge Road | Amend Conditions of AR-IV** | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.** No GDOT coordination required
2. **(A) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and an office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.
6.
3. **(B) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

4. **(D) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance**| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

7. **3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 (pt.), 000004, 000059, 000061, and 000062 | **Proposed Use: 108 unit single-family development** | ** Commission District 2 | **Carole Freeman, applicant.** No GDOT coordination required

8. **(A) 4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) / Gateway Corridors Overlay District (GCOD) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Donnie Hunt, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

   (B) 4053 Cleveland Highway| Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: Shopping Center** | * Commission District 3 | **Donnie Hunt, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

9. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd
10. **(B) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd

11. **(C) 1731 Friendship Road | Variance** | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, October 26, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, October 26, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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DIRECTOR
Srikanth Yamala

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

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 18, 2023

Subject: September 18, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 18, 2023 meeting. Upon review, we provide the following comments.

1. **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:** Permit will be required from GDOT for driveway connection to Clarks Bridge Road.
   c. **Utilities:** No sewer connection available in the area.

2. **3268 Whidby Road | Variance** | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | **Proposed Use: detached garage** | * Commission District 2 | **Sheridan Bazemore, applicant.**

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

3. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

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

4. **7042 Baker Lane | Use Subject to County Commission Approval** | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-entertainment business** | ** Commission District 3 | **Laura Labovitz, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
c. **Utilities:** No sewer available

5. **8545 Belton Bridge Road | Amend Conditions of AR-IV** | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**

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

6. **(A) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and an office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant. (B) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 3 | **Dutton Properties, applicant.**
(D) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | **Variance**| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and office/warehouse** | ** Commission District 3 | **Dutton Properties, 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 centerline of stream.
Proposed GDOT project goes right through this parcel.
b. **Traffic:** Permit from GDOT will be required for connection to Cleveland Highway.
c. **Utilities:** No sewer connection within feasible distance

7. **3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 (pt.), 000004, 000059, 000061, and 000062 | **Proposed Use: 108 unit single-family development** | ** Commission District 2 | **Carole Freeman, applicant.**

A. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Floodplain present on site.

b. **Traffic:** Traffic impact study hasn't been submitted
Improvements to Antioch Campground Road may be required.
Recommend a condition that all lots access internal subdivision roads only.
Applicant should verify that required intersection sight distance for proposed entrance can be achieved.

c. **Utilities:** City of Gainesville sewer district.

8. **(A) 4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) / Gateway Corridors Overlay District (GCOD) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Donnie Hunt, applicant.**
(B) 4053 Cleveland Highway| Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: Shopping Center** | * Commission District 3 | **Donnie Hunt, applicant.**

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

b. **Traffic:** Permit from GDOT will be required for access from Cleveland Highway.

c. **Utilities:** No sewer connection within a feasible distance.

9. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.**
(B) 1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant**.
(C) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 |

Proposed Use: 185-unit multi-family development and permitted uses within H-B | ** Commission District 1 | **Tim Wilbanks, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
   Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT permit will be required for connection to Friendship Road.
c. **Utilities:** Hall County sewer district – sewer connection is within a feasible distance.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 18, 2023 3:37 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, September 18, 2023 Hall County Planning Commission Meeting.

1. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   (B) 1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   (C) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   Hall County Fire Comments

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.
One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions.
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

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: Randi Doveton (CDI: Planning)
Sent: Monday, September 25, 2023 3:01 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fwd: Proposed apartments

Ana,
Please add to the file and Accela.

Regards,
Randi

Sent from my iPhone

Begin forwarded message:

> **From:** Cliff Whitehead <cliffwhitehead91@gmail.com>
> **Date:** September 25, 2023 at 2:48:50 PM EDT
> **To:** "Randi Doveton (CDI: Planning)" <rdoveton@hallcounty.org>
> **Subject: Proposed apartments**

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 afternoon,

As a resident of Reunion Country Club, I am writing to follow up on the proposed apartment development of 185 units off Friendship Rd. This from the Planning Commission meeting held on September 18th.

As you are aware, Reunion strongly opposes this development for the reasons given at that meeting(more density with several other apartments and developments within a 2-3 mile radius, 300 or so additional vehicles which clog an already congested traffic area, degrading of the aesthetics and value of Reunion, etc)

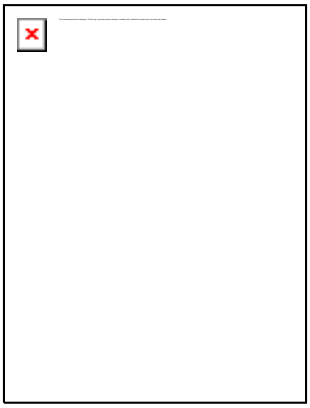
At the meeting, the declarant made an erroneous statement about the "apartments" across the street from his proposed development. He called them "apartments" that are in fact 55 and over units. Much different from what he is proposing. He also mistakenly said that they only have one egress and ingress. That is not true. There is another ingress/egress off Thompson Mill Rd. He made that statement to support his one ingress and egress for his development. I believe the fire code requires 2 egress and ingress entrances when there are that many residents living there. The developer proposed adding an emergency entrance as a compromise. I don't see that being a solution. He also wasn't prepared to answer the question about the type of retail he wanted in the other section.

I am not personally against development as I know there will be more on Friendship road as additional people move here. I suggest using that property for retail of some kind. New restaurants, shops, etc would be a better use of that land vs more apartments with all the ones being built nearby. Or leave it zoned as is for additional single family homes.

I appreciate all the support you have given Reunion in the past!

Thank you for your consideration!

Cliff Whitehead
Trans Am Enthusiast
6419 Sycamore Dr
Hoschton GA 30548
404 578 1575



Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, October 12, 2023 8:29 AM
To: Anael Dominguez (CDI: Planning)
Cc: Jennifer Rivera (Administration); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Application of Tim Wilbanks/Friendship LUXE

Please add to the record.

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Wednesday, October 11, 2023 9:47 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deacceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWY rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article

4. R Cut interchanges GDOT
5. R cut brochure GDOT

.

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

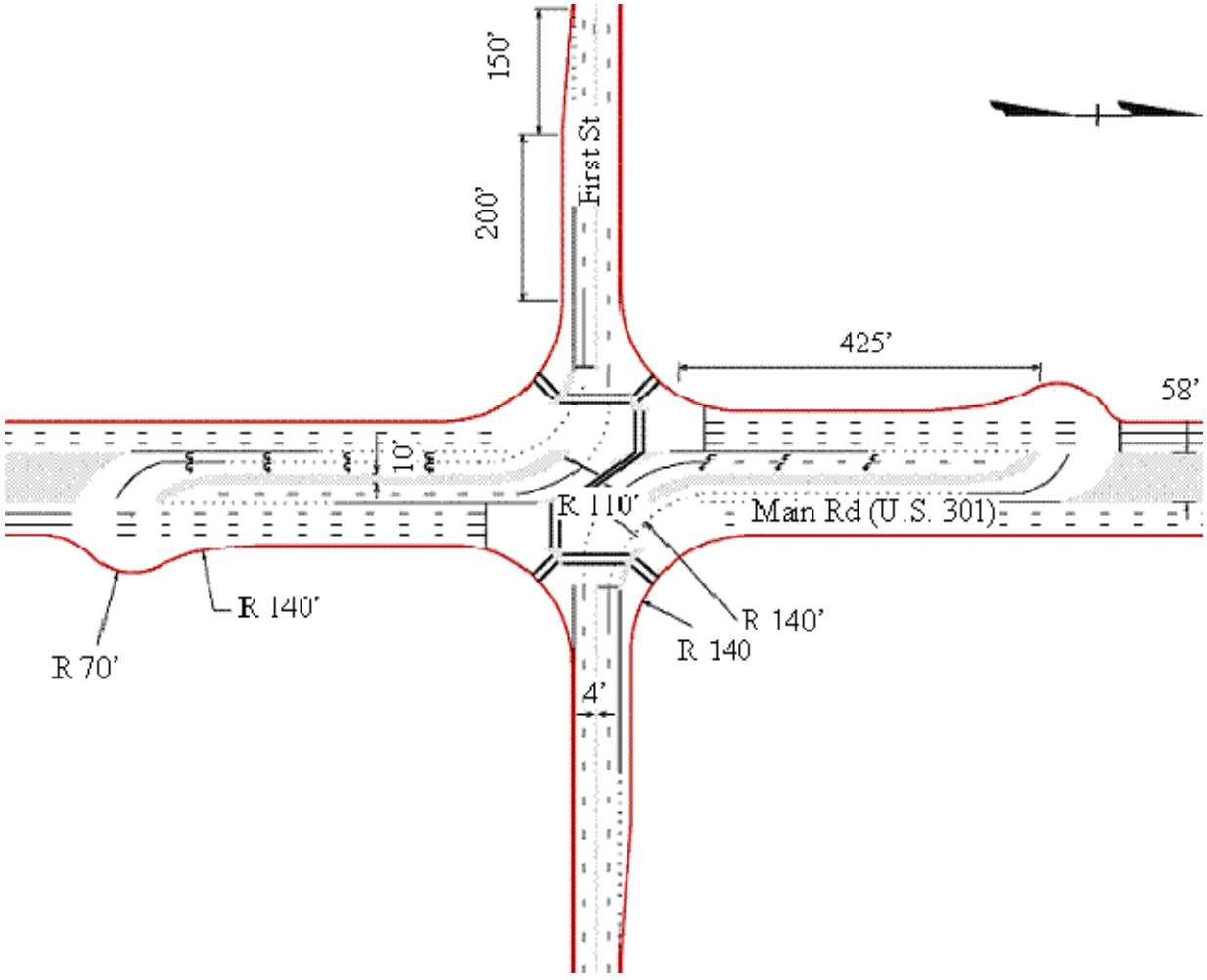


Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059]

HRT-09-059

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

[Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com]

Dr.

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

[RCUT Interchanges (J-Turn Intersections) - GDOT (ga.gov)]

5.

[RCUT Brochure.pdf (ga.gov)]

Regards,

Fred Rubin
6434 Hickory Branch Dr.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, October 10, 2023 10:17 AM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Concerns of Tim Wilbanks Rezoning Request

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Jessica Prince <jbrobin18@gmail.com>
Sent: Tuesday, October 10, 2023 10:15 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Concerns of Tim Wilbanks 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.

Hello,

I currently live in District 1 - in Reunion Country Club. I have been here for almost 4 years, but came from the Flowery Branch side of Hall County. My husband and I both grew up in Gwinnett County, but due to the changes over the past decade we did not feel it was a place we wanted to raise our kids so we ventured out to Hall County for a better way of living.

One of the main reasons we chose Reunion was for a better school system and a family friendly safe neighborhood. We were zoned for West Hall High School. I can still remember the first time we visited Reunion in 2015, before finding a place in Four Seasons in Flowery Branch, and I thought this is such a cute neighborhood but in the middle of nowhere! Since living here, we have seen so much growth. I know growth and change is inevitable, but it should be done in a well thought out way.

My son currently attends Spout Springs Elementary School. This year alone has been the biggest Kindergarten Class at Spout Springs. The second week of school they were still having to move students around creating a new Kindergarten class by moving a teacher down from another grade. Can you imagine the effect of having to change teachers on an already anxious nervous kindergartener? The grade level that got affected by losing a teacher had numbers increase in their classroom size. My son's Kindergarten class already has 23 students. I know there are a few classes with 30 kids. This is *before* the new neighborhoods on Spout Springs Road are built. I'm not sure how many houses are being built there but it is going to affect the already over-crowding school system.

District 1 already has a new apartment building on Spout Springs, beside the new Aldi that is being built. When I checked last month this apartment complex is not at full capacity, nor are any of the surrounding apartment complexes. I saw a sign that duplexes are being mentioned right across the street from that for low income housing.

When talking to a teacher at West Hall she mentioned one of the biggest problems with the area is the lack of parent involvement. Studies have shown that the quality of a school district decreases with the lack of parent involvement. Parent involvement is not as high in areas of low income housing.

What confuses me is why are we wanting to risk this by putting so many low income housing options near one of the county's best school districts (if not the best?). Shouldn't we want to create better school districts for our children, yet we are putting one of the best schools at risk. When the school districts aren't good, people start to move as it becomes a less desirable place to live.

Not to mention, I am fearful of the fire and police shortage that is already existing in our district. The amount of growth we are already experiencing can't be supported by our current fire and police resources.

There was an incident a few weeks back at the Reunion Pickle Ball courts, where my husband witnessed a reckless driver jumping the curb in their jeep and circling our tennis courts (by driving through the grass). Not only was this causing destruction to our neighborhood's property but it could have hurt someone, not to mention a child. My point is with this, that he called the local Sheriff's office to see if we could get someone to drive by the neighborhood to check it out. They said maybe someone would call him back. They don't have resources to always have someone to send out for this type of thing. He never heard back from anyone.

Again, growth is inevitable, but please don't ruin our gem of a neighborhood that is so sought after for families to have a safe, family friendly retreat by allowing apartments right outside of our neighborhood.

It worries me about the state of our county. I've seen this happen with Gwinnett and it's very unfortunate to see such a great place at one time with the state's number one school district having changed for the worst. Crime levels have risen and the school systems have gone downhill and can't handle the growth.

I ask that you please take this into consideration when approving the rezoning request to change an agricultural residential area to a 185 multi-family home/apartment complex. This area already has so many challenges, we do not need an apartment complex which creates a ton of new volume for the population in such a small condensed area.

Please, consider this when looking at this application and help keep Hall County a safe desirable place to live with good schools!

A concerned Hall County Resident,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, August 25, 2023 4:41 PM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rochester/DCCM Rezoning Request - Please Read

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: Jessica Prince <jbrobin18@gmail.com>
Sent: Friday, August 25, 2023 4:39 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rochester/DCCM Rezoning Request - Please Read

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.

Hello,

I am writing in regards to a piece of land that has been requested for rezoning. The piece of property is on **Friendship Road right outside of Reunion Country Club: 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 Reunion Country Club 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.

Reunion Country Club is one of the more prominent neighborhoods in District 1. By placing an apartment complex right outside of our neighborhood, it will significantly affect the value we have fought to protect for our neighborhood, which is very highly sought after.

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.

211 which is very close to this neighborhood can already not handle the amount of traffic for this area. The Infrastructure is not built for adding more apartment complexes and multi-family units.

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!

There are also several apartments and multi-family units that are near us already, none of which are at 100% capacity at the moment. Which means that we will be adding an eye sore to the community, not to mention to the front of our beloved neighborhood for no immediate need or reason other than to try to make a profit. I hope you consider that once all these surrounding multi-family units that currently exist (The Harrison at Braselton, The Finch, The Chateau at Highlands, and Mill Creek Springs) what that will do to the local traffic situation already.

I hope that you will highly consider denying this request to keep Hall County great and reputable.

Sincerely,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:06 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Meeting
Attachments: CC Rezoning meeting.pdf

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Tuesday, September 19, 2023 8:01 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning Meeting

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

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

My head and heart are still spinning from last night's meeting to rezone the property adjacent to Reunion. Another set of apartments is not in keeping with this area. It is an irresponsible decision to add more density to this area. Friendship Road is already a very busy road. Please see the *power-point* that I have attached for more information on that topic.
Last night I felt that the committee was totally on the side of the declarant. We all felt like the concerns of the residents of Reunion were ignored when we gave our presentations or voiced our concerns. It was very depressing. We sat there for 4 hours and listened to the Declarant whine and beg for the majority of that time. It was evident that he did not know what was

around because he would make declarations like the apts. across from this property only have one ingress and egress. Those apartments have three ingresses and three egresses to their property. He stated we had apartments on the other side of Reunion near SS. That structure is an assisted living which does not have much traffic.

I came home feeling like there was no regard for our property values plummeting especially those residents that live on HOLE 1 and will be looking at an apartment building in their backyard.

I felt like I was worthless as a person and a community member. The response of this

committee basically said "We really don't care about your quality of life." We could care less if you get in an accident or get run over by a car, semi, UPS truck, or an emergency vehicle." "You are all but non-existent in our eyes." "If anything is on fire too bad."

With that said I respectfully ask you to speak up on our behalf. A couple of restaurants there would be a better use of that property.

I do appreciate all that you do.

Judy Whitehead
6419 Sycamore Drive
Reunion

County Commission Meeting on Rezoning

September 18, 2023

GDOT RCUT on Friendship Road

- The GDOT put in a RCUT on Friendship Road as a solution to the congestion existing between Chaueau Elan - Del Webb Neighborhood and Reunion.
- The proposed apartments will directly interfere with the RCUT. It will present a dangerous area for the traffic on Friendship especially for Reunion residents and other neighborhoods in the area. Not to mention the Emergency Vehicles that must utilize Friendship Road in regards to the hospital.
- With the projects already approved for this area the increase in traffic will be horrific. Has the county thought of a solution for this area? Is the county even aware of the RCUT.

- Friendship RD at RCUT

Intersection of Spout Springs and Friendship Road

1. At the last Commission meeting a new development was approved that will directly affect this traffic.

2. After school hours Spout Springs Road can be backed up To Reunions entrance off of SS.
3. More homes are being built in the Del Webb Community.
4. I believe this area was supposed to be an area where Residents could drive golf carts to restaurants and The shopping centers to purchase groceries..
5. There have been some terrible accidents here and will be More with all of the new builds especially apartments and Large neighborhoods. (See next page for pic of wreck.

Accident on SS Road

A lady turning right ran into the back of my golf cart as I was crossing this same intersection. Luckily it was just a little bump. I had the right away and my Grandchildren were in the cart.

HWY 20 Buford

It’s a mess

Please don’t turn this beautiful area of Hall County into the next crime-ridden area like Gwinnett County has become. The schools have poor test scores. I’m a former GCPS teacher. I know growth is imminent but please I beg you to be selective in what you choose to approve. Keep this area nice. On a side note could we get an architect to draw up plans to make the area pretty and upscale like Pawley’s Island and Pinehurst, NC?

Print

Planning Commission Comments - October 16, 2023 - Submission #81425

Date Submitted: 10/14/2023

Comments completed in the form below will be submitted into the record for the October 16, 2023 meeting of the Hall County Planning Commission.

First Name*

Kim

Last Name*

Grennan

Address1*

5632 Grand Reunion Drive

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

4. 1731 Friendship Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

My husband and I are residents directly across the golf course from the proposed apartment complex. We commend the commission for upholding the 25 foot undisturbed barrier around this proposed development. Of course we are opposed to the development, but if approved we have what we believe is a reasonable request. As you can see in the attached file the back of our house will mainly face the side parking lot and retention pond. What we don't see is any plans for landscaping that would block the side parking lot. Basically it looks wide open to Friendship Road. As you know the hospital is close by. We are deeply concerned about noise and light pollution from the road and from cars turning into the development as well as cars making the turn in that side parking lot. We are asking for large evergreens to be placed along the drive near the monument sign as well as the turn closest to the golf course of the side parking lot. Basically we would like as much shielding as possible. Thank you for your consideration of this matter.
Greg and Kim Grennan

Please write your comments in the box above.

File Upload

IMG.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

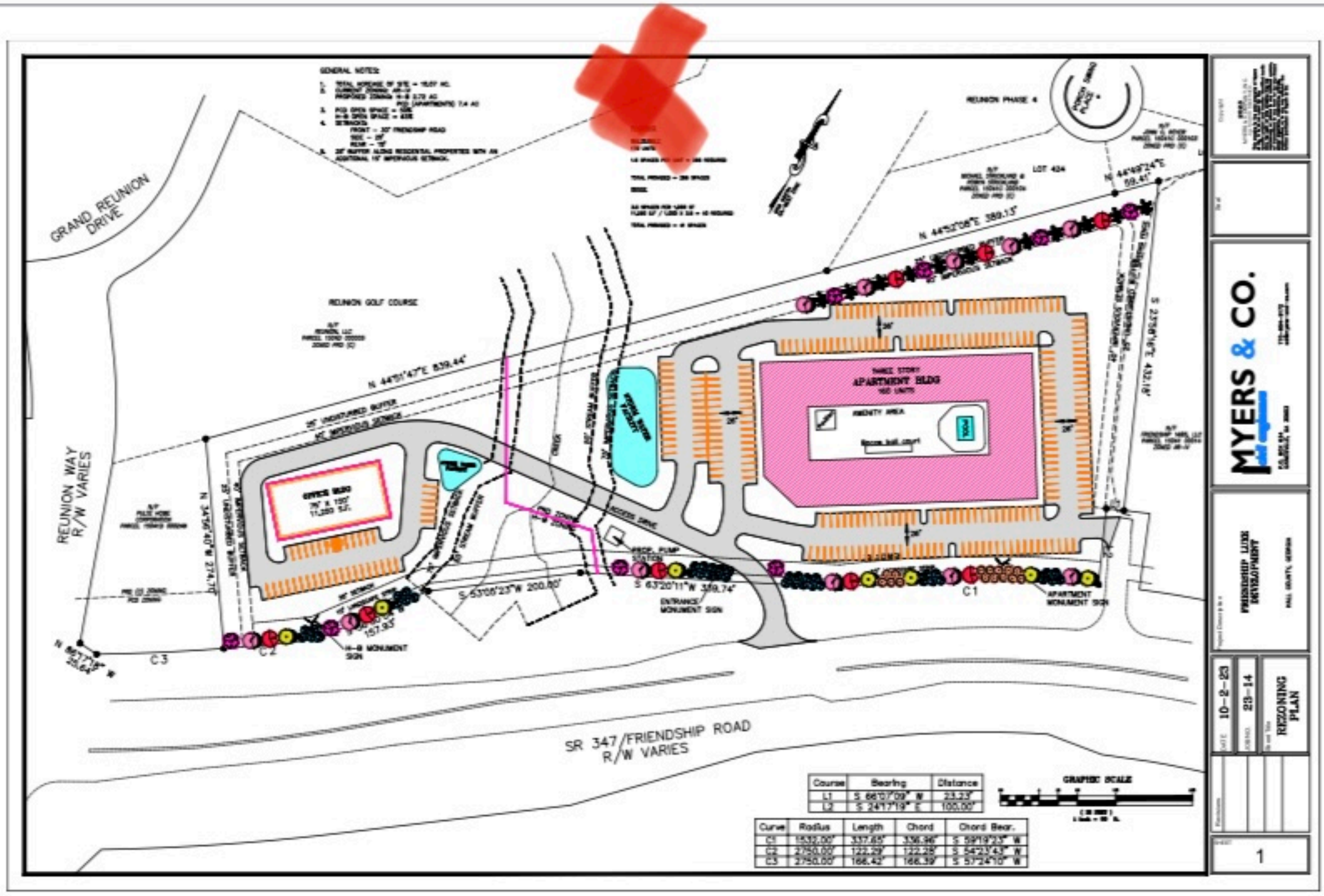
404-725-3969 Kim. 770-539-2613 Greg.
gkgrennan@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

9:14

Tim Wilbanks_Rezoning pl...

Done



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 10, 2023 10:12 AM
To: Lauren Perry
Cc: Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration); Beth Garmon (CDI: Planning)
Subject: RE: Please STOP the development of apartments in South Hall

Ms. Perry,
We have received your comments and they have been added to the application file and will be provided to the Planning Commission and Board of Commissioners.

Regards,
Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Lauren Perry <lseay16@gmail.com>
Sent: Tuesday, October 10, 2023 8:53 AM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: Please STOP the development of apartments in South Hall

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,

Please help Hall County by opposing the development of apartment buildings. I am a resident in Reunion on Spout Spring Road and apartments will over crowd our area. The elementary school is overcrowded and kids have had to move to different classes

throughout the Fall due to classrooms being too large. Our teachers are overwhelmed with large classroom sizes and apartments will create so many more problems for our schools and our community. Please look out for and represent the residents of South Hall by opposing any new apartment building plans!

Thank you for listening!
Lauren Perry
Reunion Country Club Resident

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 3:46 PM
To: Robyn Strickland
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Friday, September 15, 2023 3:37 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

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.

Good afternoon,

We respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units

B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project

C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.
-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.
-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is not.
-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

IF the approval is granted and this happens to pass, we request all of the following along our property line. Property owner, even if changes hands, to maintain forever:

1) Minimum 25-foot Undisturbed Buffer at our property line. Property owner to keep it clear of debris/trash.
2) Past the Undistubed Buffer on applicant's property, 2 staggered rows of Green Giant Trees, each 7-8 feet in height.
3) Behind the Green Giants, a 7-foot Wood Privacy Fence, dark stained to blend with outside of fence facing our property line.
3) Written commitment of Owner to Maintain installed Trees, Fence and Buffer. If a tree dies, replace within 8 weeks. If fence fails, repair within 8 weeks.

This to be a transferred obligation, if property changes hand to be maintained and upheld forever.

Sincerely,

Michael & Robyn Strickland
5786 Porch Swing Place
Hoschton, GA 30548
(770) 778-1370
robyngstrickland@yahoo.com

Print

Planning Commission Comments - September 18, 2023 - Submission #79572

Date Submitted: 9/16/2023

Comments completed in the form below will be submitted into the record for the September 11, 2023 meeting of the Hall County Planning Commission.

First Name*

Phyllis

Last Name*

Mercer

Address1*

6320 Falling Water Ln

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

9. (A)(B)(C) 1731 Friendship Road | Rezone

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

This is to express agreement with the Staff's recommendations that the Zoning Request for Parcel 15041 000190 (items # 8 and 9 on the agenda) should be DENIED.

The request to build 185 apartments on this land should be DENIED for the following reasons:

--The apartment and commercial retail proposal is NOT compatible with the adjacent residential developments or the ambience of the Gateway Corridor and would create an isolated district unrelated to surrounding properties.

--The request fails to meet the "Purpose" criteria defined in 17.420.010 which includes "establish consistent and harmonious design standards for public improvements and private property so as to unify the distinctive visual quality of the Gateway Corridors" and to "create a sense of place that is aesthetically appealing and environmentally responsible".

--It is not appropriate to build a four-story apartment building which would tower over residential and recreational areas which adjoin this property thus violates the "protection of surrounding residential users" as called for in 17.180.080.

--There should be NO exception granted for the transitional buffer area, especially in view of the residential nature of this area and the fact that it is on the Gateway Corridor.

Other Issues:
TRAFFIC: FLAWED study
--The traffic study FAILS TO RECOGNIZE THE IMPACT OF OTHER APPROVED OR PENDING ZONING REQUEST in this area, including (1) recent approval of several hundred apartment building for the area at Friendship and Spout Springs,(2) the pending request for a 133 single story family homes between Friendship and Thompson Mill Road, (3) the outstanding request to expand Del Webb at Chateau Elan (Town of Braselton) which fronts on both Friendship and Thompson Mill Road, (4) the continuing expansion of Reunion, (5) the approved self-storage units which front on Friendship Road, (5) the recent opening of a new Medical Building on Friendship, (6) the ongoing expansion of the NE GA Medical Center and (7) the added medical and office buildings, under construction along Friendship Road, which are in the Town of Braselton.

--The plan calls for a single ingress and egress point from Friendship Road. This would provide some six such sites within a very short distance (including at Reunion, private residences, subdivisions and self-storage facility). None of these points have a traffic signal and instead require vehicles to turn right and then do a U-turn to travel in the opposite direction. It is not uncommon today to see 3-4 vehicles waiting to make this U-turn backing up into the heavily traveled two lane highway. Added traffic having to make U-turns would only intensify this issue and create a more hazardous traffic pattern.

--The traffic study proposes constructing the ingress/egress driveway to this new development across from the existing Celebration Church driveway, but this appears to be a questionable plan which would prove to be hazardous.

--The developer's narrative states that Friendship Road is a "limited access state road" but yet the access to this new development, along with multiple other existing or planned access entrances, indicate that this is quickly proving to be a false statement.

CONFLICTING INFORMATION – Number of Stories for Building
The narrative references a FOUR-STORY building while there are two diagrams in the package—one showing a four-story building (dated Aug 7, 2023) and another showing a three-story building (July 21, 2023). What is the real plan?

The staff recommendation should be followed by the Planning Commission and the BOC – that being a DENIAL of this request. Also there should be no approval for any "caretaker or outdoor boat and RV storage units".

Any consideration for approval should be for a facility with no greater than a THREE-story building. That would be consistent with the recently approved three-story senior living facility located to the southeast of this proposed development stie.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, September 14, 2023 11:15 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks

Importance: High

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

From: Rhonda McKinney <ugarkw@bellsouth.net>
Sent: Wednesday, September 13, 2023 11:42 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks
Importance: High

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 Commissioners and our District 1 Board of Commissioner, Kathy Cooper,

First of all, I would like to apologize for the length of this email, but the last one I hope to write anytime soon and have some important points to make that I hope you will read and consider. Unfortunately, we will not be able to attend the 9/18 Planning Commission meeting where there is an important agenda item, #9.A.-C., of particular concern for Reunion residents, agenda item 9.A.-C., Tim Wilbanks, so this is my only opportunity to speak.

Instead of writing to oppose this rezoning as I have in the past, and after attending the 9/5 hearing where the Rochester-DCCM rezoning request was approved for the 133-unit rental community off of Thompson Mill Rd., I would like to request consideration for some condition changes to protect the residents of Reunion and the golf course as I have little confidence this rezoning will be denied although that would be ours, and all other residents in Reunion's desire. We've been defeated too many times unfortunately.

1. The applicant packet mentions a similar rental community approved, Highlands at Chateau of Friendship but the really important difference with this rezoning request that should not be ignored is this one is adjacent to an existing residential community and golf course.
    - Highlands at Chateau is not adjacent to any current residential community, nor does the recently approved 133-unit rental community off Thompson Mill that was approved on 9/5.

2. Instead of a 50 ft. landscaped buffer as the applicant is requesting that you consider a minimum 50 ft. undisturbed buffer since this backs up to an established residential community.

3. There is mention of some known adverse runoff into the cul-de-sac of Porch Swing Place, part of Reunion where they are existing residents, many who have lived there for 15+ years.

If this is approved, the request is to require additional buffers, in addition to the undisturbed buffer requested, to protect these residents from future runoff issues from this development.

4. The 15 ft. landscaped buffer along the golf course should be unacceptable.
    - One of the beauties of any golf course is the nature, trees, tranquility, etc. and a 15 ft. buffer is not enough to protect the golf course and the golfers.
        - We ask that you please reconsider this variance request and ensure an undisturbed buffer of at least 50 ft. is required.
            - Additionally, 15 ft. is too close for flying golfballs ☺

5. One of the primary reasons for this request is what the residents of Reunion, and golf course, have experienced, negatively, with the Bailey Farms-Rochester-Pulte rezoning that was approved by the Planning Commission on 8/16/21, in spite of the number of opposition emails sent (60+), the 700 petition signatures we had from existing residents not wanting the expansion and the # of residents who attended the hearing in person to oppose.
    - That rezoning approval alone and condition for a replanted buffer changed the look and landscape of the beautiful community that John Wieland established in 2001 that we will NEVER get back.
    - Once the natural buffer of mature trees was cut down/clear cut in August of 2022, many residents, including us on lot #1016, were negatively impacted with the residents on Dove Point left with views from their backyards and patios of a power substation that they didn't see before.
    - It will take years for the replanted buffers to grow tall enough and wide enough to block that horrific view they have now. If those mature trees, natural buffer, had been left, we wouldn't have seen the Bailey Farms development behind us.
        - We will **NEVER** get that privacy screening back with a replanted buffer that replaced years of growth that resulted in healthy, mature trees.

6. There are ongoing issues with replanted/landscaped buffers.
    - We already have at least one of the replanted screening buffer trees behind our lot #1016 that needs to be replaced.
    - We have also had maintenance issues in the short time the replanted buffer has been installed by the developer.
        - We've had to engage Hall County Planning to assist with this negligence by the developer and construction hasn't even begun.
            - Not only could this issue have been eliminated if an undisturbed buffer had been required instead of a replanted buffer, but it is a waste of everyone's time.
                - The homeowner who must take pictures, send emails and report it to the County.
                - The County employees who must contact the developer and ensure the developer adheres to their obligations.

7. Replanted or landscaped buffers to replace existing, natural buffers should not be allowed when adjacent to existing residential communities. The standard condition should be a minimum of a 50 ft. undisturbed buffer. I've had some Hall County employees comment that they feel it should be 100 ft. undisturbed buffer requirement.

- We discussed this in a meeting last year with Randi Doveton and Kathy Cooper and at that time, they seemed to agree.
    - One minimal change in the wording, “undisturbed” instead of words like disturbed, replanted or landscaped would make such a difference to the people and taxpayers in the county and still allow growth to take place. It’s a win-win.

8. When there are so many variances requested and known adverse conditions that will impact existing residents, maybe the proposed rezoning isn’t a good fit for that piece of land and another option in the future would be better.

9. Or maybe the hearing needs to be tabled and some additional time taken to review before deciding when there is strong opposition and especially since the “Public” doesn’t have an opportunity to speak after the applicant’s presentation.
    - For the residents who are adjacent to these rezoning requests who must live with the results of your decisions, it is life impacting, so when there is strong opposition, maybe a little more time should be taken to thoroughly review.
    - If the buffer requirements decrease the # of units the applicant is proposing, then it should be up to the applicant to determine if it’s still a business deal they want to pursue.
        - The applicant’s profitability shouldn’t be at the cost of the people who must live with the impacts of the rezonings approved.
        - If this rezoning request isn’t approved, it’s a matter of time before there is another applicant with a different plan for that piece of land available for sale

Your serious consideration to these additional conditions if approved would be greatly appreciated as we would hate to see the front part of our community permanently ruined as we have seen with the back part of Reunion.

We strongly request that for this rezoning hearing you please make the Reunion residents’ voices a priority and not the applicants as this development, if approved, and especially without additional conditions will negatively impact our community and golf course forever as we are already dealing with the ramifications from the Bailey Farms-Rochester-Pulte rezoning approval now that the land has been cleared for development.

Respectfully,

Marlon and Rhonda McKinney
Lot #1016 – Reunion Country Club
7010 Grand Reunion Drive
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, August 31, 2023 1:09 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: FW: Tim Wilbanks Rezoning Notice

Ana,
Please add to the appropriate folders and Accela.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Tad Wood <tadwood@bellsouth.net>
Sent: Thursday, August 31, 2023 12:20 PM
To: trbell@hallcounty.org; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Tim Wilbanks Rezoning Notice

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Dear Hall County Board Members,

I am contacting you regarding the Zoning Notice submitted by Tim Wilbanks to rezone from AR-IV to H-B. The Planning Commission meeting for this is on 9-18-23. Mr. Wilbanks also submitted a request to reduce the buffer on this property. The purpose of these requests appears to be to build apartments directly adjacent to the entrance of Reunion Country

Club on Friendship Rd. In case I cannot attend this meeting in person, I want to voice my strong opposition to these rezoning requests.

There are multiple reasons I oppose this rezoning request, but my top reason is crime. I am a resident of Reunion Country Club. I witnessed first hand what apartment complexes built next to single family home subdivisions can do. I had to move out of my previous home in Lawrenceville due to an explosion in crime in my neighborhood after several apartment complexes were built right next to it. Besides the frequent car break-ins and vandalism, we had drug trafficking, home invasions and homicides. All within a tiny 190 home subdivision. I do not want to see this happen to Reunion. Or to Sterling on the Lake. Or Del Webb.

My second reason is the increase in traffic. The unimproved section of Spout Springs Rd is a mess. Besides the pot holes and narrow lanes, it frequently backs up on both sides of Friendship Rd. New subdivisions are already being built along this section of Spout Springs. In its current condition, it cannot handle the increase in traffic from these new neighborhoods. Adding apartments will only make it worse.

In addition, apartments do not fit with the existing developments along Friendship Rd. Particularly those between Hwy 211 and Dunbar Rd. These are upscale single family home neighborhoods. The families that live in these homes live here to get away from the traffic and urban sprawl.

I am asking you to please vote against these rezoning requests.

Thank you,

Norman Wood
6053 Ash Hill Place
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, September 19, 2023 4:43 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Apartment proposal outside of Reunion

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Casey Cavill <caseycavill@gmail.com>
Sent: Tuesday, September 19, 2023 4:27 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; frsosebee@hallcount.org; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Apartment proposal outside of Reunion

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Hello all,

I was at the meeting last night and want to send a follow up email on why I hope you deny the apartments being built. The builder kept saying the precedent of apartments is being set in our area and that cannot be further from the truth. A lot of them are geared toward 55+. Spout springs elementary had to completely change their classrooms 2 weeks into the school year because of how many kids they had in classes. We absolutely cannot handle all these additional neighborhoods and apartments with the current school size.

The reason we moved to this area 6 years ago was the small town feel and the golf cart community. Now we are terrified to take our carts on the roads because of how much traffic there is and all the accidents on spout springs and friendship intersections. I would kindly ask that y'all look into it and see how many we have had just very recently. If there is every a golf cart waiting at a crosswalk during one of those accidents they would be killed. Adding to this issue will make it worse.

A firefighter that works in station 14 posted this last night in our neighborhood group. I thought it was worth sharing as I know fire safety was also an issue brought up. "Just Mention to them...if they allow hundreds of new residance into an apartment complex...how are Fire Dept is to keep up with the demand on resources...for the past several years Hall County Fire Rescue has a system of Mandatory Over Time. This is schedulled and unschedulled OT. Forcing members to work 48 hr shifts due to low staffing levels with in the Department. The demand in South Hall and Sta 14 has currently

no assigned paramedic on A and C shift. Thus mandatory OT fills our local Med 14 with paramedics that are forced to work or face progressive dicipline leading up to termination...and many have left the department due to this issue. Sta 14 C shift Paramedic is also the station Lt. So his span of control is compromised each shift since he is on the Med Unit, which is out most of the day and night running calls for service. I can keep going but point is our Fire Dept and Sheriffs office are burden with high call volume and lower than requimended staffing levels...more nose to serve will only be a further burden in South Hall County..."

Please consider when approving things why so many people moved here in South Hall and most of them left Gwinnett to avoid what is happening right now. It's a nice area with a small community feel and a family friendly golf cart community. We love this area and our community so much. Seeing it change is really sad to so many of us.

There is also a stream and cemetery in that area. Something to consider that is not going to be destroyed. I could go on and on but these are my main concerns. If it has to be developed can it please just be commercial?

Something to also look into is we can't even get enough people to rent the apartments that are built. Most all of them have current immediate availability. We don't need more when the demand isn't matching. I would also ask that y'all do some research regarding that.

Thanks so much for all you do. I know this isn't easy. Please don't let Hall county become Gwinnett. Protect this county that we all love here!

Best,

Casey Blake
7408 ash tree circle

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:05 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Application

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Christina Sweeting <cesweeting@yahoo.com>
Sent: Tuesday, September 19, 2023 8:24 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; frsosbee@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning Application

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 evening,

I'm am writing this email to express my concern and strong opposition to the re-zoning of the property in South Hall just outside Reunion Country Club and the plan to put up apartments and commercial space.

First, the infrastructure in this area is definitely not able to handle multi-family housing. The building that is being approved in this area is going to cause major traffic problems. I already struggle to make a left hand turn from the Dove Point entrance into Spout Springs because of the constant flow of traffic. There are times when I'm 10 plus cars back.

Not only is traffic a concern, I'm also extremely concerned about the influx of students and pressure this will be putting on the schools, specifically Spout Springs Elementary. The classroom size is already pushing 30 children per classroom and there are multiple communities that have not been completed plus a single home community and a townhome community that have not even started to build yet. This apartment complex, if approved will only further cause more overcrowding in a school that doesn't have the space to accommodate these children and no plans for another elementary school to be built in the area.

Statistically, apartments have higher crime rates and a higher volume of 911 calls. If apartments and high-density living keep getting approved in this area, it will also put pressure on local law enforcement and the fire department.

Am I concerned about the value of my home? Absolutely! I'm concerned that we choose to live far from the city and more and more Hall County is approving housing more suitable for an urban area. If this continues to happen, it will drive the middle class out of the area and property values will continue to decline. Yes, there needs to be an option for lower priced housing, but single-family homes are what will preserve the integrity of this area.

Approving re-zoning requests shouldn't be simple and done without thought or research. Many factors such as the ones listed above should be taken into consideration. These apartments don't just affect our neighborhood.
Furthermore, if the applicant requesting the re-zoning cared about the integrity of this area and not just the dollar, he would have come fully prepared with plans and not leaving the planning committee with unanswered questions.

I'm asking that you strongly consider denying this request and make Hall County a place of smart growth.

Thank you,
Christina Sweeting

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 7:24 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: Judy Whitehead <jvwhitehead75@gmail.com>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

1731 Friendship Road | REZONE & VARIANCE | 10-16-2023 | ZL RK | KLG | BG | RD

As a follow up to my email on 10/11/2023 I offer the following for additional detailed consideration:

Based on the letter from Randi Doveton, Director of Planning & Development, October 6, 2023 it appears the Hall County Traffic Engineer comments refers to the coordination for driveway access on Friendship Rd. (see below)

Hall County Engineers and the applicant Engineers are required to ensure that proposed applications comply with state/federal installations and codes for the safety of the public!

THE STATE, GDOT, (and FHWA) HAS SPOKEN BY INSTALLING THE R CUT OUT AND BUMP OUT, HALL COUNTY CANNOT APPROVE THE APPLICATION BASED ON THE PROPOSED ROAD LOCATION.

Hall County should reject the application and the Engineer be required to change the access road to accommodate the state installed installations for the safety of the Public.

Georgia Department of Transportation

In an email dated August 15, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Require GDOT coordination for driveway access on Friendship Rd
(B) Require GDOT coordination for driveway access on Friendship Rd
(C) Require GDOT coordination for driveway access on Friendship Rd

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

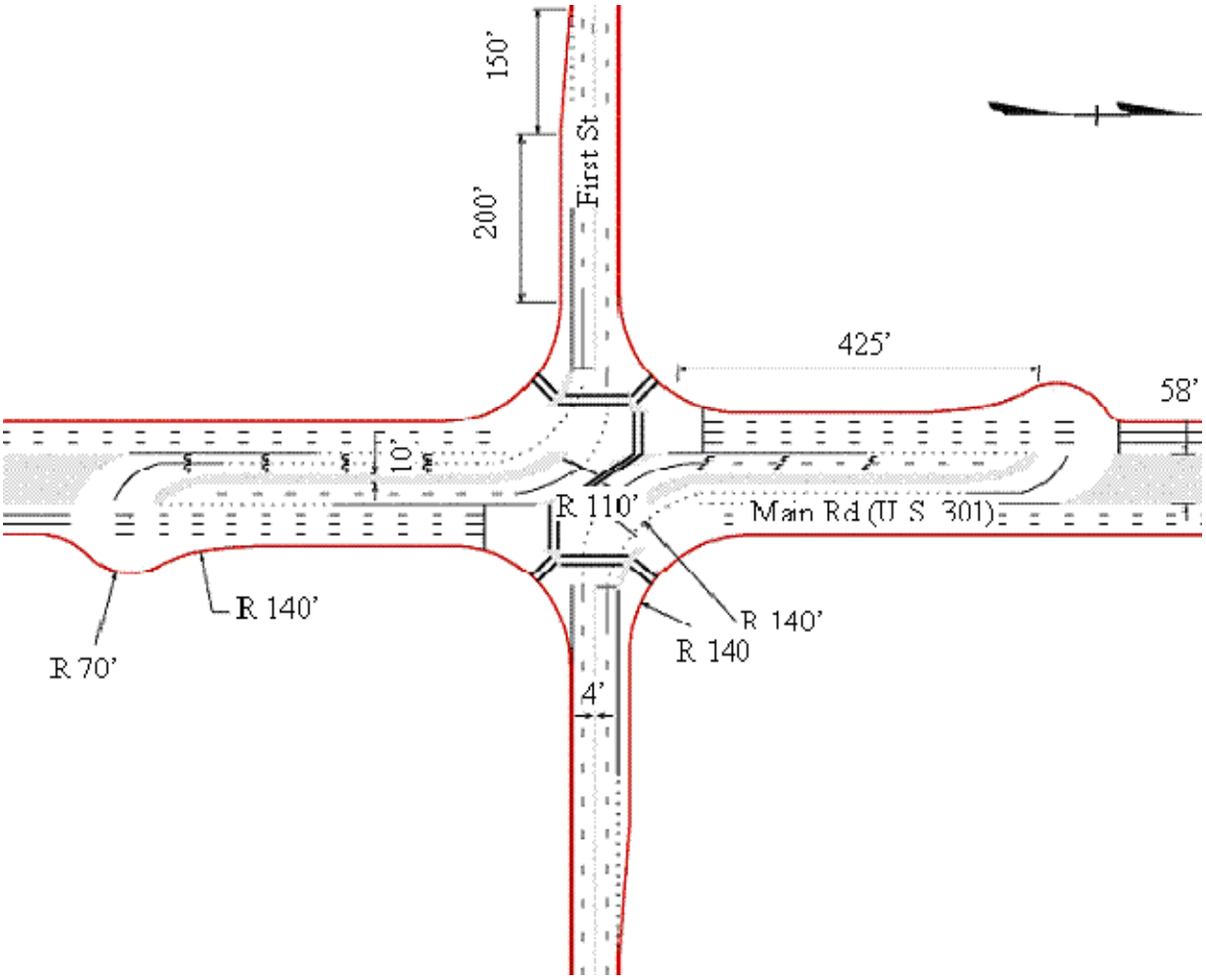

Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:36 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Hi Fred,
Thank you. Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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We have it all in Hall

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 8:35 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Application of Tim Wilbanks/Friendship LUXE

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 Jennifer,

Below is the email that I referenced in my email today that was sent to kcooper and rdoneton for your records.

Regards,

Fred Rubin
6434 Hickory Branch Dr.

----- Forwarded Message -----
From: Fred Rubin <rubinfg@yahoo.com>
To: kcooper@hallcounty.org <kcooper@hallcounty.org>; rdoveton@hallcounty.org <rdoveton@hallcounty.org>
Cc: rhiggins@hallcounty.org <rhiggins@hallcounty.org>; frsosebee@hallcounty.org <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Wednesday, October 11, 2023 at 09:47:00 PM EDT
Subject: Application of Tim Wilbanks/Friendship LUXE

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deacceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWY rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

.

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

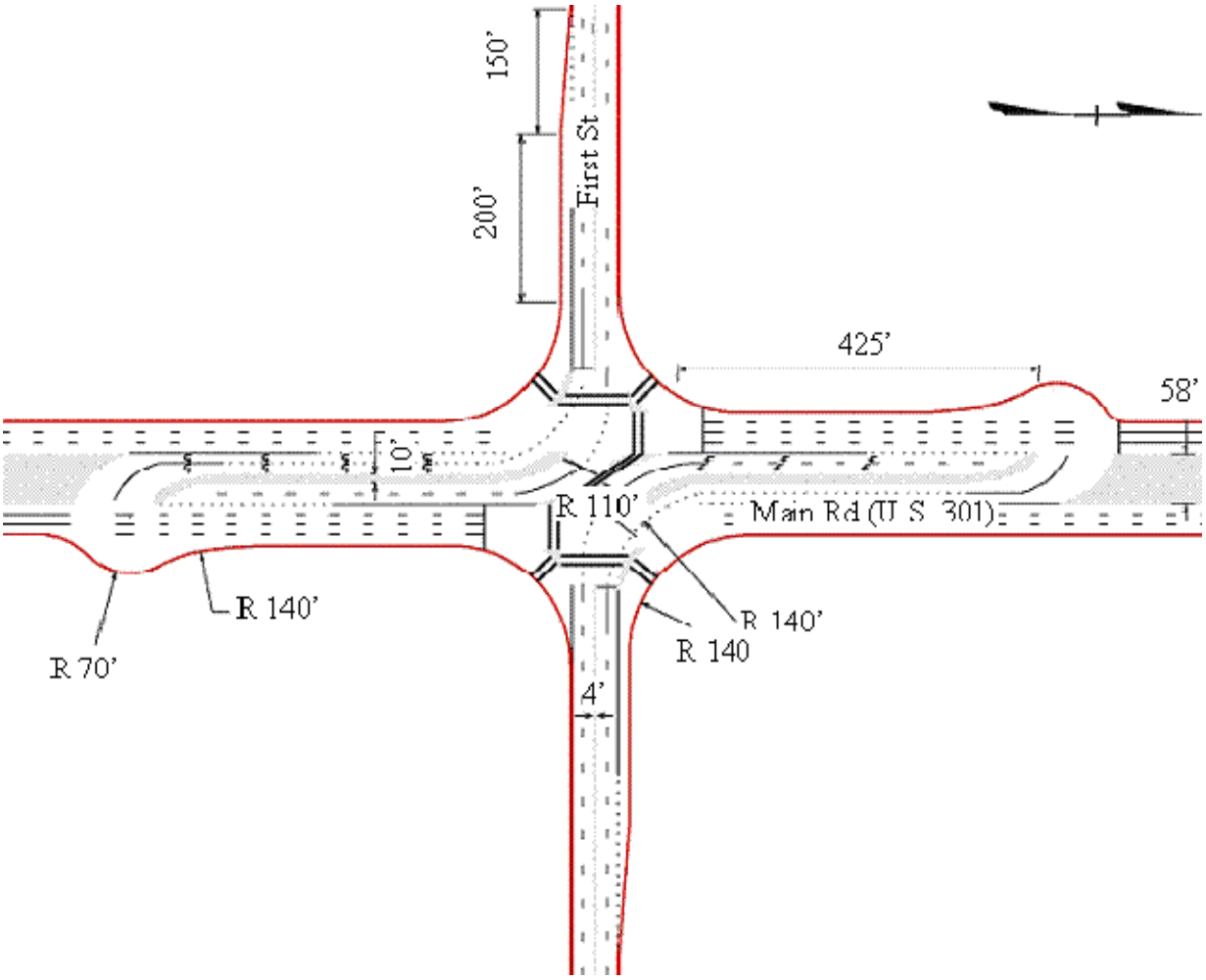

Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059]

Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com

Crews to begin work at SR 347 and Grand Reunion Dr.

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

RCUT Interchanges (J-Turn Intersections) - GDOT (ga.gov)

5.

RCUT Brochure.pdf (ga.gov)

Regards,

Fred Rubin
6434 Hickory Branch Dr.

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

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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

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, October 12, 2023 11:45 AM
To: Jim Mikoy
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Wilbanks / 1731 Friendship Rd. Application

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Thursday, October 12, 2023 11:35 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: Wilbanks / 1731 Friendship Rd. Application

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.

Commissioners,

IF there are **CODES and laws**, they need to be enforced ! This should be non-negotiable. During the Planniong Commission meeting Monday, Sept. 18, 2023, AFTER stating several Georgia Codes that were not met in the proposal, the chairman continued to ”negotiate” with the applicant about his proposal so they (Planning) could approve it. Why wasn’t the applicant simply told his proposal did not meet those codes and laws, was not acceptable for that property, and deny his request right then?

The applicant argued the requirement condition for a 25’ natural buffer plus additional 15’ from both the Reunion golf course and houses where those property lines are abutted. The natural buffer needs to be greater than that.

Never addressed by the Planning Commission:

* the already **dangerous**, horrendous traffic situation near/at Reunion’s Friendship Rd entrance/exit.

* **fire regulations** and the fire departments ability to serve the proposed were never addressed.

* the plethora of **existing apartments not at capacity currently**. The hospital employees and "young" people needing residences, as the developer stated, could well use those. They are listed below.

* the **devaluation of the homes** in Reunion created directly by apartments.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

LOW END businesses will do nothing but devalue our homes **and** the immediate surrounding area as well as the county. The developer could not state what businesses he would add on the property.

The pastor of Celebration Church, owner of the property, in a correspondence between Holly Williams and himself, stated "When we were first contacted by the buyer, we were told they were building townhomes and we figured they would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract**, we were informed that t**he builder had changed to apartments**. I understand that this situation is frustrating, and I appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose".

We are opposed to this rezoning request.

Please, please protect the safety and integrity of Hall County and the areas surrounding the subject zoning change requests.

Jim and Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Existing apartments are:

The **Harrison at Braselton** (previously Noble Pines) opened 2019, 248 units. As of 8/24 93% capacity. This complex is behind the Aldi and across the street from the location of the proposed rezoning request.

The **Finch-Braselton** also across the street from the postposed rezoning request. 275 units, 7% occupied as of July.

The **Chateau at Highlands** (55+) off Friendship, just down from Dell Webb-Chateau Elan, less than 2 miles from the 2 apartment complexes off Thompson Mill. 152 units, opened January 2023, 25% capacity.

Mill Creek Springs less than 2 miles from the proposed rezoning request off Spout Springs. New SF and townhome rental community, 196 SF homes and townhomes, 10% rented

Anael Dominguez (CDI: Planning)

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Thursday, September 28, 2023 7:04 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Re: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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Please include it.

On Sep 25, 2023, at 8:29 AM, Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org> wrote:

Good morning,
Your subject reads “Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development” but you are referring to the 1731 Friendship Road (Tim Wilbanks) application, correct?

Just need written confirmation to include with the correct application.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org
<image001.png>

From: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Sent: Monday, September 25, 2023 8:05 AM
To: Jim Mikoy <jrmikoy@gmail.com>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Subject: RE: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk

Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org
<image001.png>

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, September 23, 2023 7:36 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: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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Commissioners and All,

During the Planning Commission meeting Monday, Sept. 18, 2023 to hear the applicant for this development, it became clear the commission chairman was trying his best to get the applicant to "tweak" his proposal and resubmit so the Planning Commission could approve the application. The applicant had no clear answers to the questions posed to him about what retail he would include.

After stating several Georgia Codes that were not met in the proposal, the Planning Commission continued to ask the applicant if he would come back with a plan that they would approve. Following the reciting of the laws and Codes to the applicant, the application should have been simply denied and tabled.

The Planning Commission told the applicant that there was to be a 25' natural buffer plus additional 15' from the Reunion golf course and houses' property lines to his proposals. The applicant argued against this condition. The natural buffer actually NEEDS to be greater than 25'. Imagine looking our your window at once was a lovely view of the golf course and wooded area and now you're gazing upon an apartment building.

IF there are CODES and laws, they need to be enforced !!! Why was the applicant not simply told his proposal was not acceptable, deny his request and stop right there?
Hall County cannot continue to bend ? The Commissioners need to protect the integrity of Hall County.

The horrendous and **already dangerous** traffic situation near/at Reunion's Friendship Road entrance/exit **was never addressed** by the Planning Commission.

The fire regulations, as well as the **fire department's ability to serve the proposed**, were **never addressed** by the Planning Commission.

The plethora of **existing apartments not at capacity currently** was **never addressed** by the Planning Commission. The hospital employees and "young" people needing residences, as the developer stated, could well use those. They are listed below.

The **devaluation of the homes** in Reunion directly created by apartments was**never addressed** by the Planning Commission.

The developer could not state what businesses he would add on the property. LOW END businesses will do nothing but devalue our homes and the immediate surrounding area as well as the county.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

The **pastor of Celebration Church**, owner of the property, in a correspondence between Holly Williams and himself**, stated** "When we were first contacted by the buyer, we were told they were building townhomes and we figured

they. would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract,** we were informed that the **builder had changed**to apartments. I understand that this situation is frustrating, and I

appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose!"

Existing area apartments:

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%**.

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.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity and safety of all of Reunion, the surrounding areas, and Hall County.

Jim AND Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, September 21, 2023 11:26 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Proposed Apartments on Friendship

Please add to the file.

From: Kaley Ivins <kcivins10@gmail.com>
Sent: Thursday, September 21, 2023 11:24 AM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Proposed Apartments on Friendship

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.

Hello! I am a resident of Reunion. My family of five moved out of Gwinnett to Hall years ago when we saw the direction Gwinnett was going in. We love our neighborhood and the surrounding community and are sad every time we hear of more developments coming in that may change the make up of that. The traffic is already ridiculous and dangerous enough and adding the proposed apartments will only stretch the already stressed infrastructure more. Roads, law enforcement coverage, school system, hospital, etc. will all suffer from another large multi-family complex. Not to mention the change in scenery and decrease in home values. Trees are a good thing, right? I am writing today to ask that this application for apartments be denied. I sincerely appreciate your time in reading this email and will continue to follow this decision. My hope is that Hall will continue to be the community we fell in love with and wanted to raise our kids in, and not the next Gwinnett.

Kaley Ivins

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, September 20, 2023 2:58 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Jennifer Rivera (Administration)
Subject: FW: 1731 Friendship Road - 185 Apartments

Ana,
Please add to the file and Accela. This is on the 10-16 PC Agenda; tabled from 9-18.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Kurt Ward <braseltonmayor@gmail.com>
Sent: Wednesday, September 20, 2023 2:55 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Subject: 1731 Friendship Road - 185 Apartments

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Please forward to the Planning Commission and Commissioners not already copied.

In relation to the rezoning request at 1731 Friendship Road, please consider several portions of the Hall County Comprehensive Plan and several portions of the Braselton Comprehensive Plan and Braselton Development Code.

Hall Co. Comp. Plan (2022)
In the Hall County Comp Plan (2022), the Hall County Future Development Map indicates that the area in question for this zoning is "Residential" and shaded yellow. (Comp. Plan 2022, p. 18) As further defined in the Hall Co. Comp. Plan (2022), "Residential" property in Hall County allows a density/intensity of 2 dwellings per acre with moderate density and subdivision design setting aside a high percentage of open space. (Comp. Plan 2022, p. 27) The "Intent" of this area is to "PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities". (Comp. Plan 2022, p. 27)

<< https://www.hallcounty.org/DocumentCenter/View/9776/2022-Comprehensive-Plan?bidId= >>

The long-established residential in this community include Reunion, Clearwater Plantation, Reflections, Riverstone Park and Mulberry Park. The more recent established residential in this community include zoning approvals for multi-family apartments and zoning approvals for townhomes - neither of which fall within the 2 dwellings per acre of moderate density.

More detailed information on these recent developments is available for review.
<< https://www.braseltonmayor.org/hallco >>

Please consider preserving the nature and character of this community consistent with the long-established neighborhoods. This is not a "us-four-and-no-more" request. This is a request to recognize the high standard of living already created by Hall Co. and Braselton in this area (which is very hard to do), and a request to preserve what has been created by maintaining "consistency with surrounding suburban densities".

Braselton Comp. Plan
For reference on the surrounding area we identify as Braselton West, our Comp. Plan. (p. 105) sets density at up to 5.9 units per acre for this area.

<< https://cms2.revize.com/revize/braseltonga/document_center/Planning/Planning%20Docs/Comprehensive%20Plan%202020%20Final.pdf >>

Braselton Development Code
Braselton also addresses multi-family and townhome communities in our Development Code. Under Article 8 (p. 13), Braselton limits Maximum Acreage Gross Density to 8 units per acre for Residential Multifamily.

<< https://cms2.revize.com/revize/braseltonga/ARTICLE%20VIII%20DISTRICT%20USES%20LOT%20SIZE%20AND%20DENSITY%20STANDARDS%202022.pdf >>

Thank you for considering our vision for the character and residential nature of future growth in this area.

Best regards -

Kurt R. Ward
Town of Braselton, Mayor
BraseltonMayor.org
- Content may become subject to requests for open records.
- Sent via mobile ~ expect typsos.

Anael Dominguez (CDI: Planning)

Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

From: Lindsay Rock <lindsaymrock@yahoo.com>
Sent: Tuesday, August 15, 2023 2:28 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

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 185 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.

-- 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: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 17, 2023 3:07 PM
To: giordano.rg@gmail.com
Cc: Rob Giordano; Kathy Cooper (County Commissioner); Frank Sosebee (Planning); Jennifer Rivera (Administration); Gina Pilcher; Richard Higgins (County Commissioner); Anael Dominguez (CDI: Planning)
Subject: RE: STOP APARTMENTS NEAR REUNION

Mr. Giordano,
We have received your comments and they will be included in the packet that is forwarded to the Board of Commissioners for the December 14th voting meeting.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Rob Giordano <giordano.rg@gmail.com>
Sent: Tuesday, October 17, 2023 1:58 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: STOP APARTMENTS NEAR REUNION

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.

Hello,

I was unable to attend the committee meeting on 16 October 2023. This email is to present my concerns on adding 185 apartments at the entrance of our community. This will absolutely hurt the home values and erode the quality of life we currently have in the neighborhood. Additional traffic and noise will certainly have a negative impact on the residents of Reunion Country Club.

Rob Giordano

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Robyn Strickland
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Saturday, October 14, 2023 3:57 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

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.

Good afternoon,

We will be attending Monday's meeting again, but we respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units

B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project

C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.
-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.
-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is neither similar nor adjacent.
-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

Thank you for your time and very careful consideration on this matter.

Robyn & Michael Strickland
5786 Porch Swing Place
Hoschton GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 9:01 AM
To: stacey@miller-web.com
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: FW: Vote No to the Reunion Apartments

Your comment has been received and forwarded to Planning for 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: Stacey Miller <stacey@miller-web.com>
Sent: Thursday, September 14, 2023 7:12 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; rdoverton@hallcounty.org
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Re: Vote No to the Reunion Apartments

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 Commissions and Planning Committees ,
I write this email to you feeling disappointed and worried about the future of this surrounding community. This is not what I had envisioned for my family nor what I inferred on your future plans for Hall County. Seems like the decisions being made are creating a subdivision surrounded by mass traffic and high density housing. This same thing happened to the last state we lived in and we saw all the issues with traffic, overcrowded schools which caused issues within the schools and higher crime in the area . After moving back to this area in 2000 we were hopeful based on what we read on the Hall County Website we would not see that happen here.

We have been residents of this area for over 20 years. We lived in the Reflections area (Flowery Branch and Doc Hughes) in 2000. It was a peaceful area with low crime. I can no longer say the same. I know growth is going to happen but yall are in charge of making smart decisions for our families as I would hope you would with yours. My kids spend enough time in the car, I don't want to worry about their safety the more we continue to pile on more housing without the expansion of roads.

Here is why I am asking you to vote no to the 185 -unit apartment complex next to Reunion.

1. Our infrastructure does not have the capacity to handle the following
-It took me over 5 minutes to make a turn out of Publix the other day, now add a bunch more apartments (high density housing) to an already overcrowded area.

-I am unable to get a dr appointment now. I laughed when I went to the emergency room for a pretty bad car accident, he told me to see my primary dr in the next few days. It takes me about 6 -9 months to get in now. This wasn't the case years ago and now add more housing. I can barely get my kids a pediatric appt either.

-The schools are already bulging at the seams, is there a plan to build another school?

2. The location next to an already very busy spot. We have several things going on such as a storage unit and other apartments in the area. There are approved housing and apartments in the works that havent been completed so we are not sure the impact on an already busy area. I am still curious how someone with a camper and a boat will be able to make the turn and get up to the speed on the road without causing accidents. Now add another 185 unit apartment (which could be another 740 cars- from what I see in apartments, mutli families are moving into one unit, yes the leasing agent has no idea)

3. This does not fit with the long term plan. This does not give the residents a better future, can we please please let the infrastructure catch up before approving!!! Again, we still don't know what the current approved projects in the area are going to do to our schools, our physicals, and to our roads!!!

4. It will ruin what is beautiful in the area. Hall County has this beautiful golf course which brings money to the area. It has already been ruined by the reunion expansion as I am sure you have seen pictures from the hill. Developers make promises they are not willing to keep and the residents are the ones left with the disasters...

When I lived at the Noble Vines Apartments for 2 months till we could move into our home we had a major domestic violence issue next door. My kids didn't need to be around this...There were probably 3 families living in the 3 bedroom apartment. I realize affordable housing is important, but to add to an already taxed infrastructure is only going to make issues worse. There is a reason Johns Creek and Milton have low crime. They do not approve of certain things in their communities.

At least when Gwinnett added more housing they increased the parks in the area, which we do not really have many around. Could we not use that land for a nice park? Or something beneficial too the surrounding residents but still keeping the beauty intact. Unless we want to be LA in a few years then we can keep doing what this area is doing-approving left and right...the tearing down trees will increase the temps in the area and the smog (since trees absorb a lot of it) Plus it will start looking trashy....which is sad because 20 years ago this area was absolutely gorgeous. It is in your hands....is this area what you would want your children living and growing up in?

I appreciate you taking the time to read my email.
Please for the sake of all of our families, vote No!!

Stacey Miller
404-784-6217

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, August 16, 2023 11:16 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposed of the 185 Apartments on friendship rd

Please add this in the HCPC folder and the Accela file

From: Staci Lastinger <lastinger.staci@yahoo.com>
Sent: Wednesday, August 16, 2023 10:52 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposed of the 185 Apartments on friendship 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.

Dear Board of Commissioners and Planning Commissioners:

I wanted to send a quick email to show my opposition for the 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 2+ 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. This community is unique and this is not something we need in our community.

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 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.

-- Property values in Reunion and other nearby subdivisions will most certainly go down. As I said before, I have lived here for 2+ 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. Spout Springs Elementary school is already at capacity and our children will suffer with these apartments being added + all the other neighborhoods being built by us.

-- 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.

Thank you!
Staci Lastinger

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, August 22, 2023 3:27 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

Ana,
Please add to all applicable files and database.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Tammie <tgoody03@gmail.com>
Sent: Tuesday, August 22, 2023 3:22 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; tbell@hallcounty.org
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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'd like to take a moment and voice my opposition to the 185-unit multi-family development that is being proposed to be located at “0 Reunion Way” and “1731 Friendship Rd” in South Hall County, outside of Reunion Country Club (buyer is requesting rezoning to multi-family with a potential retail site). This property abuts to the main Reunion entrance and the

beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 14 years. I also happen to be one of the first homes in the neighborhood located on hole 1. I am one of the "unlucky" recipients who received the "Notice of Public Hearing" sent out by Hall Co Government, meaning I am within 500 feet of the proposed property.

I have always loved my neighborhood and backyard, but when Friendship was constructed through the previous front entrance of Reunion, the wooded area largely disappeared. During fall and winter when the trees are sparse, I can already see Friendship and the traffic noise can be very loud (at all hours of the night). I can only imagine what it would be like with no wooded area at all and a185 unit apartment complex built right there, 500 or less feet from my house. This is detrimental not only to me, my family and my property, but all those who live along hole 1 and Friendship Rd, as well as Reunion and the golf course as a whole.

While I have enjoyed seeing growth in this area (the hospital, restaurants, stores), I do not want this growth to include multi-family units/apartments. This is not the type of growth this area needs or wants. We need to be more responsible in how the city grows. We do not have the infrastructure to handle another 185+ people (assuming 1 person per apartment, which we all know will not be the case).

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 units would only make traffic worse. We don't have the room for more cars on the road in this area of Friendship. I travel on Friendship Rd. daily, and we have more and more traffic. Spout Springs is a nightmare. Lines at red lights are longer and longer, even during non-rush hour times of day. Trying to turn out of Reunion in the evenings and cross 2 lanes to make a U-turn, with the speeding traffic, tractor trailers, and evenly spaced traffic just so that it is impossible to turn out, is also a nightmare. Add another 185 multi-family units, on top of the continued building in Del Webb across the street from Reunion, the new 62 and older condo units just down from Celebration church, and the "new" Reunion expansion, is just too much.

-- 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. Eliminating the natural buffer that remains on hole 1 and Friendship will certainly decrease the value of many properties in Reunion, mine definitely, but also the value of the golf course to the community.

-- It's no secret that apartments can often attract a different economic level and often do not have just families, but units with roommates, younger adults, partiers, etc. They often bring increased crime to the area they're built in and bring issues to the schools. I have a family, and this area should remain a family oriented area.

-- The schools in this area are very desirable. I know Reunion is sought after largely due to the fact that we are zoned for Spout Springs AND Cherokee Bluff MS and HS. None of those schools can handle the increased population of this proposed property or any of the others

being built in the area, especially this one and the new Reunion that will add 100s of more houses. My kids are both at the high school now and my daughter was in the first class when the school opened. The school remains packed even with the middle school moving to their new campus. The high school cannot handle this and class sizes will be even bigger than they are, which some are at 25 - 30+ kids as it is. Some students aren't impacted by class size, but so many are, my son very much so. And, let's not forget about the teachers. Their classes are already full and will not be able to handle more students than they already have. It's definitely not fair to ask teachers to take on 30 or 40 kids in one class six times a day.

-- I worry about the environmental impact on our community. My backyard has a stream that runs through it and I know it runs all along hole 1 and up to Friendship. I was told when I purchased there is a buffer required between the stream and anything I want to build on my property. Shouldn't there be required buffers on this property to protect the natural streams? How would they be allowed to fill in the streams? I would think Environmental regulations would hold true for this property as well. Not just that, but cutting down all the trees (clear-cutting is what I imagine they will do) further impacts our environment. It impacts us by taking away the buffer/shade/cooler areas we get from not having direct sun on our homes, backyards, etc. The cleaner air we have when we have trees around! Allowing this to proceed will just cause irreversible harm to our direct environment, and let's not forget about what will happen to the remaining wildlife we still have. Wildlife is being driven away every day by over development in this exact area of Hall County.

-- 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 this area of Hall County. We do not want to be the next Gwinnett County. We all chose to live here in Hall County, and not Gwinnett, for a reason. We cannot let over development and crammed multi-family development turn us into anything like that county. Hall Co is special, and we need to keep it that way.

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.

Thank you for your time!

Sincerely,

Tammie Goodballet

5640 Grand Reunion Dr.

Hoschton, GA 30548

email: tgoody03@gmail.com

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 3, 2023 8:37 AM
To: Ted and Gail Sawyer
Cc: Beth Garmon (CDI: Planning); Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration)
Subject: RE: 185 apts outside of Reunion

Mr. And Mrs. Sawyer,
We have received your comments and they have been add to the file and will be included in the Commission packets.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Ted and Gail Sawyer <sawyergt@hotmail.com>
Sent: Monday, October 2, 2023 6:33 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: 185 apts outside of Reunion

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 have written before, and attended all of the meetings, including the last one, and are most disappointed how this has been handled. The presenter for the builder to be of these 185 apartments did not meet code on many things. Some of them included three stories, which he seemed unaware of, buffer areas., 500 feet from highway 347, number of entrances and fire codes. When you have the Committee let him drone on for two hours asking could he meet these requirements? It should've been sent back immediately. He didn't meet the requirements!

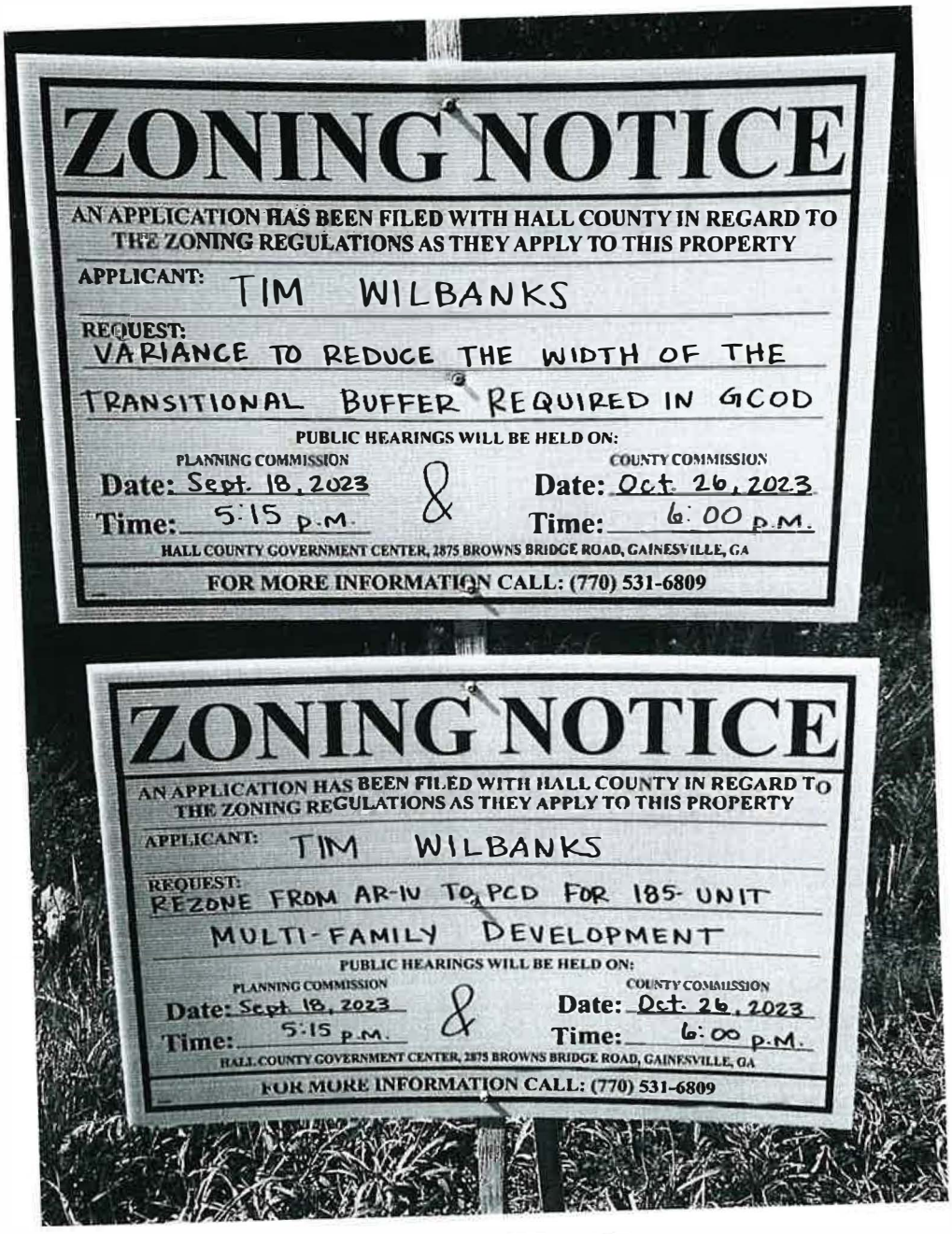
We have lived in Reunion 20 years and watched the whole area grow, but this is unbelievable even if Celebration Church is selling after I'm sure they were compensated when the 347 went through. Take away the fourth floor or 45 apartments that is still 140 units possibly 250 cars coming out and in!

If any of you drive out before the next meeting, you will see we are saturated for traffic coming out of our entrance. And they will be roughly 300 feet down the road? That U-turn across from celebration Church. How will that work for Del Webb trying to make U- turns or anyone else? Are you all aware of this area and how it looks on 347?

Lastly, that he bought a commercial lot or wants to put a commercial entity right by our entrance such as a gas station, or a bank or an office building. Where do you see that outside of any residential community in Hall County?
That should be tabled as that is not appropriate outside of an 800 house community. We have three banks and three gas stations 1 mile away off of spout Springs Road …totally, totally unnecessary and how in the world would these people get in and out???

Sincerely,
Gail and Ted Sawyer
7320 Grand Reunion Drive, Hoschton, 30548

Sent from my iPad



ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE THE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: Oct. 26, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM AR-IU TO PCD FOR 185-UNIT MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: Oct. 26, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

PCD

Narrative
Friendship LUXE Development
H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PRD Zoning

The apartment development (PRD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

2

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PLANNED DEVELOPMENT DISTRICTS

Planned Residential Development (PRD)

A Planned Residential Development may allow for a more flexible placement, arrangement and orientation of residential structures, the accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. It may also provide for a mixture of housing types (single-family, two-family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development should make maximum use of natural features and, through proper site planning measures, it should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts, which might result from a higher density development.

Planned Office Development (POD)

A Planned Office Development should contain orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character shielded from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.

Planned Commercial Development (PCD)

A Planned Commercial Development shall provide for the maximum attainable commercial usage of property while employing the best aspects of prior site planning and development controls to insure the following:

- Protection of surrounding residential uses;
- Safe access by motorists;
- Minimum traffic congestion; and
- A development that is consistent with long-range plans of the County.

A limited number of carefully planned residential uses may also be included in a planned commercial development.

Planned Industrial Development (PID)

A Planned Industrial Development should consist of land that has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a PID.

Planned Commercial Farm District (PCFD)

The land within the County designated as Planned Commercial Farm District shall be represented by large district areas of at least thirty five (35) acres or more that are devoted to intensive agricultural production in the areas of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production. Individual farms within the district area cannot be smaller than five (5) acres. Areas within this zone are not intended to be used for small-scale farming, gardening, small poultry operation or idle pasture land that are more appropriately located in the agricultural-residential or other zoning districts. The land should be in use for good faith farming or agricultural uses worthy of protection and preservation.

2

HALL COUNTY
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PLANNED DEVELOPMENT DISTRICTS

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Corridors

Intent: ENHANCE and **MAINTAIN** well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, **CREATE** employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.

General Characteristics: Corridors in Residential and Rural Residential areas, and multi-jurisdictional corridors (Atlanta Highway and Browns Bridge Road), are generally those roadways that are intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods. Non-residential uses along corridors in Residential and Rural Areas should be located in close proximity to Community Crossroads or Activity Centers. Access should be from secondary roads so as not to impede traffic flow, and adjacent businesses should share interparcel access.

Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators. Corridors adjacent to Lake Lanier should accommodate lake-oriented commercial uses with effective screening, where appropriate.

Application: Corridors are located throughout Hall County and are classified into three categories: Mixed-Use, Employment, and Lake Supportive.

Primary Future Land Uses

- Mixed-Use Corridor: Retail activities, office-based employment, civic uses, single-family residential
  - Low-impact industrial or higher density residential only where the same is found on adjacent properties
- Employment Corridor: Industrial uses, business parks, technology based operations
- Lake Supportive: Commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants)

Implementation Strategies (see Chapter 3)

- ED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3
- DP 3.1, DP 3.2, DP 4.2, DP 4.3, DP 6.2
- RC 6.1

DESIGN PRINCIPLES

Density/Intensity

- Low-Moderate – Lake Supportive, Mixed-Use
- Moderate-High – Employment

Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses adjacent to residential areas and where uses have outdoor displays/storage/sales

Transportation

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, accel/decel lanes)

Infrastructure

- Public sewer availability (Residential areas; along 985/365)
- Public water with no public sewer (all other areas)

Note: Images are for example purposes only and may not be located in unincorporated Hall County.

*Public Comment Documents submitted at the October 16, 2023 PC Meeting

4

DEFINITION OF ADJACENT

ad·ja·cent

[əˈjās(ə)nt]

ADJECTIVE

1. next to or adjoining something else:
2. GEOMETRY
   (of angles) having a common vertex and a common side.

The only properties "ADJACENT" to this proposal is a golf course, single-family homes and equally important undeveloped land.

*Public Comment Documents submitted at the October 16, 2023 PC Meeting

ONING NOTICE

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L ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

CANT: TIM WILBANKS

UEST:
RIANCE TO REDUCE THE WIDTH OF THE
RANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO H-B FOR
PERMITTED USES WITHIN H-B

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: OCT 16, 2023
Time: 5:15 P.M.

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REQUEST:
REZONE FROM AR-IV TO PCD FOR 185-UNIT
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PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO H-B FOR
PERMITTED USES WITHIN H-B

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Oct 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO PCD FOR 185 UNIT
MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Oct 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Sep 20, 2023 12:07:30
5909 Bellflower Way
Hoschton
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE USE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN R100

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: Sept. 5, 2023 — Time: 5:15 p.m.

&

CITY COUNCIL — Date: Dec. 5, 2023 — Time: 6:00 p.m.

FOR MORE INFORMATION CALL: (770) 531-6806

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM RR TO R3 FOR 185 UNIT MULTI FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: [illegible] — Time: [illegible]

&

CITY COUNCIL — Date: [illegible] — Time: [illegible]

FOR MORE INFORMATION CALL: [illegible]

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM RR TO R3 FOR 185 UNIT MULTI FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: [illegible] — Time: [illegible]

&

CITY COUNCIL — Date: [illegible] — Time: [illegible]

FOR MORE INFORMATION CALL: [illegible]

Sep 20, 2023 12:11:51
5560 Thompson Mill Road
Hoschton
Hall County
Georgia

ZONING NOTICE
TIM WILBANKS
ZONING NOTICE
TIM WILBANKS
ZONING NOTICE
TIM WILBANKS
Sep 20, 2023 12:15:44
1685 Lanier Islands Parkway
Hoschton
Hall County
Georgia

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 686/2023

SUBJECT: **1731 Friendship Road | Variance |** 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 **| Proposed Use: 185-unit multi-family development and permitted uses within Highway Business (H-B) |** Commission District 1 **| Tim Wilbanks, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:
Denial.

Purpose of Request:
1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within Highway Business (H-B)** | Commission District 1 | **Tim Wilbanks, 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:

Request to Withdraw
Board Memo
Recommendation Report
Application
Updated Narrative
Original Narrative
Updated Site Plan
Original Site Plan
Maps
Legal Description
Traffic Study
Environmental Health Comment
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photos

December 1, 2023

To: Hall County Planning Department
2875 Brown Bridge Road
Gainesville, Ga. 30504

From: Tim Wilbanks
Applicant rezoning
1731 Friendship Road
Flowery Branch, Ga. 30542
Tax Parcel # 15041 000190

This rezoning has 3 requests included in the application. A. Rezone to PCD from AR4, B. Rezone to HB from AR4. And C. Variance to reduce buffer in the Gateway Corridor Overlay District. (GOCD)

It is request C. that I would like to address. I would like to formally withdraw (Request C) from the application and have it not be included in the request going before the Hall County Commissioners December 14, 2023.

If you have any questions pertaining to this matter, please contact me at:

Tim Wilbanks 770-654-0084

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: November 27, 2023

Subject: **1731 Friendship Road | Variance |** 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel | **Proposed Use: 185-unit multi-family development and permitted uses within H-B | Tim Wilbanks, applicant.**

The request before you is the request of Tim Wilbanks for a Variance from 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District to allow a 185-unit multi-family development and permitted uses within H-B. This item is located within Commission District 1.

At their September 18, 2023 meeting, the Hall County Planning Commission voted to recommend denial **(4-0, Hunt absent)**.

There were **eighteen (18) comments submitted** in advance of the Planning Commission meeting and **eight (8) people 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 ..... Tim Wilbanks

Request ..... **(A)** Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (7.33± acres)

(B) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (2.72± acres)

(C) Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District (GCOD, 17.420)

Proposed Use ..... **(A)** 185-unit multi-family development

(B) Permitted uses within H-B

(C) Reduce the required transitional buffer from 25 feet to 15 feet

Size ..... 10.04± acres

Zoning ..... Current Agricultural Residential IV (AR-IV, 17.120) / Gateway Corridors Overlay District (GCOD, 17.420) | Proposed Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (A - 7.33± acres) and Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (B - 2.72± acres)

Location ..... **1731 Friendship Road |** Tax Parcel 15041 000190

Commission District ..... One

Planning Commission Date ..... October 16, 2023

Staff Recommendation ..... **(A) Approval** as the proposed use is consistent with Mixed-Use Corridor future land use category as found in the Comprehensive Plan, and previous approval across the street.

(B) Denial as it would create an isolated district, there are permitted uses within H-B that are not compatible with the adjacent developments, and there is insufficient information to assess the potential impact of uses listed in 17.150.010 on traffic or adjacent developments.

(C) Denial of the requested variance from the landscaping requirements from 17.420.050 as the applicant has failed to demonstrate that a hardship exist pursuant to the criteria of 2.60.030.

Planning Commission Recommendation……..(A) Denial

Vote: 2-2 (Pilcher & Varner opposed)

(B) Denial

Vote: 2-2 (Pilcher & Varner opposed)

(C) Denial

Vote: 4-0 (Hunt absent))

9-18-2023 Public Forum:

Michael Day, 5926 Ventura Place, Hoschton, spoke in favor. Spoke about the development in the area and funds from the sale.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were protections of neighboring properties, traffic, safety, commercial space use, and use consistency.

Judy Whitehead, 6419 Sycamore Drive, Hoschton, spoke in opposition. Concerns were traffic and safety.

David Gordon, 5910 Ashe Hill Place, Hoschton, spoke in opposition. Concerns were traffic and number on homes/apartment complexes in the area.

Tom McDermott, 7260 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were buffers, fencing, devaluing homes, complying with fire code, and traffic.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers and proximity of parking lot to property line.

Gary Hodges, 7316 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were privacy, golf course.

John Royer, 5781 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers, drainage, commercial use, and number of units.

10-16-2023 Public Forum:

Fran Bridwell, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were zoning, safety, traffic, and property value.

James Moore, 5647 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were the parking lot, vandalism, and privacy.

Gary Hodges, 7716 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were surrounding developments, buffers, and conditions.

Michelle Larson, 5778 Porch Swing Place, Hoschton, spoke in opposition. Concerns were emergency vehicles access, parking layout, crime, public safety, and traffic study.

Tom McDermott, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were use, zoning request, encroachment, driveway access, crime, and quality of life.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were golf course, request is incompatible with surroundings.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were proximity of their home to parking lot, equity, and drainage issues.

Summary Analysis

The applicant is requesting two rezoning actions and a variance on the 10.04± acre parcel. Specifically, the applicant is requesting to **(A)** rezone 7.33± acres from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) for the purpose of constructing a 185-unit multi-family development on the property. Additionally, the applicant is requesting to **(B)** rezone 2.72± acres from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) for unspecified commercial uses. Finally, the applicant is requesting **(C)** a variance from 17.420.050.C.2 to reduce a portion of the required transitional buffer in the Gateway Corridors Overlay District (GCOD, 17.420) from 25 feet to 15 feet. According to the site plan, this setback reduction is indicated along the northern property boundary and is adjacent to the parking area of the multi-family development. The 15 foot setback would also allow for an expanded development area for the proposed H-B portion of the property.

The subject property is undeveloped and wooded, with a bisecting creek which is proposed to be used as a baseline to subdivide the property between **(A)** the 7.33± acre Planned Commercial Development (PCD, 17.180.080) parcel and **(B)** the 2.72± acre Highway Business (H-B, 17.150) parcel.

The application materials and site plan dated 8-7-23 depict access to the site utilizing a single ingress and egress point from Friendship Road. The driveway for the multi-family development connects to the access drive, which continues to the west to the proposed H-B parcel. A 10 foot landscape strip is proposed along

the frontage of Friendship Road. A 25-foot transitional zoning buffer is shown along the right side and a portion of the rear property line, before it is reduced to a 15 foot buffer along the remaining rear property line, resulting in **(C)** the requested variance from transitional buffer requirements for non-residential properties in the Gateway Corridors Overlay District (GCOD, 17.420). Per the submitted narrative, the transitional buffer is reduced where adjacent to the Reunion Golf Course.

The submitted site plan shows a singular, four-story, multi-family apartment structure, consisting of 185-units, with a fully enclosed courtyard containing an amenity area. These amenities will include a swimming pool, bocce ball court, and pavilion. The average size of each unit will be 900 square feet and include full kitchens with a washer and dryer. The overall building area will be 169,408 square feet. The overall density for the 185-unit multi-family development will be 25.2 dwelling units per acre. Parking will exceed the minimum requirements of table 17.250.020(A), which requires a minimum of 1.5 spaces per multi-family unit for a total of 278 required spaces. The applicant is proposing 287 parking spaces, exceeding the minimum requirement by 9 spaces.

The remaining 2.72± acres is proposed to be rezoned to Highway Business (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420) for future commercial uses permitted within the H-B and GCOD districts. There are several permitted and conditional uses within Highway Business that are explicitly prohibited from GCOD (17.420.050(A)), such as adult establishments and junk yards. **The future development of this portion of the property will be subject to the development requirements at the time of application, and will be required to seek approval for any use within H-B or the GCOD that requires further Planning Commission or County Commission approval.**

The site plan depicts three monument signs for the development all located along the frontage for Friendship Road, one for the future commercial site on the H-B parcel, one for the multi-family residential building, and an entrance sign for the development as a whole. Per 17.420.060(1) and 17.270.070(C), one monument sign is permitted for each parcel. The site plan shows the entrance sign on the same parcel as the multi-family development, exceeding the number permitted by the zoning ordinance. No dimensions or renderings have been provided for the proposed signage, but the applicant can propose different development standards within a planned development; however, a master sign package must be submitted for review and approval by the County Commission if the package exceeds the limitations of the Gateway Corridors Overlay District signage standards.

One (1) **variance** related to landscaped buffer requirements will be necessary if the site plan, as presented, is approved as the proposal does not meet the requirements.

- A 25 foot landscaped buffer shall be installed where a commercial zoning district abuts property zoned for residential use as found in 17.420.050(C)(3).
    - *The applicant is requesting to reduce a portion of this buffer to 15 feet along the rear property line, where adjacent to Reunion Golf Course.*

The following development standards are required for Planned Commercial 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 a scaled site plan for the proposed development, which includes the number of stories.**

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 applicant has submitted a scaled site that show entry**

and exits points, as well as the locations of parking spaces, but loading and no parking zones are not included.

3. The proposed methods and location of all buffers shall be described. **The applicant has submitted a scaled site plan which includes buffer information, but no landscape plan is included to provide additional details.**

4. The proposed exterior lighting shall be shown. **The submitted narrative states that lighting will consist of LED non-spill fixtures.**

5. All proposed signs, advertising or identification graphics shall be indicated, showing their number, size, height and location. **The applicant has not provided details about the content, materials, or dimensions of the signage; proposed locations are shown on the site plan.**

6. The type and number of uses proposed for the commercial development shall be indicated. **The proposed use for the PCD portion of the development is a 185-unit apartment building and its associated amenities. For the H-B portion of the site, the applicant has not proposed specific uses and has indicated the zoning would be for permitted uses within H-B/GCOD.**

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 applicant has included building setback and buffer standards in their letter of intent. Any items not specifically proposed will be subject to the standards of the Suburban Shopping (S-S, 17.140) district.**

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. **The planned commercial development will be entirely dedicated to residential dwelling units and its associated amenities.**

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 and previous approvals in the vicinity. The mixed-use corridor contemplates future land uses to include retail activities, office-based employment, civic uses, and single-family residential. Further, higher density residential uses are permitted only where the same is found on adjacent properties. Chateau Senior is across the street and has 152 units.

Zoning Analysis

(A) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) / Gateway Corridors Overlay District (GCOD, 17.420) (7.33± acres) and

(B) Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420) (2.72± acres)

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; **Southeast of the proposed development site, across Friendship Road, exists a three-story multi-family residential development. To the northwest is part of the Reunion Subdivision and the Reunion Golf Course. The adjacent parcel to the west (tax parcel 15041D000249) contains entrance signage for the Reunion Subdivision.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, 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 Agricultural Residential IV (AR-IV, 17.120) within Gateway Corridors Overlay District (GCOD, 17.420). It is currently undeveloped.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed use may cause an excessive or burdensome use of existing streets and transportation facilities, depending on the number of visitors and residents the developments can accommodate. A traffic study was submitted as part of the application materials. The report recommends that the driveway to the development should be constructed across from the existing Celebration Church driveway, with one entry land and one exit lane, and a restricted crossing U-turn intersection with side-street yield-control. Also the report recommends the construction of a westbound right-turn deceleration lane along Friendship Road.**

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 and previous approvals in the vicinity. The mixed-use corridor contemplates future land uses to include retail activities, office-based employment, civic uses, and single-family residential. Further, higher density residential only where the same is found on adjacent properties; although not adjacent, a 152 unit multi-family senior housing on 5.77 acres was approved across the street in 2019.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **There are no records to suggest there have ever been improvements made upon this property.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **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 change would create an isolated district of Highway Business (H-B, 17.150) zoning on the 2.72± acre parcel. Planned Commercial Developments (PCD, 17.180.080) are intended to serve as a floating zone and are not considered isolated districts.**

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 of a 185-unit multi-family development is not out of scale with the needs of the county as a whole, providing needed housing supply to meet the increased demand of southern Hall County specifically. The density is consistent with the density approved across the street but is significantly higher than immediately adjacent development.**

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 H-B uses would be permitted without zoning action. However, the 185-unit multi-family development would likely require zoning action due to the nature of the use associated with PCD rezoning request.**

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.**

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.**

(C) Variance | Gateway Corridors Overlay District (GCOD, 17.420) Transitional Buffer from 25 feet to 15 feet

Section 17.420.070, appeals and modifications states that "if substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this chapter to the Hall County Planning Commission, unless otherwise specified in this chapter."

The Planning Commission is hereby authorized to grant variances from the strict application of this Resolution upon proof by a preponderance of the evidence that 2.60.030.J provided the request meets the criteria set forth in 2.60.030.K.

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There does not appear to be extraordinary or exceptional conditions pertaining to the subject property. 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). Additionally, as there is no proposed site layout for the H-B zoned parcel, it is premature to grant relief on that parcel.**

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 property is undeveloped with no records to suggest otherwise.**

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. **The proposal meets the requirement. The 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 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.**

   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. **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 study was submitted as part of the application materials. The report recommends that the driveway to the development should be constructed across from the existing Celebration Church driveway, with one entry land and one exit lane, and a restricted crossing U-turn intersection with side-street yield-control. Also the report recommends the construction of a westbound right-turn deceleration lane along Friendship Road.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 18, 2023, Emily McGahee stated "No comment. Public Sewer."

Hall County Fire Marshal

In an email dated August 18, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following comments:

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS
D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
D105.3 Proximity to building.
One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.
D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

Hall County Public Works and Utilities
In a memo dated August 18, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

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

Traffic:
GDOT permit will be required for connection to Friendship Road.

Utilities
Hall County sewer district – sewer connection is within a feasible distance.

Georgia Department of Transportation
In an email dated August 15, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Require GDOT coordination for driveway access on Friendship Rd
(B) Require GDOT coordination for driveway access on Friendship Rd
(C) Require GDOT coordination for driveway access on Friendship Rd

- **Excerpts from the minutes of the September 18, 2023 meeting**

Applicant's Presentation:

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

Kent Henderson, 6071 Mount Vernon Road, Murrayville, presented the request. The applicant stated that the building would be 4 stories tall and there will be a maximum of 185 units with a 980 square foot total per unit. The applicant stated that the price point will be at $1,950 a month. The applicant presented renderings of the building and amenities. The applicant stated that there is limited road access off Friendship Road so there will only be one access between the apartment building and commercial building. The applicant stated that any of the uses allowed on the commercial development will still need to go through approval by the board so not just any type of business can occupy the space. The applicant discussed the signage being placed at each parcel. The applicant stated that they would like to reduce the rear buffer butting to the golf course from 20 feet to 15 feet with a 6 foot fence along the property line. The applicant stated that this development will accommodate young professionals coming into the area seeking a place to live with all the surrounding development.

Ed Myers, 752 Chattahoochee Place, Gainesville, presented the request. The applicant stated that the state highway has limited driveway access so it is out of their hands.

Rebuttal

The applicant stated that development is inevitable in the area. The applicant stated that a traffic study was conducted and the state highway is in place to serve the traffic.

Public Forum:

Michael Day, 5926 Ventura Place, Hoschton, spoke in favor. Spoke about the development in the area and funds from the sale.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were protections of neighboring properties, traffic, safety, commercial space use, and use consistency.

Judy Whitehead, 6419 Sycamore Drive, Hoschton, spoke in opposition. Concerns were traffic and safety.

David Gordon, 5910 Ashe Hill Place, Hoschton, spoke in opposition. Concerns were traffic and number on homes/apartment complexes in the area.

Tom McDermott, 7260 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were buffers, fencing, devaluing homes, complying with fire code, and traffic.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers and proximity of parking lot to property line.

Gary Hodges, 7316 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were privacy, golf course.

John Royer, 5781 Porch Swing Place, Hoschton, spoke in opposition. Concerns were buffers, drainage, commercial use, and number of units.

Planning Commission Comments:

Mr. Sosebee questioned the number on one bedroom apartments. Mr. Henderson stated that there isn't a specific number but most of the units will be one and two bedrooms. Mr. Sosebee questioned if there is a possibility to make a second entrance to the development. The applicant stated that they are in discussions about it with GDOT. Mr. Braswell stated that the fire marshal does require two entrances but there could be other alternatives to alleviate the requirement. The applicant stated that they will also sprinkle the apartments. Mr. Braswell stated that the golf course is part of the homes in Reunion therefore reducing the buffer would affect the residents. Mr. Henderson stated that having an undisturbed buffer would only create more issues. Mr. Varner stated that he could not support the development having buffer reductions, four stories, and with only one entrance. Mr. Henderson pointed out that in the area there are apartment buildings that have a higher density and only one egress/ingress. Mr. Braswell stated that there was no plan

provided on what would be developed in the commercial space requested. Mr. Braswell stated that the property needs to have 500 feet of frontage to subdivide and this request does not have it. Mr. Braswell stated that there should be a 40 foot setback with the first 25 feet undisturbed. Mr. Henderson stated his concern with setbacks. Mr. Braswell read the new recommended conditions of approval. Ms. Pilcher stated that she would like to see a site plan with the conditions discussed before sending it to the County Commission. Mr. Braswell agreed. Ms. Garmon stated that if the updated site plan and narrative was provided to staff by October 2nd it could be included and sent out by October 6th with staff reports.

A

Motion: ***A motion to table to October 16, 2023 was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

B

Motion: ***A motion was to table to October 16, 2023 made by Ms. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

C

Motion: ***A motion to deny was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 4-0 (Hunt absent)***

- **Excerpts from the minutes of the October 16, 2023 meeting**

Applicant's Presentation:

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

Kent Henderson, Mount Vernon Road, Murrayville, presented the request. The applicant stated that the number of units has been decreased and is now three stories instead of four. The applicant explained the site plan was configured to have a rear 25 foot undisturbed buffer with a 15 foot impervious buffer. The applicant stated that amenities will be in the interior of the apartment building. The applicant also pointed out the second entrance on the east side of the property. The applicant stated that the Highway Business use will be specifically for retail, restaurant, office, or banks. The applicant stated that the request is below density compared to surrounding developments.

Rebuttal

Mr. Henderson stated that there have been conversations with GDOT about the development. The applicant stated that there will be a 6 foot solid wood privacy fence on the property line and they are also aware of the drainage issue and they will build their retention pond to alleviate the problem. The applicant proposed installing a net fence to protect the development from the golf course.

Public Forum:

Fran Bridwell, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were zoning, safety, traffic, and property value.

James Moore, 5647 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were the parking lot, vandalism, and privacy.

Gary Hodges, 7716 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were surrounding developments, buffers, and conditions.

Michelle Larson, 5778 Porch Swing Place, Hoschton, spoke in opposition. Concerns were emergency vehicles access, parking layout, crime, public safety, and traffic study.

Tom McDermott, 7250 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were use, zoning request, encroachment, driveway access, crime, and quality of life.

BJ Sims, 5721 Grand Reunion Drive, Hoschton, spoke in opposition. Concerns were golf course, request is incompatible with surroundings.

Robyn Strickland, 5786 Porch Swing Place, Hoschton, spoke in opposition. Concerns were proximity of their home to parking lot, equity, and drainage issues.

Planning Commission Comments:

Mr. Braswell questioned if the previous request of 185 units was decreased to 170 units. The applicant stated that was correct. Mr. Hunt questioned if the Fire Department will have an approval process with the submitted plan. Ms. Doveton stated that the plans go through the Fire Marshall during development review to make sure standards are met. Ms. Pilcher stated that she has an issue with the development having split zoning. Mr. Varner stated that he could not support the request with what is already in the area.

4(A)
***Motion:* A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Braswell. Vote: 2-2 (Sosebee absent)**

Braswell – Aye
Hunt – Aye
Pilcher – Nay
Varner – Nay

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative dated October 5, 2023~~,~~ modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The development shall be approved with a maximum of 170 units and shall not exceed 157,250 square feet of heated floor space.
3. The development shall be similar to the architectural examples included in the application materials and must meet all requirements applicable under the Gateway Corridor Overlay District unless specified herein.
4. All conditions of zoning shall be made a part of any plat or site plan created for the property.

5. A subdivision plat shall be recorded prior to the issuance of any land disturbance permits for any development of the subject property.
6. There shall be a 25 foot undisturbed buffer around the perimeter of the subject property. This 25 foot buffer shall not apply to the frontage along Friendship Road.
7. No parking or impervious surfaces shall encroach into the 40 foot exterior building setback. This 40 foot setback shall not apply to the frontage along Friendship Road.
8. Development shall adhere to 17.300.020 Minimum Standards for Apartments – Design standards and restrictions shall apply, as listed below:
    a. Apartment construction shall be according to a comprehensive development plan with adequate provisions for access and for adequate protection of the surrounding properties.
    b. When more than one apartment house is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
    c. When more than one apartment house is constructed, external walk areas shall be lighted.
    d. When more than one apartment house is built, no apartment shall be closer than 20 feet from any other apartment house.
    e. No apartment shall be constructed at a distance of less than 40 feet from adjoining property lines.
    f. Off-street parking shall be provided at a rate of 1½ spaces per unit.
    g. Notwithstanding any other provisions of this chapter, apartment projects hereafter constructed shall provide on-site open space areas equal to 25 percent of the total land area, excluding parking areas.
    h. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than four feet high.
    i. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
    j. There shall be off-street loading, unloading and service areas provided. These areas shall be screened through landscaping or permanent construction from adjoining areas.
    k. An apartment shall meet all other requirements of the zoning regulations and the building code as applicable.
9. An 8 foot tall privacy fence shall be installed along the boundary of the 25 foot undisturbed buffer, around the perimeter of the property. The fence shall be maintained by the developer and/or owner, and shall be constructed of vinyl or an alternative material to be approved by the Community Development and Infrastructure, or their designee.
10. All location of ingress/egress and all driveways shall be permitted by the Georgia Department of Transportation.
11. Zoning for the approximate 2.72 acre tract shall be Planned Commercial Development (PCD) and there shall be no variances from Gateway Corridors Overlay District standards.

4(B)

<u>Motion:</u> A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Braswell. Vote: 2-2 (Sosebee absent)

Braswell – Aye
Hunt – Aye
Pilcher – Nay

Varner – Nay

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative dated October 5, 2023, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The development shall be approved with a maximum of 170 units and shall not exceed 157,250 square feet of heated floor space.
3. The development shall be similar to the architectural examples included in the application materials and must meet all requirements applicable under the Gateway Corridor Overlay District unless specified herein.
4. All conditions of zoning shall be made a part of any plat or site plan created for the property.
5. A subdivision plat shall be recorded prior to the issuance of any land disturbance permits for any development of the subject property.
6. There shall be a 25 foot undisturbed buffer around the perimeter of the subject property. This 25 foot buffer shall not apply to the frontage along Friendship Road.
7. No parking or impervious surfaces shall encroach into the 40 foot exterior building setback. This 40 foot setback shall not apply to the frontage along Friendship Road.
8. Development shall adhere to 17.300.020 Minimum Standards for Apartments – Design standards and restrictions shall apply, as listed below:
    a. Apartment construction shall be according to a comprehensive development plan with adequate provisions for access and for adequate protection of the surrounding properties.
    b. When more than one apartment house is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
    c. When more than one apartment house is constructed, external walk areas shall be lighted.
    d. When more than one apartment house is built, no apartment shall be closer than 20 feet from any other apartment house.
    e. No apartment shall be constructed at a distance of less than 40 feet from adjoining property lines.
    f. Off-street parking shall be provided at a rate of 1½ spaces per unit.
    g. Notwithstanding any other provisions of this chapter, apartment projects hereafter constructed shall provide on-site open space areas equal to 25 percent of the total land area, excluding parking areas.
    h. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than four feet high.
    i. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
    j. There shall be off-street loading, unloading and service areas provided. These areas shall be screened through landscaping or permanent construction from adjoining areas.
    k. An apartment shall meet all other requirements of the zoning regulations and the building code as applicable.
9. An 8 foot tall privacy fence shall be installed along the boundary of the 25 foot undisturbed buffer, around the perimeter of the property. The fence shall be maintained by the developer and/or owner,

and shall be constructed of vinyl or an alternative material to be approved by the Community Development and Infrastructure, or their designee.

10. All location of ingress/egress and all driveways shall be permitted by the Georgia Department of Transportation.
11. Zoning for the approximate 2.72 acre tract shall be Planned Commercial Development (PCD) and there shall be no variances from Gateway Corridors Overlay District standards.

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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ZONING APPLICATION

Applicant (Name & Mailing Address)

Tim Wilbanks
811 Sherwood Road
Gainesville, GA 30501

Phone 770-654-0084

Email Address timdevelopsga@gmail.com

Property Owner (Name & Mailing Address)

Celebration Baptist Ministries
Mike Day PO Box 1664
Flowery Branch, GA 30542

Phone 770-833-7140

Email Address mike@celebrationfamily.com

Proposed Use Apartments & Future Highway Buisness

Contact Person (Name & Mailing Address)

Kent Henderson
6071 Mount Vernon Road
Murrayville, GA 30564

Phone 770-861-8880

Email Address henderson5266@yahoo.com

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-IV
Rezone to: H-B & PCD
Fee:$ 750
Receipt #: 1,500
Check #: 011256

Tax Parcel Number 15041 000190 Acreage 10.07

Location Address 1731 Friendship Road

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

Sign [signature] Date: 7/21/23

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: 7/21/23 Taken by: [signature]

Tentative Planning Commission Date: 9/18 Tentative County Commission Date: 10/26

County Commission District: 1

Hall co prop owners zoning avidavit
EDIT IN PRIVATE (ONLY YOU CAN SEE YOUR EDITS)
DOWNLOAD PRINT REVIEW NOTES EDIT SHARE

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HALL COUNTY

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Celebration Baptist ministries Mike Day

Address 1731 Friendship Road Flowery Branch Ga 30542

Phone Number 770-833-7140

Name of applicant(s) Tim Wilbanks

Address 811 Sherwood Road Gainesville, Ga. 30501

Phone Number 770-654-0084

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Michael Day

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

Notary Public

07/17/2023
Date

OFFICIAL SEAL
LAURA MOORE STUMPFF
NOTARY PUBLIC - GEORGIA
JACKSON COUNTY
My Commission Expires Feb. 22, 2026

PLANNING AND DEVELOPMENT DEPARTMENT
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HALL COUNTY
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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: Michael Day **Date:** 7-23-2023

Applicant's/Owner's Name (Printed): Michael DAY Celebration BAPTIST Ministries Inc.

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

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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: Tim Wilbanks **Date:** 7-24-2023

Applicant's/Owner's Name (Printed): Tim Wilbanks

Narrative
Friendship LUXE Development
H-B & PCD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PCD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PCD Zoning

The apartment development (PCD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

HB Zoning
The western 2.72 acres of the property will be a future H-B development. There are no specific plans at this time for this part of the development.

The rezoning plan shows a proposed office for conceptual purposes. The style will be similar to other office buildings in the area as depicted at the end of this narrative. The applicant would like to reserve the right to allow the follow uses as allowed by right in the H-B zoning: retail, banks, offices or restaurants. All of these uses could be accommodated with a similar layout as shown in this application. All other "by right" uses are not included with this request.

Building Setbacks and Buffers

Front: 30' Friendship Road

Side & Rear: 40' Impervious setbacks as shown on Revised Rezoning Plan dated 10-5-23.

Buffers: 25' Undisturbed Buffer along rear and side property lines as shown on Revised Rezoning Plan dated 10-5-23.
This will not apply to the road frontage

Storm Water Detention
Storm water will be detained in a combination of a proposed ponds and infiltration trenches. The ponds will discharge into an existing creek which runs through the property. The ponds will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.

Amenities

Interior Style

Interiour Kitchen Style

Office Typical Styles

Narrative
Friendship LUXE Development
H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

The apartment development (PRD) will have 185 units configured in a four-story building. The average size will be 900 square feet per unit for a total of 169,408 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 287 parking spaces provided for the development.

The western 2.72 acres of the property will be a future H-B development. There are no current specific plans at this time.

Friendship Road is a limited access state road. One entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

Building Setbacks and Buffers
Front: 30' Friendship Road
Side: 20'
Rear: 15**'**
Buffers: 25' Landscaped Buffer to adjacent residential zoned properties on the north and west side of the development as shown on the Rezoning Plan.
15' Landscaped Buffer adjacent to the golf course.

Storm Water Detention
Storm water will be detained in a combination of a proposed pond and infiltration trenches. The pond discharges into an existing creek which runs through the property. The pond will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Gateway Corridor Overlay District

Conditional Use Request

This application is requesting approval for a 4-story building inside the Gateway Corridor Overlay District.

Buffer Reduction

This application is requesting the transitional buffer on the western property line be reduced from 25 feet to 15 feet where it is adjacent it to the golf course. While this zoning is a residential zoning, the intent of this ordinance is to protect adjacent residential homeowners. The golf course is not a typical residential use envisioned by this ordinance. A 15 foot buffer will still provide a transition.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B 2.72 AC
   PCD (APARTMENTS) 7.4 AC
3. PCD OPEN SPACE = 50%
   H-B OPEN SPACE = 63%
4. SETBACKS:
   FRONT - 30' FRIENDSHIP ROAD
   SIDE - 20'
   REAR - 15'
5. 25' BUFFER ALONG RESIDENTIAL PROPERTIES WITH AN ADDITIONAL 15' IMPERVIOUS SETBACK.

PARKING

MULTIFAMILY
170 UNITS

1.5 SPACES PER UNIT = 255 REQUIRED

TOTAL PROVIDED = 255 SPACES

OFFICE

3.5 SPACES PER 1,000 SF
11,250 S.F / 1,000 X 3.5 = 40 REQUIRED

TOTAL PROVIDED = 41 SPACES

GRAND REUNION DRIVE

REUNION GOLF COURSE

N/F
REUNION, LLC
PARCEL 1504D 000005
ZONED PRD (C)

REUNION PHASE 4

PORCH SWING PLACE

N/F
JOHN C. ROYER
PARCEL 15041C 000103
ZONED PRD (C)

LOT 424

N/F
MICHAEL STRICKLAND &
ROBYN STRICKLAND
PARCEL 15041C 000104
ZONED PRD (C)

GRID NORTH
GA-WEST ZONE

N 44°49'24"E
59.41'

N 44°52'08"E 389.13'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

EXISTING FENCE

S 23°58'16"E 432.18'

N/F
FRIENDSHIP 1685, LLC
PARCEL 15041 00014
ZONED AR-IV

N 44°51'47"E 839.44'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

REUNION WAY
R/W VARIES

N/F
PULTE HOME
CORPORATION
PARCEL 15041D 000249

N 34°56'40"W 274.70'

25' UNDISTURBED BUFFER
40' IMPERVIOUS SETBACK

PRD (C) ZONING
PCD ZONING

OFFICE BLDG
75' X 150'
11,250 S.F.

STORM WATER FACILITY

STORM WATER FACILITY

CREEK

50' STREAM BUFFER
75' IMPERVIOUS SETBACK

THREE STORY
APARTMENT BLDG
170 UNITS

AMENITY AREA

Pavilion

POOL

Bocce ball court

26'

26'

26'

26'

40' IMPERVIOUS SETBACK
25' UNDISTURBED BUFFER

PRD ZONING
H-B ZONING

ACCESS DRIVE

PROP. PUMP STATION

75' IMPERVIOUS SETBACK
50' STREAM BUFFER

30' SETBACK
10' LANDSCAPE STRIP

S 53°05'23"W 200.00'

S 63°20'11"W 339.74'

S 36°30'04"W
157.93'

ENTRANCE
MONUMENT SIGN

APARTMENT
MONUMENT SIGN

H-B MONUMENT
SIGN

30' SETBACK
10' LANDSCAPE STRIP

C1

C2

C3

L1

L2

N 86°17'18" W
25.64'

SR 347/FRIENDSHIP ROAD
R/W VARIES

Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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MYERS & CO.
civil engineers
P.O. BOX 634
GAINESVILLE, GA 30503
770-654-9172
ed@myers-and-co.com

Project Description
FRIENDSHIP LUXE
DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 10-5-23

JOB NO. 23-14

Sheet Title
REZONING
PLAN

Revisions

SHEET
1

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B & PCD (APARTMENTS)
3. SETBACKS:
   FRONT – 30' FRIENDSHIP ROAD
   SIDE – 20'
   REAR – 15'
4. 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
5. 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

1. CARETAKER RESIDENCE.
2. SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

PARKING

MULTIFAMILY
185 UNITS

1.5 SPACES PER UNIT = 278 REQUIRED

TOTAL PROVIDED = 287 SPACES

GRAND REUNION DRIVE

REUNION GOLF COURSE

N/F
REUNION, LLC
PARCEL 15040 000005
ZONED PRD (C)

REUNION PHASE 4

PORCH SWING PLACE

N/F
JOHN C. ROYER
PARCEL 15041C 000103
ZONED PRD (C)

LOT 423

LOT 424

N/F
MICHAEL STRICKLAND & ROBYN STRICKLAND
PARCEL 15041C 000104
ZONED PRD (C)

N 44°49'24"E 59.41'

N 44°52'08"E 389.13'

50' ENHANCED LANDSCAPED BUFFER

N 44°51'47"E 839.44'

15' ENHANCED LANDSCAPED BUFFER

GRID NORTH
CA-WEST ZONE

THREE STORY
APARTMENT BLDG
185 UNITS

AMENITY AREA

POOL

50' ENHANCED LANDSCAPED BUFFER

EXISTING FENCE

S 23°56'15"E 432.18'

N/F
FRIENDSHIP 1685, LLC
PARCEL 15041 00014
ZONED AR-IV

L1

L2

H-B ZONING

PRD ZONING

CREEK

50' STREAM BUFFER

25' IMPERVIOUS SETBACK

PROP. PUMP STATION

LANDSCAPED STORM WATER ENTRANCE FEATURE

ACCESS DRIVE

FUTURE H-B DEVELOPMENT

REUNION WAY
R/W VARIES

N/F
PULTE HOME CORPORATION
PARCEL 15041D 000245

N 34°56'40"W 274.70'

20' SETBACK

PRD (C) ZONING
PCD ZONING

30' SETBACK

10' LANDSCAPE STRIP

25' IMPERVIOUS SETBACK

50' STREAM BUFFER

S 53°05'23"W 200.00'

S 36°30'04"W 157.93'

S 63°20'11"W 339.74'

ENTRANCE MONUMENT SIGN

30' SETBACK

10' LANDSCAPE STRIP

C1

APARTMENT MONUMENT SIGN

H-B MONUMENT SIGN

N 86°17'18"W 25.64'

C3

C2

SR 347/FRIENDSHIP ROAD
R/W VARIES

Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Seal

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

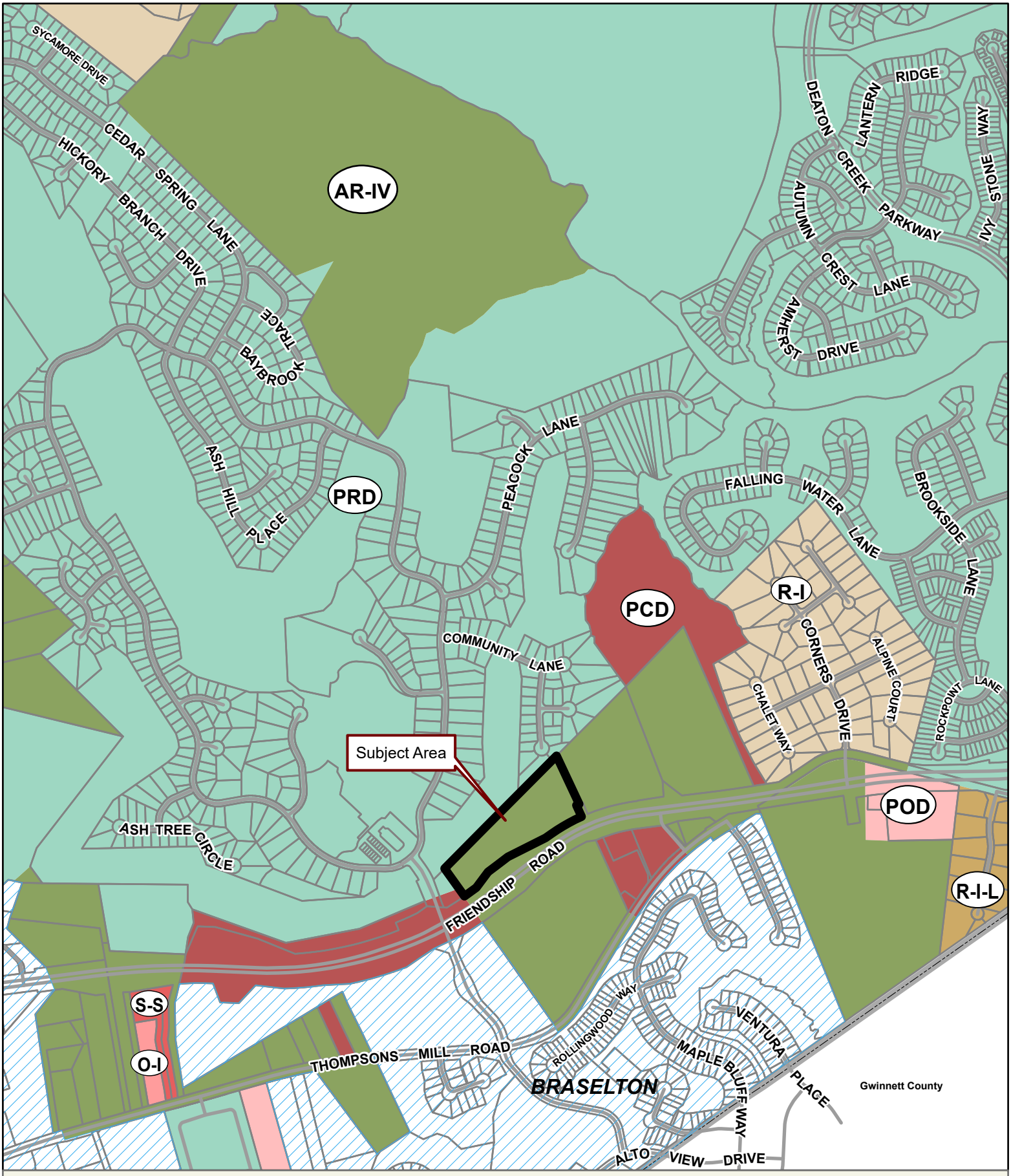
DATE 7-21-23

JOB NO. 23-14

Sheet Title
REZONING PLAN

Revisions

SHEET 1



Applicant: TIM WILBANKS

Tax Parcel #: 15041 000190

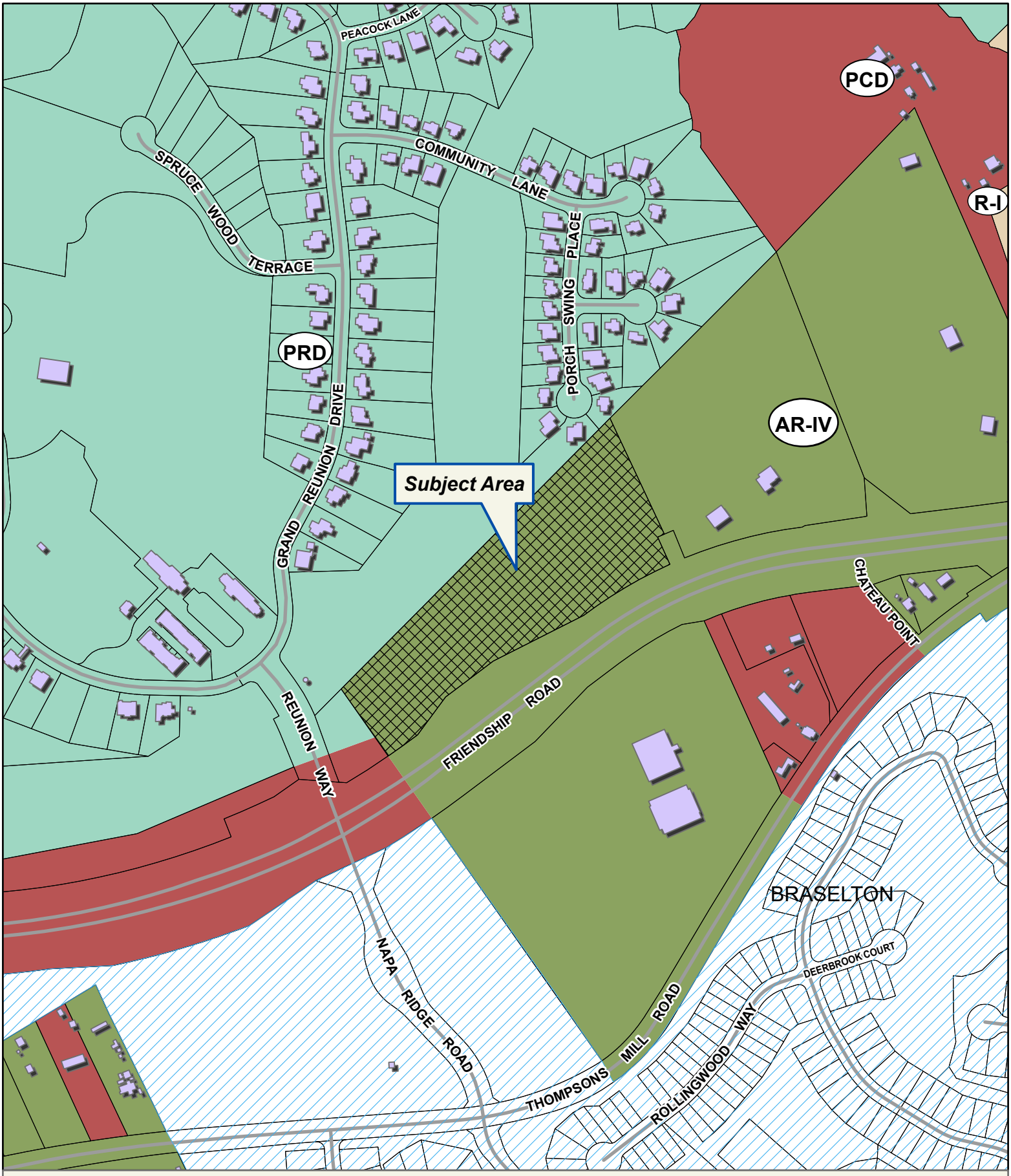
Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/18/23**

0 300 600 1,200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure

N



Applicant: TIM WILBANKS

Tax Parcel #: 15041 000190

Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/18/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: TIM WILBANKS

Tax Parcel #: 15041 000190

Location: 1731 FRIENDSHIP ROAD, HOSCHTON, GA 30548

Commission District 1 **PC Mtg. Date: 09/18/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

Friendship LUXE Development

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 392, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF MONUMENT FOUND AT THE NOTHEASTERN INTERSECTION OF THE RIGHT OF WAY OF FRIENDSHIP ROAD, A.K.A. SR 347 (RIGHT OF WAY VARIES) AND THE
RIGHT OF WAY OF REUNION WAY (RIGHT OF WAY VARIES):

THENCE South 86 degrees 17 minutes 18 seconds East for a distance of 25.64 feet TO A POINT ON THE NORTHERN RIGHT OF WAY OF FRIENDSHIP ROAD;

THENCE along said right of way along curve to the left having a radius of 2750.00 feet and an arc length of 166.42 feet, being subtended by a chord of North 57 degrees 24 minutes 10 seconds East for a distance of 166.39 feet TO A POINT ON THE SAID RIGHT OF WAY OF FRIENDSHIP ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE leaving said right of way North 34 degrees 56 minutes 40 seconds West for a distance of 274.70 feet TO A 1/2 INCH REBAR FOUND on the common property line with Reunion Golf Course;

THENCE along said property line North 44 degrees 51 minutes 47 seconds East for a distance of 839.44 feet to a 1\2 INCH REBAR FOUND;

THENCE along common property line with Reunion Subdivision Phase 4 North 44 degrees 52 minutes 08 seconds East for a distance of 389.13 feet to a 1\2 INCH REBAR FOUND;

THENCE continuing along said property line North 44 degrees 49 minutes 24 seconds East for a distance of 59.41 feet TO A POINT;

THENCE leaving said Subdivision property line South 23 degrees 58 minutes 16 seconds East for a distance of 432.18 feet TO A POINT on the Northern right of way of Friendship Road;

THENCE continuing along said right of way South 66 degrees 07 minutes 09 seconds West for a distance of 23.23 feet TO A POINT;

THENCE continuing along said right of way South 24 degrees 17 minutes 19 seconds East for a distance of 100.00 feet TO A POINT;

THENCE continuing along said right of way along a curve to the left having a radius of 1532.00 feet and an arc length of 337.65 feet, being subtended by a chord of South 59 degrees 19 minutes 23 seconds West for a distance of 336.96 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way South 63 degrees 20 minutes 11 seconds West for a distance of 339.74 feet TO A POINT;

THENCE continuing along said right of way South 53 degrees 05 minutes 23 seconds West for a distance of 200.00 feet TO A POINT;

THENCE continuing along said right of way South 36 degrees 30 minutes 04 seconds West for a distance of 157.93 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way along a curve to the right having a radius of 2750.00 feet and an arc length of 122.29 feet, being subtended by a chord of South 54 degrees 23 minutes 43 seconds West for a distance of 122.28 feet TO A POINT ON SAID RIGHT OF WAY OF FRIENSHIP ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS APPROXIMATELY 10.07 ACRES OF

Friendship Luxe Development

Traffic Impact Study

DRAFT

Prepared for:
Myers & Company, Inc.

Prepared by:
KCI Technologies Inc.
2160 Satellite Boulevard, Suite 130
Duluth, GA 30097
www.kci.com
678.990.6200

September 2023

KCI Project # 242307372

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Friendship Luxe mixed-use development. The site is in Hall County, Georgia along the north side of SR 347/Friendship Road, and east of Reunion Way. Based on the site concept plan (see Appendix B), the proposed development will contain up to 185 single-family attached residential apartments and approximately 4-acres of commercial/retail space. The development is expected to be fully built out by year 2027. The concept plan for the development illustrates the conditions in the study area, including the proposed residential units and the driveway location. Access to the site is proposed via one driveway through the existing intersection of SR 347 at Celebration Church Driveway. The new intersection is proposed to be a restricted crossing U-turn (RCUT).

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2027. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2027 No-Build and Build Conditions. The traffic impact study network consisted of two intersections: SR 347 at Napa Ridge Road/Reunion Way and SR 347 at Celebration Church Driveaway/Proposed Driveway #1.

Capacity Results

The existing intersections are currently operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) operates with an acceptable level of service, while intersection two (2) operates with a slightly low level of service (LOS E). It is important to note that it is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. The one (1) vehicle recorded turning left from the side-street had to wait for gaps in the high eastbound and westbound traffic, causing the poor level of service E.

By the 2027 Future No-Build Conditions, the intersections are expected to continue operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) is expected to continue operating with an acceptable level of service, while intersection two (2) is expected to continue operating with a slightly low level of service.

By the 2027 Future Build Conditions, the intersections are expected to operate at acceptable levels of service during the AM and PM peak hours. Since the proposed driveway is proposed to become a Restricted Crossing U-turn intersection, the level of service greatly improves from a LOS E to a LOS B due to the restriction of left-turn movements out of the side-street driveways.

Proposed Site Driveways

Based on estimated traffic volumes and the capacity analysis in the year 2027 Build year conditions, the following driveway geometry recommendations are provided:

- SR 347 at Celebration Church Driveway/Proposed Driveway #1
    - Construct driveway with one entry lane and one exit lane; restricted crossing U-turn intersection; with side-street yield-control
    - Construct a westbound right-turn deceleration lane along SR 347

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Figure 2 – Aerial & Access Locations

Figure 3 – Existing Traffic Conditions

Figure 4 – Project Trip Distribution

Figure 5 – Future Build (Year 2027) Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT ICE Report

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway (Figures included in Appendix A). Access to the property is proposed via one driveway through the existing median opening of SR 347/Friendship Road at Celebration Church Driveway. (The concept plan is included in Appendix B). Nearby land uses are either residential homes or undeveloped property.

1.2 Roadway Conditions

State Route 347 is a four-lane roadway with a 45-mph posted speed limit within the study area. SR 347 is an east-west oriented roadway with mostly residential uses nearby and grassed shoulders in the nearby vicinity. GDOT classifies SR 347 as an urban minor arterial.

Reunion Way and Napa Ridge Road are two-lane roadways with a 25-mph posted speed limit. GDOT classifies both Reunion way and Napa Ridge Road as local roads. Reunion Way and Napa Ridge Road are north-south oriented roadways, with residential uses, undeveloped land, and grass shoulders in the nearby vicinity.

Celebration Church Driveway is a two-lane roadway with a 15-mph posted speed limit. GDOT classifies Celebration Church Driveway as a local road. Celebration Church Driveway is a north-south oriented roadway, with Celebration Church, undeveloped land, and grass shoulders in the nearby vicinity.

The intersection of SR 347 at Reunion Way/Napa Ridge Road is a restricted crossing U-turn (RCUT), side-street yield-controlled, and has the following lane configuration:

- Northbound Napa Ridge Road: one right-turn lane
- Southbound Reunion Way: one right-turn lane
- Eastbound SR 347: one left-turn lane, two through lanes, and one right-turn lane
- Westbound SR 347: one left-turn lane, two through lanes, and one right-turn lane

The intersection of SR 347 at Celebration Church Driveway is a T-intersection, side-street stop-controlled, and has the following lane configuration:

- Northbound Celebration Church Driveway: one shared left-turn/through/right-turn lane
- Eastbound SR 347: one U-turn-lane, two through lanes, and one right-turn lane.
- Westbound SR 347: one shared left-turn/U-turn-lane and two through lanes

(**Figure 3** identifies existing traffic conditions and lane geometry).

1.3 Traffic Volumes

Traffic counts were performed when Hall County public schools were in session. The traffic data collected included two 4-hour turning movement count at the study intersections. Raw traffic counts are included in Appendix C.

Historical traffic volume data available from the GDOT TADA source were utilized to develop the annual growth factor. Three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #139-0491 located on SR 347, west of the development
- GDOT Count Station #139-0437 located on Spout Springs Rd, north of the development
- GDOT Count Station #139-0545 located on SR 211, east of the development

1.4 Crash Review

Crash history was performed at the intersection of SR 374 at Celebration Church Driveway, for use in the GDOT ICE Policy review, as appropriate. GDOT's Numetric database was used to analyze historical crash data at or near proposed site driveway along SR 374 and Celebration Church Driveway. Crash records for a 5-year period 2018-2022) are summarized in **Table 1** below.

Table 1: Site Frontage 5-Year Crash History (2018-2022)

Manner of Collision	PDO	Injury*	Fatality*	Total Crashes*
Angle	0	0	0	0
Head On	0	0	0	0
Rear End	0	1	0	1
Sideswipe – Same Direction	1	0	0	1
Sideswipe – Opposite Direction	0	0	0	0
Not a Collision with Motor Vehicle	1	0	0	0
Total	1	1	0	2

**Note: Number of crashes (not number of injured persons)*

The records indicate there were a total of 2 crashes – 1 property damage only (PDO) crash and 1 injury-related crash. The one (1) injury crash was a rear end collision.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 1.6% per year. Hall County's population growth rate was most recently reported as 1.23% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 1.39% per year by 2027 in Hall County.

Considering this data, a 1.6% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be fully built out by 2027. A 1.6% per year growth rate was applied to the 2023 existing volumes to calculate year 2027 No-Build traffic volumes. The 2027 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT and Hall County planned and programmed transportation projects was performed. There are no planned/programmed roadway projects near the development site.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 185 Single-Family Attached residential units and 4 acres of commercial/retail space. The most applicable ITE land use (LU) codes are LU 215 (Single-Family Attached Housing and LU 822 (Strip Retail Plaza). Due to the development's land use types, pass-by reductions were included. **Table 2** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 2: Proposed Site Trip Generation

Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached Housing (210)	185 (Dwelling Units)	1,359	28	63	91	61	46	107
Strip Retail Plaza (822)	5,000 SF	441	11	7	18	24	24	48
Gross Trips (Driveway Volumes)		1,800	39	70	109	85	70	155
Total Pass-By Reductions		0	0	0	0	-8	-8	-16
Net New Trips (Total with reductions)		1,800	39	70	109	77	62	139

Note: Trip Generation Rates based on ITE Trip Generation, 11th Edition

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveways.

The directional distribution for the proposed development is estimated to be:

- 55% to/from the east along SR 347
- 45% to/from the west along SR 347

Project trip distribution is further detailed in **Figure 4** (Appendix A).

3.3 Future Build Traffic Volumes

The 2027 future Build traffic volumes were calculated by adding the proposed development (Friendship Luxe development) traffic volumes to the projected year 2027 No-Build traffic volumes. **Figure 5** (Appendix A) illustrates the year 2027 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 3** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 3: Level of Service Criteria

Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2023 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 3**. **Table 4** summarizes the results of the capacity analysis.

Table 4: Existing Year (2023) Level of Service

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (15)
		SB	B (13)	B (13)
2. SR 347 at Celebration Church Drwy	Stop-Control	NB	E (36)	B (13)

**Average vehicle delay in seconds*

The existing intersections are currently operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) operates with an acceptable level of service, while intersection two (2) operates with a slightly low level of service. It is important to note that it is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. The one (1) vehicle recorded turning left from the side-street had to wait for gaps in the high eastbound and westbound traffic, causing the poor level of service E.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Conditions and includes the No-Build traffic and the existing roadway conditions. **Table 5** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 5: Future Year (2027) Level of Service (No-Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (16)
		SB	B (13)	B (14)
2. SR 347 at Celebration Church Drwy	Stop-Control	NB	E (41)	B (14)

**Average vehicle delay in seconds*

By the 2027 Future No-Build Conditions, the intersections are expected to continue operating with acceptable levels of service during the PM peak hour. During the AM peak hour, intersection one (1) is expected to continue operating with an acceptable level of service, while intersection two (2) is expected to continue operating with a slightly low level of service.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Build Conditions and includes the No-Build traffic volumes plus the Friendship Luxe development volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 6** summarizes the results of the capacity analysis.

Table 6: Future Year (2027) Level of Service (Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 347 at Napa Ridge Rd/Reunion Way	Stop-Control	NB	B (13)	C (17)
		SB	B (14)	B (14)
2. SR 347 at Celebration Church Drwy/Proposed Drwy #1	RCUT/Yield-Control	NB	B (13)	B (13)

**Average vehicle delay in seconds*

By the 2027 Future Build Conditions, the intersections are expected to operate at acceptable levels of service during the AM and PM peak hours. Since the proposed driveway is proposed to become a Restricted Crossing U-turn intersection, the level of service greatly improves from a LOS E to a LOS B due to the restriction of left-turn movements out of the side-street driveways.

5. Recommendations

Recommendations for access for the proposed Friendship Luxe development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control at driveways was analyzed. Recommendations included reviewing Hall County and Georgia DOT requirements, knowledge of general transportation standards, and engineering judgment.

Access to the site is proposed via one driveway through the existing median opening of SR 347/Friendship Road at Celebration Church Driveway. The new intersection is proposed to be a restricted crossing U-turn (RCUT). The proposed lane configuration is expected to be sufficient to accommodate the development traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway location as part of the driveway design.

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes and the capacity analysis in the year 2027 Build year conditions, the following driveway geometry recommendations are provided:

- SR 347 at Celebration Church Driveway/Proposed Driveway #1
    - Construct driveway with one entry lane and one exit lane; restricted crossing U-turn intersection; with side-street yield-control
    - Construct a westbound right-turn deceleration lane along SR 347

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along State Route 347. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2027 Build traffic volumes were compared to the Georgia DOT driveway requirements for deceleration lanes along SR 347.

Right-Turn Deceleration Lane Criteria

Based on the 45-mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on SR 347, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 75 vehicles turning right into the site within a day. The estimated daily westbound right-turn volume entering the development is 405 vehicles per day at the proposed site driveway.

Calculation: 1,800 daily trips / 2 = 900 entering trips * 0.45 (percentage of vehicles turning right at Driveway) = 405 vehicles

5.2 GDOT ICE Report

The GDOT Intersection Control Evaluation (ICE) policy was reviewed at the proposed site driveway along SR 347. The GDOT ICE Report is included in Appendix G and can be submitted to Georgia DOT when the driveway encroachment permit is requested from Georgia DOT.

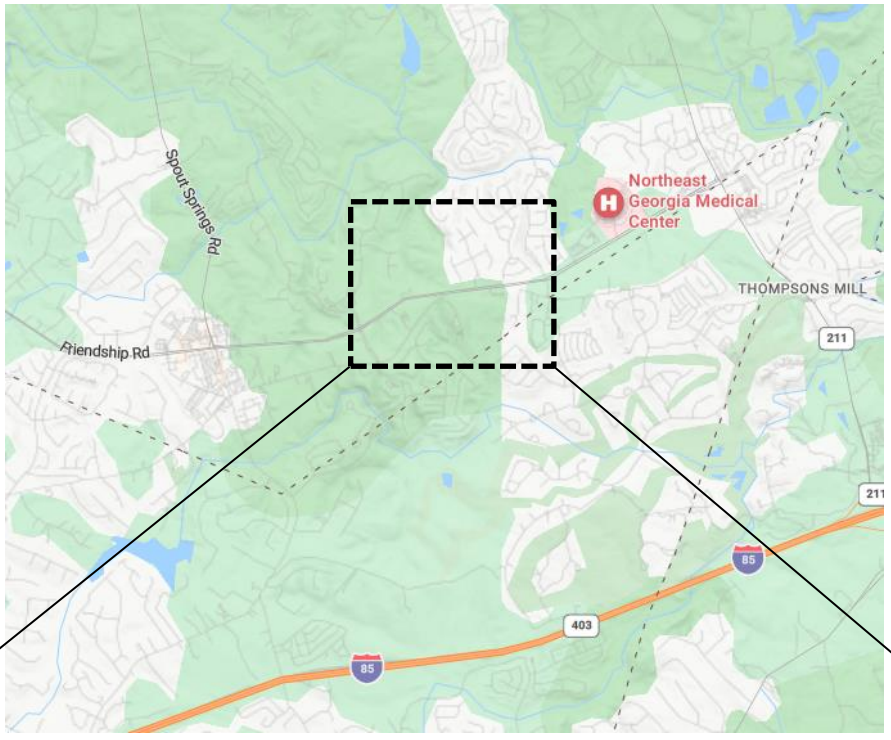
The purpose of the ICE process is to consider traffic control alternatives at intersections, analyze the options, and select the alternative that reflects the overall best value and balances the need to address operations, safety, project cost and environmental impacts. At proposed development driveways, this process included the traffic and crash history conditions and completing the Stage 1 screening form. For Proposed Driveway #1, the most appropriate traffic control is a restricted crossing U-turn (RCUT).

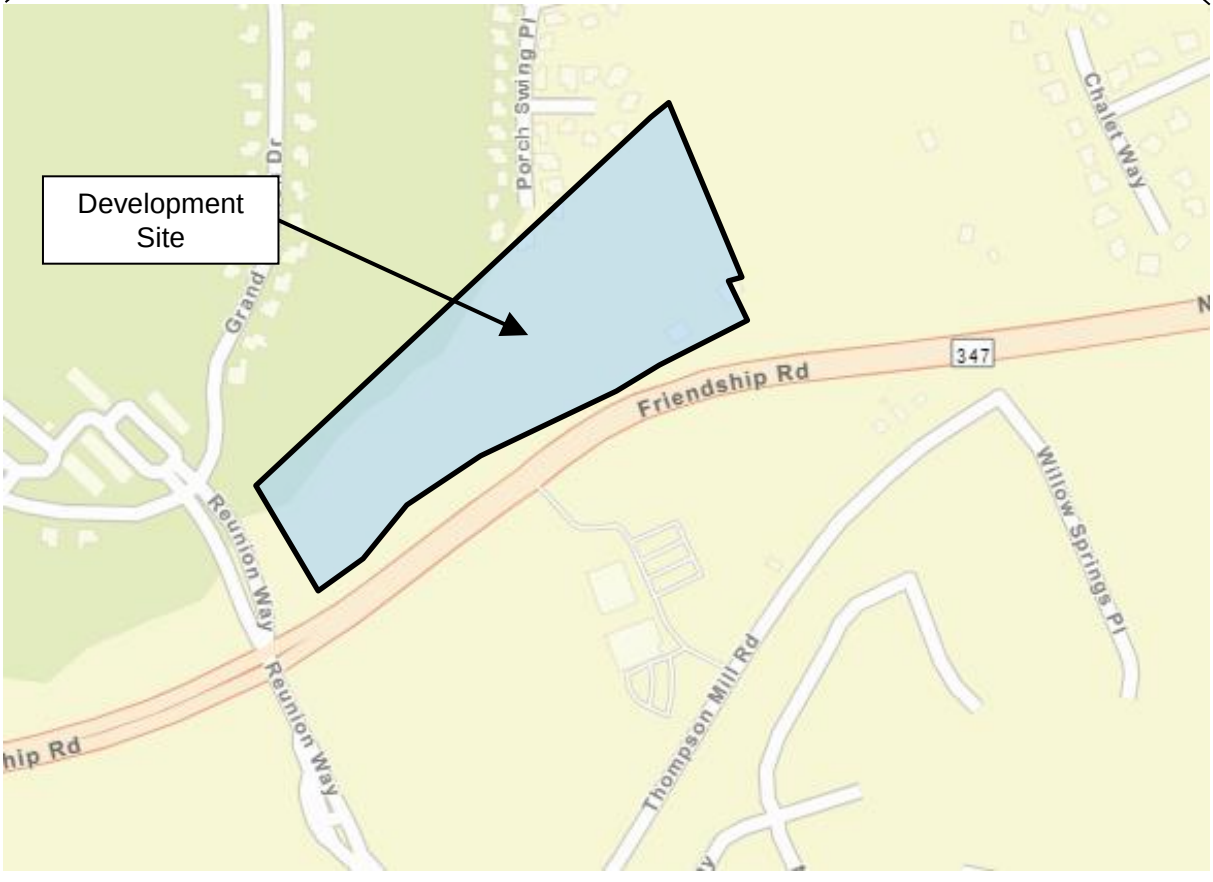
Appendices

- Appendix A
  - Figures
- Appendix B
  - Concept Plan
- Appendix C
  - Traffic Count Data
- Appendix D
  - GDOT Traffic Data
- Appendix E
  - Intersection Volume Development
- Appendix F
  - Capacity Analysis Reports
- Appendix G
  - GDOT ICE Report

Appendix A

Figures

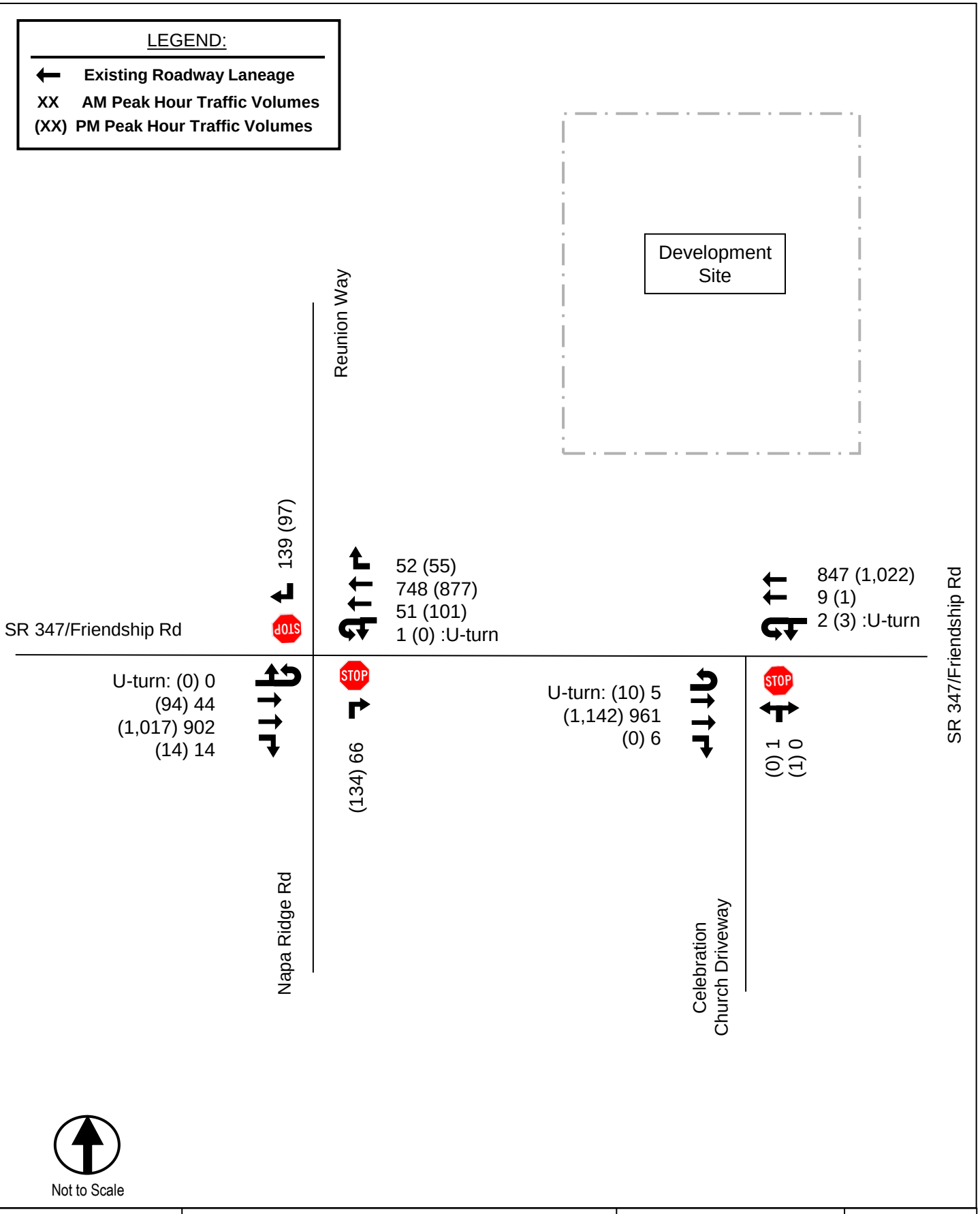




Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Location Map**	**Figure 1**

KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Aerial & Access Locations**	**Figure 2**



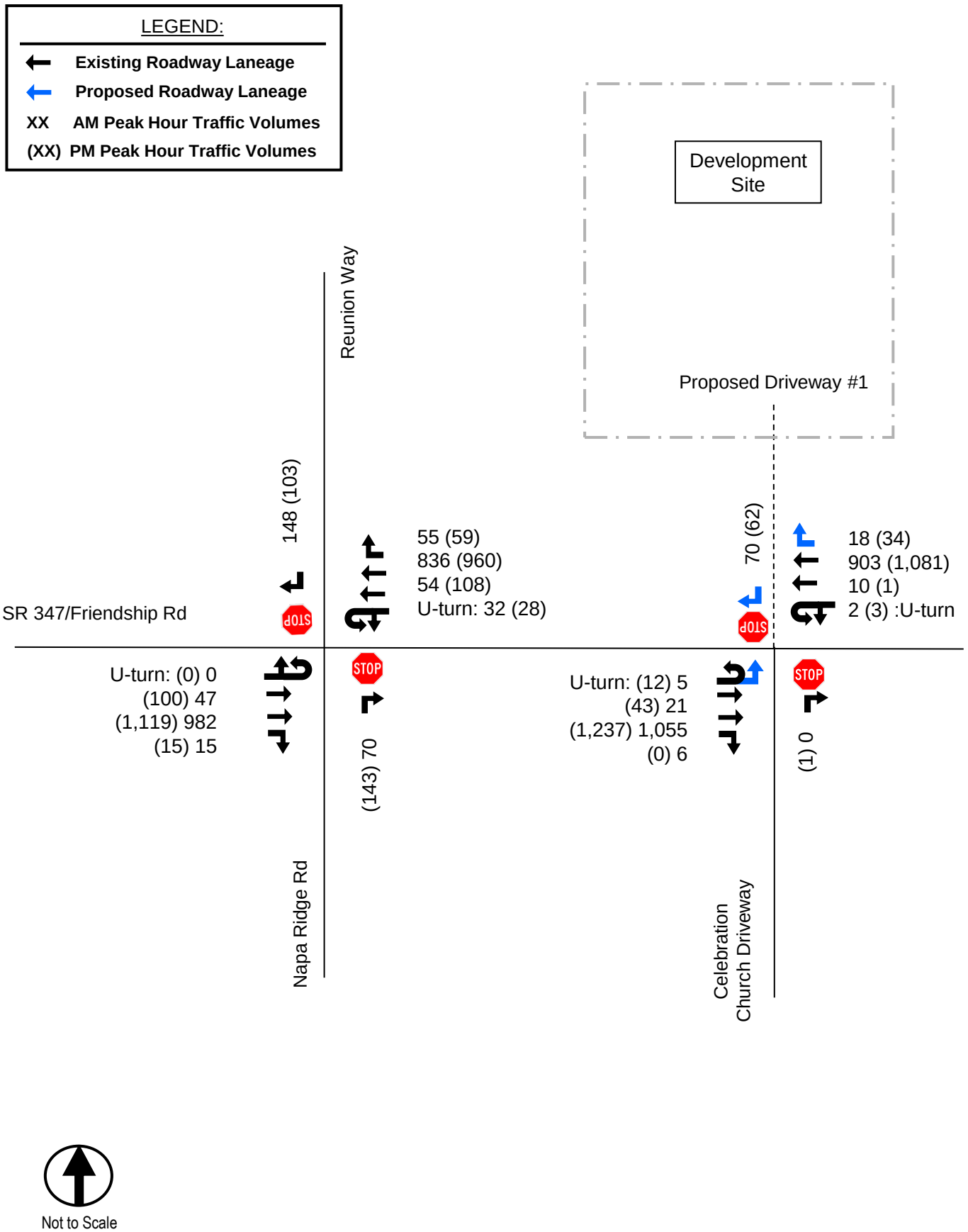
KCI TECHNOLOGIES	**Traffic Impact Study** **Friendship Luxe Development** **Hall County, Georgia**	**Existing Traffic Conditions**	**Figure 3**

Legend:

100 Development Trip %

Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study Friendship Luxe Development Hall County, Georgia**	**Project Trip Distribution**	**Figure 4**



KCI TECHNOLOGIES	**Traffic Impact Study Friendship Luxe Development Hall County, Georgia**	**Future Build (Year 2027) Conditions**	**Figure 5**

Appendix B

Concept Plan

GENERAL NOTES:

1. TOTAL ACREAGE OF SITE = 10.07 AC.
2. CURRENT ZONING: AR-IV
   PROPOSED ZONING: H-B & PCD (APARTMENTS)
3. SETBACKS:
   FRONT – 30' FRIENDSHIP ROAD
   SIDE – 20'
   REAR – 15'
4. 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
5. 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

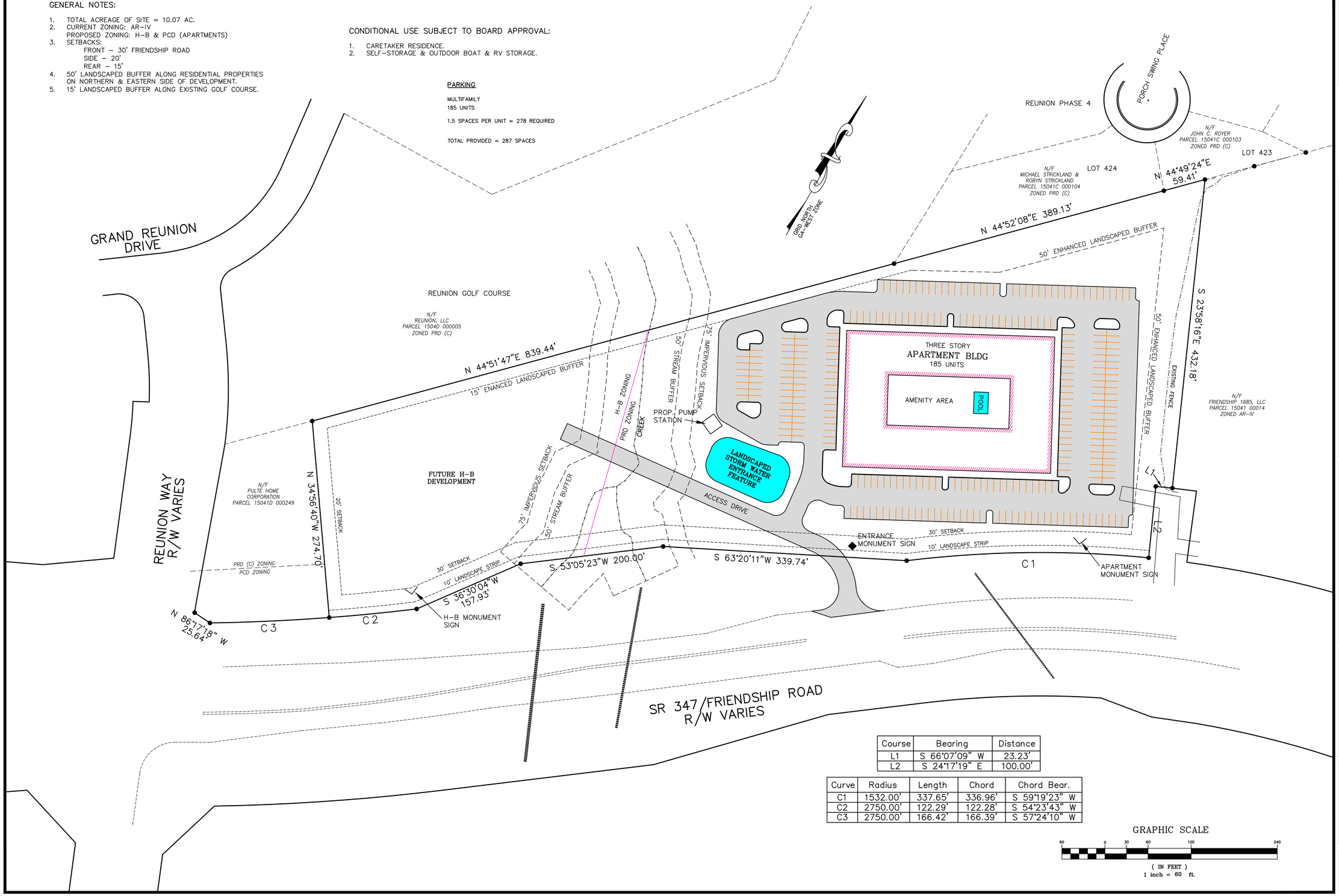
1. CARETAKER RESIDENCE.
2. SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

PARKING

MULTIFAMILY
185 UNITS

1.5 SPACES PER UNIT = 278 REQUIRED

TOTAL PROVIDED = 287 SPACES



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

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Seal

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 7-21-23
JOB NO. 23-14
Sheet Title REZONING PLAN

Revisions

SHEET 1

Appendix C

Traffic Count Data

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Hall County, GA

Site 1
Napa Ridge Rd
Reunion Way
GA-347 Friendship Rd (West)
GA-347 Friendship Rd (East)

Date
Tuesday, August 15, 2023

Weather
Mostly Cloudy
80°F

Lat/Long
34.110938°, -83.860842°
Click here for Map

0700 - 0900 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound			Southbound			Eastbound					Westbound					
	Napa Ridge Rd			Reunion Way			GA-347 Friendship Rd (West)					GA-347 Friendship Rd (East)					
TIME	Right 1.1		App Total	Right 1.2		App Total	Left 1.3	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	Right 1.9	U-Turn 1.10	App Total	Int Total
0700 - 0715	10		10	45		45	8	144	3	0	155	14	168	3	0	185	395
0715 - 0730	11		11	26		26	8	169	2	0	179	13	164	3	0	180	396
0730 - 0745	6		6	39		39	7	201	4	0	212	8	221	3	0	232	489
0745 - 0800	10		10	33		33	18	230	1	0	249	13	197	10	0	220	512
Hourly Total	37		**37**	143		**143**	41	744	10	0	**795**	48	750	19	0	**817**	**1792**
0800 - 0815	15		15	37		37	9	242	4	0	255	12	181	14	0	207	514
0815 - 0830	19		19	35		35	9	210	3	0	222	9	183	17	1	210	486
0830 - 0845	22		22	34		34	8	220	6	0	234	17	187	11	0	215	505
0845 - 0900	16		16	21		21	7	197	0	1	205	15	194	11	0	220	462
Hourly Total	72		**72**	127		**127**	33	869	13	1	**916**	53	745	53	1	**852**	**1967**
Grand Total	109		**109**	270		**270**	74	1613	23	1	**1711**	101	1495	72	1	**1669**	**3759**
Approach %	100.00		-	100.00		-	4.32	94.27	1.34	0.06	-	6.05	89.57	4.31	0.06	-	
Intersection %	2.90		2.90	7.18		7.18	1.97	42.91	0.61	0.03	45.52	2.69	39.77	1.92	0.03	44.40	
Heavy Vehicle %	1		**1**	1		**1**	1	6	9	0	**5**	1	4	1	0	**4**	**4**
PHF	0.75		**0.75**	0.94		**0.94**	0.61	0.93	0.58	0.00	**0.94**	0.75	0.95	0.76	0.25	**0.97**	**0.98**

1600 - 1800 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound			Southbound			Eastbound					Westbound					
	Napa Ridge Rd			Reunion Way			GA-347 Friendship Rd (West)					GA-347 Friendship Rd (East)					
TIME	Right 1.1		App Total	Right 1.2		App Total	Left 1.3	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	Right 1.9	U-Turn 1.10	App Total	Int Total
1600 - 1615	23		23	30		30	16	216	7	0	239	23	229	7	1	260	552
1615 - 1630	28		28	33		33	18	234	7	0	259	16	208	13	0	237	557
1630 - 1645	25		25	22		22	29	256	5	0	290	14	212	26	0	252	589
1645 - 1700	31		31	27		27	23	251	7	0	281	29	203	12	0	244	583
Hourly Total	107		**107**	112		**112**	86	957	26	0	**1069**	82	852	58	1	**993**	**2281**
1700 - 1715	44		44	23		23	17	260	5	0	282	22	217	10	0	249	598
1715 - 1730	21		21	24		24	22	251	0	0	273	27	215	16	0	258	576
1730 - 1745	38		38	23		23	32	255	2	0	289	23	242	17	0	282	632
1745 - 1800	50		50	21		21	25	199	3	0	227	25	173	13	0	211	509
Hourly Total	153		**153**	91		**91**	96	965	10	0	**1071**	97	847	56	0	**1000**	**2315**
Grand Total	260		**260**	203		**203**	182	1922	36	0	**2140**	179	1699	114	1	**1993**	**4596**
Approach %	100.00		-	100.00		-	8.50	89.81	1.68	0.00	-	8.98	85.25	5.72	0.05	-	
Intersection %	5.66		5.66	4.42		4.42	3.96	41.82	0.78	0.00	46.56	3.89	36.97	2.48	0.02	43.36	
Heavy Vehicle %	0		**0**	2		**2**	0	3	0	-	**3**	2	3	2	0	**3**	**3**
PHF	0.76		**0.76**	0.90		**0.90**	0.73	0.98	0.50	0.00	**0.97**	0.87	0.91	0.81	0.00	**0.92**	**0.95**

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 15, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Classified Turn Movement Count || All vehicles

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Celebration Church Driveway

GA-347 Friendship Rd (West)
GA-347 Friendship Rd (East)

Date
Tuesday, August 15, 2023

Weather
Mostly Cloudy
80°F

Lat/Long
34.112513°, -83.858064°
Click here for Map

0700 - 0900 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound				Eastbound				Westbound				
	Celebration Church Driveway				GA-347 Friendship Rd (West)				GA-347 Friendship Rd (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	156	0	0	156	0	182	1	183	339
0715 - 0730	0	0	0	0	173	0	2	175	0	188	0	188	363
0730 - 0745	0	0	0	0	207	0	1	208	0	225	0	225	433
0745 - 0800	0	0	0	0	243	0	1	244	0	215	1	216	460
Hourly Total	0	0	0	**0**	779	0	4	**783**	0	810	2	**812**	**1595**
0800 - 0815	1	0	0	1	259	1	1	261	4	205	1	210	472
0815 - 0830	0	0	0	0	226	1	2	229	2	208	0	210	439
0830 - 0845	0	0	0	0	233	4	1	238	3	219	0	222	460
0845 - 0900	0	0	0	0	206	5	3	214	6	216	0	222	436
Hourly Total	1	0	0	**1**	924	11	7	**942**	15	848	1	**864**	**1807**
Grand Total	1	0	0	**1**	1703	11	11	**1725**	15	1658	3	**1676**	**3402**
Approach %	100.00	0.00	0.00	-	98.72	0.64	0.64	-	0.89	98.93	0.17	-	
Intersection %	0.03	0.00	0.00	0.03	50.06	0.32	0.32	50.71	0.44	48.74	0.09	49.27	
Heavy Vehicle %	0	-	-	**0**	5	0	0	**5**	7	4	0	**4**	**5**
PHF	0.25	0.00	0.00	**0.25**	0.93	0.38	0.63	**0.93**	0.56	0.97	0.50	**0.97**	**0.97**

1600 - 1800 (Weekday 2h Session) (08-15-2023)
All vehicles

	Northbound				Eastbound				Westbound				
	Celebration Church Driveway				GA-347 Friendship Rd (West)				GA-347 Friendship Rd (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	242	0	2	244	0	257	1	258	502
1615 - 1630	0	0	0	0	260	0	3	263	0	237	0	237	500
1630 - 1645	1	1	0	2	272	1	1	274	0	251	0	251	527
1645 - 1700	0	1	0	1	288	0	1	289	0	247	2	249	539
Hourly Total	1	2	0	**3**	1062	1	7	**1070**	0	992	3	**995**	**2068**
1700 - 1715	0	0	0	0	295	0	3	298	1	246	0	247	545
1715 - 1730	0	0	0	0	274	0	4	278	0	249	1	250	528
1730 - 1745	0	0	0	0	285	0	2	287	0	280	0	280	567
1745 - 1800	1	1	0	2	244	1	6	251	0	203	0	203	456
Hourly Total	1	1	0	**2**	1098	1	15	**1114**	1	978	1	**980**	**2096**
Grand Total	2	3	0	**5**	2160	2	22	**2184**	1	1970	4	**1975**	**4164**
Approach %	40.00	60.00	0.00	-	98.90	0.09	1.01	-	0.05	99.75	0.20	-	
Intersection %	0.05	0.07	0.00	0.12	51.87	0.05	0.53	52.45	0.02	47.31	0.10	47.43	
Heavy Vehicle %	0	0	-	**0**	3	0	0	**3**	0	3	0	**3**	**3**
PHF	0.00	0.25	0.00	**0.25**	0.97	0.00	0.63	**0.97**	0.25	0.91	0.38	**0.92**	**0.96**

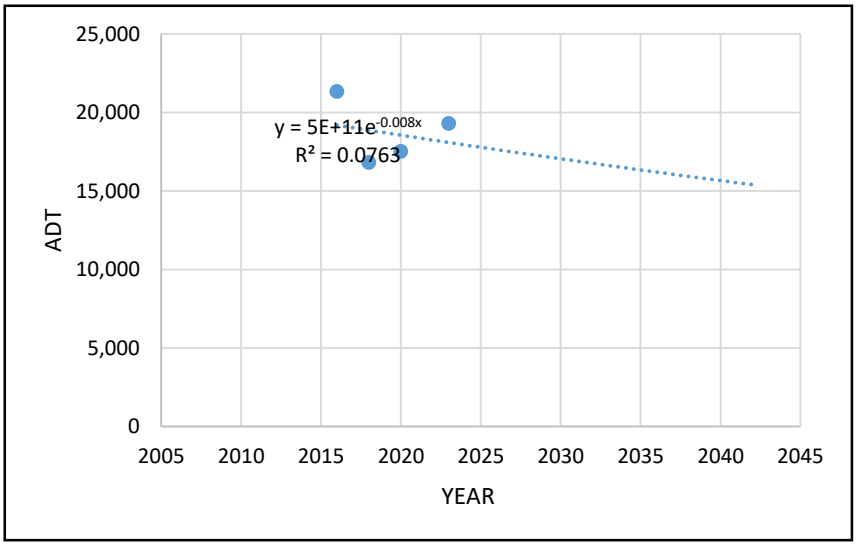
Appendix D

GDOT Traffic Data

Count Station: GDOT #139-0491
Street: SR 347
Location: west of the development
Source: GDOT

YEAR	ADT	TREND
2016	21,343	19200
2017		19000
2018	16,829	18900
2019		18700
2020	17,519	18600
2021		18400
2022		18200
2023	19,309	18100
2024		17900
2025		17800
2026		17600
2027		17500
2028		17300
2029		17200
2030		17000
2031		16900
2032		16800
2033		16600
2034		16500
2035		16300
2036		16200
2037		16100
2038		15900
2039		15800
2040		15700
2041		15500
2042		15400

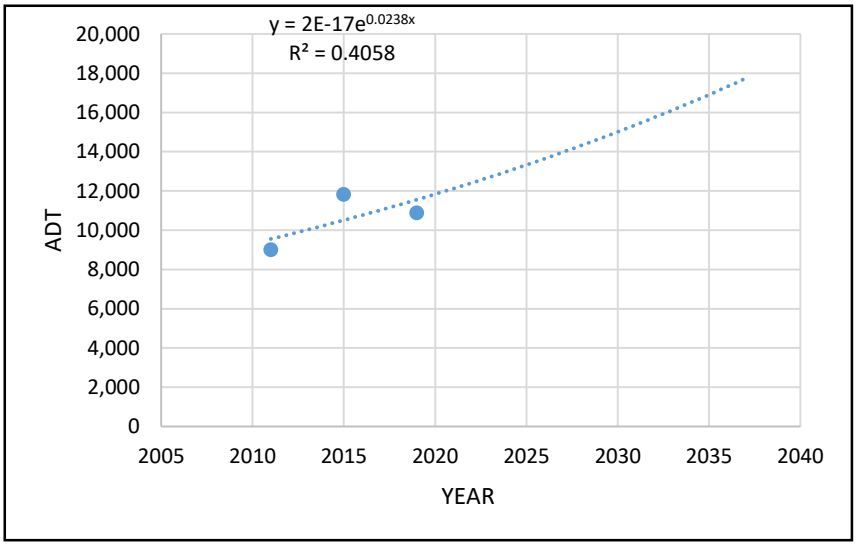
10-Years of Count Data
Trend Annual Historic Compound Growth Rate
-0.91%



Count Station: GDOT #139-0437
Street: Spout Springs Rd
Location: north of the development
Source: GDOT

YEAR	ADT	TREND
2011	9,009	9600
2012		9800
2013		10000
2014		10300
2015	11,823	10500
2016		10800
2017		11000
2018		11300
2019	10,896	11600
2020		11800
2021		12100
2022		12400
2023		12700
2024		13000
2025		13300
2026		13600
2027		14000
2028		14300
2029		14700
2030		15000
2031		15400
2032		15700
2033		16100
2034		16500
2035		16900
2036		17300
2037		17700

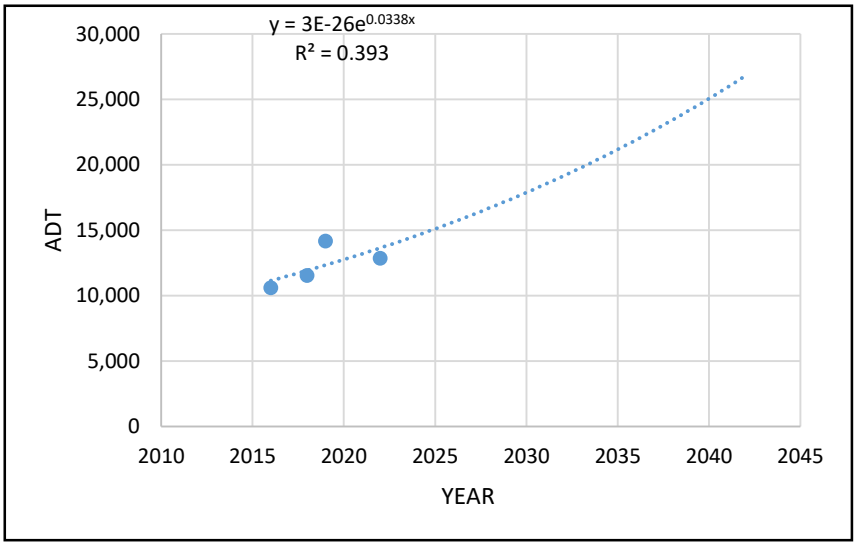
5-Years of Count Data
Trend Annual Historic Compound Growth Rate
2.28%



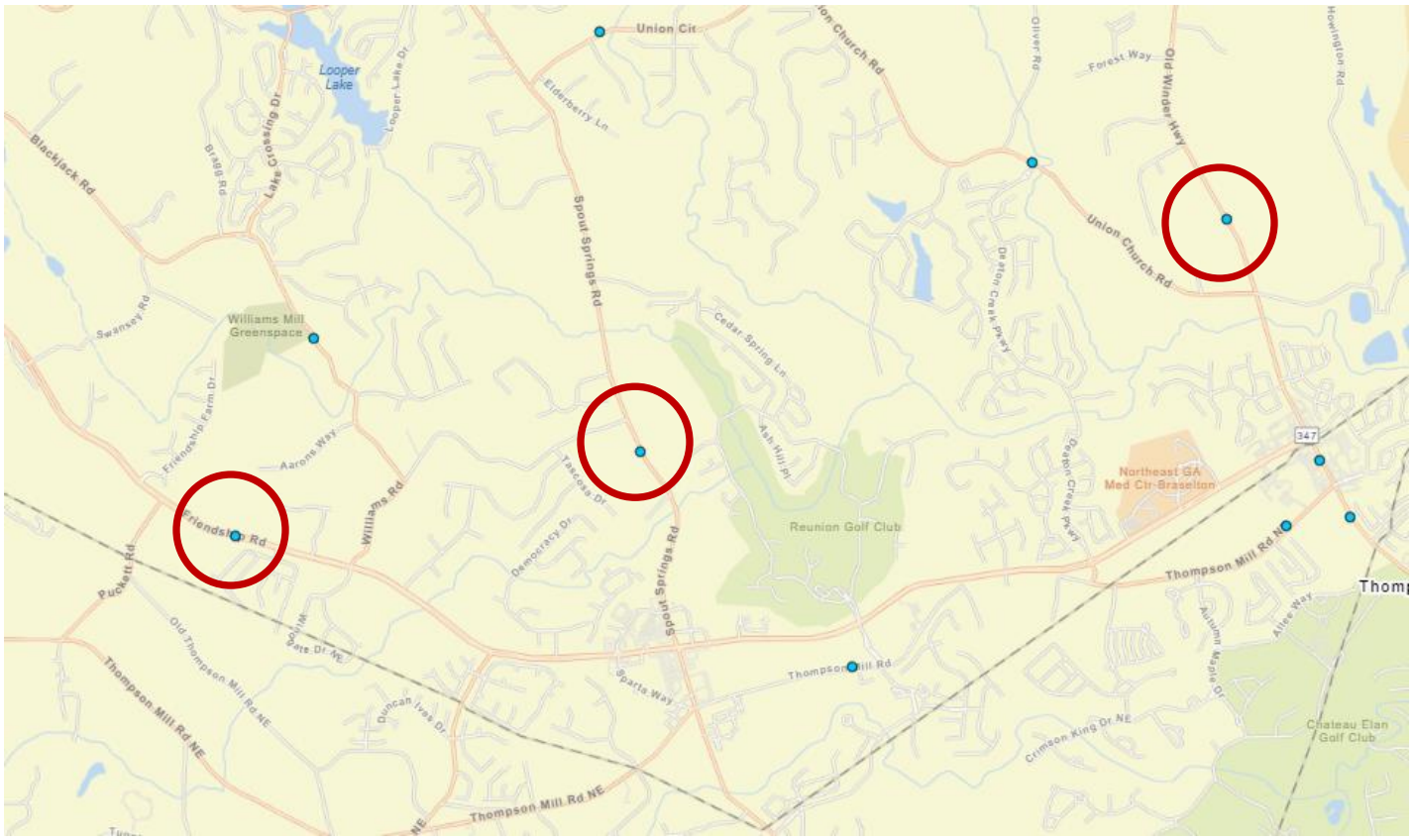
Count Station: GDOT #139-0545
Street: SR 211
Location: east of the development
Source: GDOT

YEAR	ADT	TREND
2016	10,616	11100
2017		11500
2018	11,560	11900
2019	14,168	12300
2020		12800
2021		13200
2022	12,866	13600
2023		14100
2024		14600
2025		15100
2026		15600
2027		16200
2028		16700
2029		17300
2030		17900
2031		18500
2032		19100
2033		19800
2034		20500
2035		21200
2036		21900
2037		22600
2038		23400
2039		24200
2040		25100
2041		25900
2042		26800

5-Years of Count Data
Trend Annual Historic Compound Growth Rate
3.29%



Location Map of GDOT Count Stations



0000139_0491 - 139-0491
Description: SR347/Friendship Rd W of Spout Spg Rd
County: Hall
Route number: 00000347
LRS section: 1391034700
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.116186, -83.906852

Site Data

Count History

Year	Month	Count type	Duration	Count
2023	July	Volume	48 hours	19,309
2020	October	Volume	48 hours	17,519
2018	May	Class	48 hours	16,829
2016	August	Class	35 hours	21,343
2014	April	Volume	48 hours	8,419
2012	January	Volume	48 hours	7,404
2010	January	Class	48 hours	6,573

0000139_0437 - 139-0437
County: Hall
Route number: 00128700
LRS section: 1392128700
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1213073847158, -83.876837841541

Site Data

Count History

Year	Month	Count type	Duration	Count
2019	January	Class	48 hours	10,896
2015	June	Volume	48 hours	11,823
2011	September	Class	48 hours	9,009

0000139_0545 - 139-0545
Description: CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

Count History

Year	Month	Count type	Duration	Count
2022	August	Class	48 hours	12,866
2019	December	Class	48 hours	14,168
2018	September	Class	48 hours	11,560
2016	July	Class	48 hours	10,616
2014	April	Volume	48 hours	8,782
2012	January	Volume	48 hours	7,314
2010	January	Class	48 hours	6,654

Appendix E

Intersection Volume Development

Traffic Impact Study
Friendship Luxe Development
Intersection Traffic Volumes

Intersection: #1 - SR 347/Friendship Rd at Reunion Way/Napa Ridge Rd

A.M. PEAK HOUR

Condition	Napa Ridge Rd Northbound			Reunion Way Southbound			SR 347 Friendship Rd Eastbound				SR 347 Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	66	0	0	139	0	44	902	14	1	51	748	52
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	70	0	0	148	0	47	961	15	1	54	797	55
Project Trips:														
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Residential Trips	0	0	0	0	0	0	0	0	15	0	28	0	35	0
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Development Trips	0	0	0	0	0	0	0	0	6	0	3	0	4	0
Pass-By Trips														
Total Project Trips	0	0	0	0	0	0	0	0	21	0	31	0	39	0
Buildout Total (2027)	0	0	70	0	0	148	0	47	982	15	32	54	836	55

P.M. PEAK HOUR

Condition	Napa Ridge Rd Northbound			Reunion Way Southbound			SR 347 Friendship Rd Eastbound				SR 347 Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	134			97	0	94	1,017	14	0	101	877	55
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	143	0	0	103	0	100	1,084	15	0	108	934	59
Project Trips:														
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Residential Trips	0	0	0	0	0	0	0	0	34	0	21	0	25	0
Trip Distribution IN									55%					
Trip Distribution OUT											45%		55%	
Development Trips	0	0	0	0	0	0	0	0	9	0	7	0	9	0
Pass-By Trips									-8				-8	
Total Project Trips	0	0	0	0	0	0	0	0	35	0	28	0	26	0
Buildout Total (2027)	0	0	143	0	0	103	0	100	1,119	15	28	108	960	59

Traffic Impact Study
Friendship Luxe Development
Intersection Traffic Volumes

Intersection: #2 - SR 347/Friendship Rd at Celebration Church Drwy/Proposed Drwy #1

A.M. PEAK HOUR

Condition	Celebration Church Dwy Northbound			Proposed Drwy #1 Southbound			SR 347/Friendship Rd Eastbound				SR 347/Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	1	0	0	0	0	0	5	0	961	6	2	9	847	0
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	1	0	0	0	0	0	5	0	1,024	6	2	10	903	0
Project Trips:														
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Residential Trips	0	0	0	0	0	63	0	15	28	0	0	0	0	13
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Development Trips	0	0	0	0	0	7	0	6	3	0	0	0	0	5
Pass-By Trips														
Total Project Trips	0	0	0	0	0	70	0	21	31	0	0	0	0	18
Buildout Total (2027)	1	0	0	0	0	70	5	21	1,055	6	2	10	903	18

P.M. PEAK HOUR

Condition	Celebration Church Dwy Northbound			Proposed Drwy #1 Southbound			SR 347/Friendship Rd Eastbound				SR 347/Friendship Rd Westbound			
	L	T	R	L	T	R	U-turn	L	T	R	U-turn	L	T	R
Existing Volumes (2023)	0	0	1	0	0	0	10	0	1,142	0	3	1	1,022	0
Annual Growth Rate	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
No-Build Condition (2027)	0	0	1	0	0	0	12	0	1,217	0	3	1	1,089	0
Project Trips:														
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Residential Trips	0	0	0	0	0	46	0	34	21	0	0	0	0	27
Trip Distribution IN								55%						45%
Trip Distribution OUT						100%			45%					
Development Trips	0	0	0	0	0	16	0	9	7	0	0	0	0	7
Pass-By Trips									-8				-8	
Total Project Trips	0	0	0	0	0	62	0	43	20	0	0	0	-8	34
Buildout Total (2027)	0	0	1	0	0	62	12	43	1,237	0	3	1	1,081	34

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2023

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	44	902	14	1	51	748	52	0	0	66	0	0	139
Future Vol, veh/h	44	902	14	1	51	748	52	0	0	66	0	0	139
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	45	920	14	1	52	763	53	0	0	67	0	0	142

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	763	0	0	920	920	0	0	-	-	460	-	-	382
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	820	-	-	362	713	-	-	0	0	548	0	0	616
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	820	-	-	696	696	-	-	-	-	548	-	-	616
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.6	12.5	12.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	548	820	-	-	696	-	-	616
HCM Lane V/C Ratio	0.123	0.055	-	-	0.076	-	-	0.23
HCM Control Delay (s)	12.5	9.6	-	-	10.6	-	-	12.6
HCM Lane LOS	B	A	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0.4	0.2	-	-	0.2	-	-	0.9

Intersection	
Int Delay, s/veh	0.1

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	0	961	6	2	9	847	0	1	0	0	0	0	0
Future Vol, veh/h	5	0	961	6	2	9	847	0	1	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	0	991	6	2	9	873	0	1	0	0	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	873	-	0	0	991	997	0	0	1460	1896	496
Stage 1	-	-	-	-	-	-	-	-	1001	1001	-
Stage 2	-	-	-	-	-	-	-	-	459	895	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	388	0	-	-	326	666	-	0	120	69	519
Stage 1	-	0	-	-	-	-	-	0	316	319	-
Stage 2	-	0	-	-	-	-	-	0	603	357	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	388	-	-	-	560	560	-	-	116	0	519
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	116	0	-
Stage 1	-	-	-	-	-	-	-	-	312	0	-
Stage 2	-	-	-	-	-	-	-	-	591	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.1	0.1	36.3
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	116	388	-	-	560	-
HCM Lane V/C Ratio	0.009	0.013	-	-	0.02	-
HCM Control Delay (s)	36.3	14.4	-	-	11.6	-
HCM Lane LOS	E	B	-	-	B	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	94	1017	14	101	877	55	0	0	134	0	0	97
Future Vol, veh/h	94	1017	14	101	877	55	0	0	134	0	0	97
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	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	99	1071	15	106	923	58	0	0	141	0	0	102

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	923	0	0	1071	0	0	-	-	536	-	-	462
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	711	-	-	623	-	-	0	0	489	0	0	547
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	711	-	-	623	-	-	-	-	489	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	1.2	15.3	13.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	489	711	-	-	623	-	-	547
HCM Lane V/C Ratio	0.288	0.139	-	-	0.171	-	-	0.187
HCM Control Delay (s)	15.3	10.9	-	-	12	-	-	13.1
HCM Lane LOS	C	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	1.2	0.5	-	-	0.6	-	-	0.7

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	10	0	1142	0	3	1	1022	0	0	0	1	0	0	0
Future Vol, veh/h	10	0	1142	0	3	1	1022	0	0	0	1	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	10	0	1190	0	3	1	1065	0	0	0	1	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	1065	-	0	0	1190	1190	0	0	1751	2283	595
Stage 1	-	-	-	-	-	-	-	-	1210	1210	-
Stage 2	-	-	-	-	-	-	-	-	541	1073	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	291	0	-	-	242	560	-	0	77	39	447
Stage 1	-	0	-	-	-	-	-	0	245	254	-
Stage 2	-	0	-	-	-	-	-	0	548	295	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	291	-	-	-	281	281	-	-	73	0	447
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	73	0	-
Stage 1	-	-	-	-	-	-	-	-	237	0	-
Stage 2	-	-	-	-	-	-	-	-	540	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.2	0.1	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	447	291	-	-	281	-
HCM Lane V/C Ratio	0.002	0.036	-	-	0.015	-
HCM Control Delay (s)	13.1	17.8	-	-	18	-
HCM Lane LOS	B	C	-	-	C	-
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-

Future No-Build Conditions – Year 2027

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	47	961	15	1	54	797	55	0	0	70	0	0	148
Future Vol, veh/h	47	961	15	1	54	797	55	0	0	70	0	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	48	981	15	1	55	813	56	0	0	71	0	0	151

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	813	0	0	981	981	0	0	-	-	491	-	-	407
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	784	-	-	330	676	-	-	0	0	523	0	0	593
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	784	-	-	660	660	-	-	-	-	523	-	-	593
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.7	13	13.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	523	784	-	-	660	-	-	593
HCM Lane V/C Ratio	0.137	0.061	-	-	0.085	-	-	0.255
HCM Control Delay (s)	13	9.9	-	-	11	-	-	13.1
HCM Lane LOS	B	A	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.3	-	-	1

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	0	1024	6	2	10	903	0	1	0	0	0	0	0
Future Vol, veh/h	5	0	1024	6	2	10	903	0	1	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	0	1056	6	2	10	931	0	1	0	0	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	931	-	0	0	1056	1062	0	0	1556	2021	528
Stage 1	-	-	-	-	-	-	-	-	1066	1066	-
Stage 2	-	-	-	-	-	-	-	-	490	955	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	356	0	-	-	295	628	-	0	104	57	495
Stage 1	-	0	-	-	-	-	-	0	292	297	-
Stage 2	-	0	-	-	-	-	-	0	581	335	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	356	-	-	-	529	529	-	-	100	0	495
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	100	0	-
Stage 1	-	-	-	-	-	-	-	-	288	0	-
Stage 2	-	-	-	-	-	-	-	-	568	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.1	0.2	41.4
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	100	356	-	-	529	-
HCM Lane V/C Ratio	0.01	0.014	-	-	0.023	-
HCM Control Delay (s)	41.4	15.3	-	-	12	-
HCM Lane LOS	E	C	-	-	B	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	100	1084	15	108	934	59	0	0	143	0	0	103
Future Vol, veh/h	100	1084	15	108	934	59	0	0	143	0	0	103
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	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	105	1141	16	114	983	62	0	0	151	0	0	108

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	983	0	0	1141	0	0	-	-	571	-	-	492
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	674	-	-	586	-	-	0	0	464	0	0	522
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	674	-	-	586	-	-	-	-	464	-	-	522
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	1.2	16.4	13.7
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	464	674	-	-	586	-	-	522
HCM Lane V/C Ratio	0.324	0.156	-	-	0.194	-	-	0.208
HCM Control Delay (s)	16.4	11.3	-	-	12.6	-	-	13.7
HCM Lane LOS	C	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	1.4	0.6	-	-	0.7	-	-	0.8

Intersection	
Int Delay, s/veh	0.2

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	12	0	1217	0	3	1	1089	0	0	0	1	0	0	0
Future Vol, veh/h	12	0	1217	0	3	1	1089	0	0	0	1	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	13	0	1268	0	3	1	1134	0	0	0	1	0	0	0

Major/Minor	Major1				Major2				Minor1		
Conflicting Flow All	1134	-	0	0	1268	1268	0	0	1869	2436	634
Stage 1	-	-	-	-	-	-	-	-	1294	1294	-
Stage 2	-	-	-	-	-	-	-	-	575	1142	-
Critical Hdwy	6.52	-	-	-	6.52	4.22	-	-	6.84	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	5.84	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	5.84	5.54	-
Follow-up Hdwy	2.56	-	-	-	2.56	2.26	-	-	3.52	4.02	3.32
Pot Cap-1 Maneuver	263	0	-	-	215	523	-	0	64	31	422
Stage 1	-	0	-	-	-	-	-	0	221	231	-
Stage 2	-	0	-	-	-	-	-	0	526	273	-
Platoon blocked, %			-	-			-				
Mov Cap-1 Maneuver	263	-	-	-	251	251	-	-	60	0	422
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	60	0	-
Stage 1	-	-	-	-	-	-	-	-	210	0	-
Stage 2	-	-	-	-	-	-	-	-	518	0	-

Approach	EB	WB	NB
HCM Control Delay, s	0.2	0.1	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	422	263	-	-	251	-
HCM Lane V/C Ratio	0.002	0.048	-	-	0.017	-
HCM Control Delay (s)	13.6	19.4	-	-	19.6	-
HCM Lane LOS	B	C	-	-	C	-
HCM 95th %tile Q(veh)	0	0.1	-	-	0.1	-

Future Build Conditions – Year 2027

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	47	982	15	32	54	836	55	0	0	70	0	0	148
Future Vol, veh/h	47	982	15	32	54	836	55	0	0	70	0	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	48	1002	15	33	55	853	56	0	0	71	0	0	151

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	853	0	0	1002	1002	0	0	-	-	501	-	-	427
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	757	-	-	320	663	-	-	0	0	515	0	0	576
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	757	-	-	437	437	-	-	-	-	515	-	-	576
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	1.3	13.1	13.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	515	757	-	-	437	-	-	576
HCM Lane V/C Ratio	0.139	0.063	-	-	0.201	-	-	0.262
HCM Control Delay (s)	13.1	10.1	-	-	15.3	-	-	13.5
HCM Lane LOS	B	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.7	-	-	1

Intersection	
Int Delay, s/veh	0.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	5	21	1055	6	2	10	903	18	0	0	1	0	0	70
Future Vol, veh/h	5	21	1055	6	2	10	903	18	0	0	1	0	0	70
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	150	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	5	22	1088	6	2	10	931	19	0	0	1	0	0	72

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	931	950	0	0	1088	1094	0	0	-	-	544	-	-	466
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.52	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.56	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	356	694	-	-	282	611	-	-	0	0	483	0	0	543
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	560	560	-	-	511	511	-	-	-	-	483	-	-	543
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.2	12.5	12.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	483	560	-	-	511	-	-	543
HCM Lane V/C Ratio	0.002	0.048	-	-	0.024	-	-	0.133
HCM Control Delay (s)	12.5	11.7	-	-	12.2	-	-	12.6
HCM Lane LOS	B	B	-	-	B	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0.1	-	-	0.5

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	100	1119	15	28	108	960	59	0	0	143	0	0	103
Future Vol, veh/h	100	1119	15	28	108	960	59	0	0	143	0	0	103
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	-	Yield	-	-	None	-	-	None
Storage Length	530	-	-	-	415	-	285	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	105	1178	16	29	114	1011	62	0	0	151	0	0	108

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	1011	0	0	1178	1178	0	0	-	-	589	-	-	506
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	658	-	-	246	567	-	-	0	0	452	0	0	512
Stage 1	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	658	-	-	381	381	-	-	-	-	452	-	-	512
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	2.4	16.9	13.9
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	452	658	-	-	381	-	-	512
HCM Lane V/C Ratio	0.333	0.16	-	-	0.376	-	-	0.212
HCM Control Delay (s)	16.9	11.5	-	-	20	-	-	13.9
HCM Lane LOS	C	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	1.4	0.6	-	-	1.7	-	-	0.8

Intersection	
Int Delay, s/veh	0.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	12	43	1237	0	3	1	1081	34	0	0	1	0	0	62
Future Vol, veh/h	12	43	1237	0	3	1	1081	34	0	0	1	0	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	300	-	180	-	384	-	150	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	6	6	6	6	6	6	6	6	2	2	2	2	2	2
Mvmt Flow	13	45	1289	0	3	1	1126	35	0	0	1	0	0	65

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	1126	1161	0	0	1289	1289	0	0	-	-	645	-	-	563
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.52	4.22	-	-	6.52	4.22	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.56	2.26	-	-	2.56	2.26	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	266	575	-	-	208	513	-	-	0	0	415	0	0	470
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	434	434	-	-	243	243	-	-	-	-	415	-	-	470
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.1	13.7	13.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	415	434	-	-	243	-	-	470
HCM Lane V/C Ratio	0.003	0.132	-	-	0.017	-	-	0.137
HCM Control Delay (s)	13.7	14.6	-	-	20.1	-	-	13.9
HCM Lane LOS	B	B	-	-	C	-	-	B
HCM 95th %tile Q(veh)	0	0.5	-	-	0.1	-	-	0.5

GDOT Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.22 | Revised 5/6/2022

GDOT PI#: N/A | Request By: Developer

County: Hall | GDOT District: 1 - Gainesville

Major Road: SR 347 | Road Class: Minor Arterial | Speed Limit: 45 mph

Crossing Road: Proposed Drwy 1 | Road Class: Local | Speed Limit: < 35 mph

Major Rd Direction: East/West | Area Type: Suburb/Transition

Intersection Control: New Intersection or Other | Project ID:

Prepared By: KCI Technologies, Inc. | Date: 8/24/2023

Project Purpose: New driveway for development

Existing Data Year:	2023
Project Opening Year:	2027
Project Design Year:	2027
Annual Growth Rate:	1.6%
K Factor*:	0%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

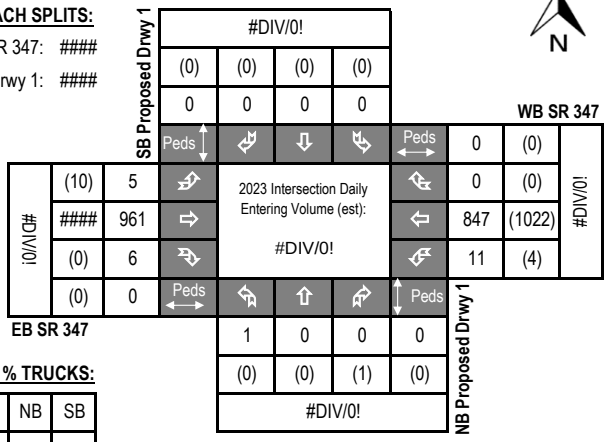
SR 347: ####

Proposed Drwy 1: ####

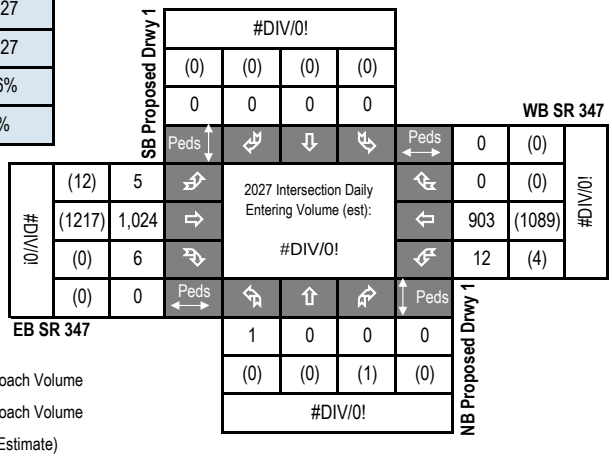
PEAK HR % TRUCKS:

EB	WB	NB	SB
6%	6%	1%	1%

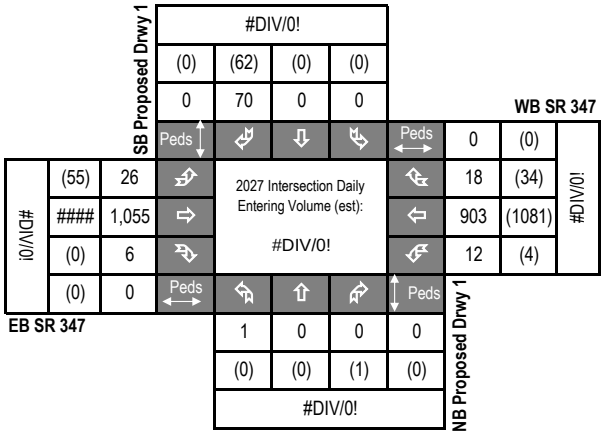
2023 EXISTING YEAR VOLUMES



2027 OPENING YEAR VOLUMES



2027 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.22 | Revised 5/6/2022

GDOT PI #	N/A
Project Location:	SR 347 @ Proposed Drwy 1
Existing Control:	New Intersection or Other
Prepared by:	KCI Technologies, Inc.
Date:	8/24/2023

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	Existing condition
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Not appropriate for SR 347 with 45mph speed limit
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for SR 347 with 45mph speed limit
	Single Lane Roundabout	No	No	No	No	No	No	No	High-Cost alternative
	Multilane Roundabout	No	No	No	No	No	No	No	High-Cost alternative
	RCUT (stop control)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Preferred alternative
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	High-T (unsignalized)	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	Offset-T Intersections	No	No	No	No	No	No	No	Doesn't fit roadway geometry
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	RCUT (signalized)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Continuous Green-T	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Jughandle	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Quadrant Roadway	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

▭ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.22 | Revised 5/6/2022

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 347 @ Proposed Drwy 1
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: Developer
Prepared By: KCI Technologies, Inc.
Date: 8/24/2023
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	17,100	
Existing Minor Street Avg Daily Traffic (ADT):	100	
Analysis Period:	AM Peak	PM Peak
2027 Opening Yr Peak Hour Intersection Delay:	13.5 sec	12.6 sec
2027 Opening Yr Peak Hour Intersection V/C:	0.13	0.09
2027 Design Yr Peak Hour Intersection Delay:	13.5 sec	12.6 sec
2027 Design Yr Peak Hour Intersection V/C:	0.13	0.09

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	0%
	Head-On	0	0	0	0	0	0%
	Rear End	0	0	0	1	0	50%
	Sideswipe - same	0	0	0	0	1	50%
	Sideswipe - opposite	0	0	0	0	0	0%
	Not Collision w/Motor Veh	0	0	0	0	0	0%
	TOTALS:	0	0	0	1	1	2

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): New proposed RCUT driveway #1 for the Friendship Luxe development; right-turn deceleration lane are proposed along SR 347; yield-control

Proposed Intersection Control: RCUT (stop control)

REQUESTED BY: Charles Bailey, PE Date: 8/24/2023

Title: Consultant Traffic Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, August 18, 2023 12:02 PM
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 9.18.23

Item 1, 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.

Item 2, 3268 Whidby Road, Bazemore: Please note that Zoning approval does not imply approval from other county departments. All proposed structures must meet required setbacks to the existing septic system. An existing system evaluation will be required to verify setbacks and area available for full future repair of septic system. Due to age of existing septic system, it cannot be modified, only replaced. Replacement of existing septic system will require Level 3 soil evaluation and area available to relocate system and have full, feasible future repair of septic system. Application for an existing system evaluation and/or completion of additional requirements for Environmental Health does not guarantee approval.

Item 3, 5991 Circle Four Ranch, Loyd: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 7042 Baker Lane, Labovitz: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Septic Permit OSC-7948 was issued on February 24, 2023 to accommodate a 36' x 60' barn with bathroom.

Item 5, 8545 Belton Bridge Road, Mallard View: No comment.

Items 6A-D, 3405/3419/3505 Cleveland Hwy/3906 Donna Drive, Dutton Properties: 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 7, 3302/3212 Antioch Campground Church/3446/3450/3456 Looper Lake Road: No comment. Public sewer.

Items 8A&B, 4053 Cleveland Hwy, Hunt: Non-domestic wastewater treatment and disposal must be permitted by EPD.

Items 9A-C, 1731 Friendship Road, Wilbanks: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 15, 2023 10:37 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for September 18, 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.

See comments below, in red.

Veronica Chavers
D1TO Civil Engineer 3

GDOT Georgia Department of Transportation

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

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Friday, August 11, 2023 10:52 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for September 18, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, September 18, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Friday, August 18th.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 5, 2023

OLD BUSINESS

1. **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.** Requires GDOT coordination for driveway access on Clarks Bridge Rd.

NEW BUSINESS

1. **3268 Whidby Road | Variance** | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | **Proposed Use: detached garage** | * Commission District 2 | **Sheridan Bazemore, applicant.** No GDOT coordination required
2.
3. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.** No GDOT coordination required
4. **7042 Baker Lane | Use Subject to County Commission Approval** | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-entertainment business** | ** Commission District 3 | **Laura Labovitz, applicant.** No GDOT coordination required
5. **8545 Belton Bridge Road | Amend Conditions of AR-IV** | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.** No GDOT coordination required
2. **(A) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and an office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.
6.
3. **(B) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

4. **(D) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance**| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

7. **3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 (pt.), 000004, 000059, 000061, and 000062 | **Proposed Use: 108 unit single-family development** | ** Commission District 2 | **Carole Freeman, applicant.** No GDOT coordination required

8. **(A) 4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) / Gateway Corridors Overlay District (GCOD) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Donnie Hunt, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

   (B) 4053 Cleveland Highway| Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: Shopping Center** | * Commission District 3 | **Donnie Hunt, applicant.** Requires GDOT coordination for driveway access on Cleveland Hwy.

9. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd
10. **(B) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd

11. **(C) 1731 Friendship Road | Variance** | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.** Requires GDOT coordination for driveway access on Friendship Rd

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, October 26, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, October 26, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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DIRECTOR
Srikanth Yamala

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

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 18, 2023

Subject: September 18, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 18, 2023 meeting. Upon review, we provide the following comments.

1. **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:** Permit will be required from GDOT for driveway connection to Clarks Bridge Road.
   c. **Utilities:** No sewer connection available in the area.

2. **3268 Whidby Road | Variance** | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | **Proposed Use: detached garage** | * Commission District 2 | **Sheridan Bazemore, applicant.**

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

3. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

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

4. **7042 Baker Lane | Use Subject to County Commission Approval** | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-entertainment business** | ** Commission District 3 | **Laura Labovitz, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
c. **Utilities:** No sewer available

5. **8545 Belton Bridge Road | Amend Conditions of AR-IV** | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**

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

6. **(A) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and an office/warehouse** | ** Commission District 3 | **Dutton Properties, applicant. (B) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 3 | **Dutton Properties, applicant.**
(D) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | **Variance**| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat and RV storage and office/warehouse** | ** Commission District 3 | **Dutton Properties, 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 centerline of stream.
Proposed GDOT project goes right through this parcel.
b. **Traffic:** Permit from GDOT will be required for connection to Cleveland Highway.
c. **Utilities:** No sewer connection within feasible distance

7. **3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 (pt.), 000004, 000059, 000061, and 000062 | **Proposed Use: 108 unit single-family development** | ** Commission District 2 | **Carole Freeman, applicant.**

A. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Floodplain present on site.

b. **Traffic:** Traffic impact study hasn't been submitted
Improvements to Antioch Campground Road may be required.
Recommend a condition that all lots access internal subdivision roads only.
Applicant should verify that required intersection sight distance for proposed entrance can be achieved.

c. **Utilities:** City of Gainesville sewer district.

8. **(A) 4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) / Gateway Corridors Overlay District (GCOD) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Donnie Hunt, applicant.**
(B) 4053 Cleveland Highway| Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: Shopping Center** | * Commission District 3 | **Donnie Hunt, applicant.**

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

b. **Traffic:** Permit from GDOT will be required for access from Cleveland Highway.

c. **Utilities:** No sewer connection within a feasible distance.

9. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.**
(B) 1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant**.
(C) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 |

Proposed Use: 185-unit multi-family development and permitted uses within H-B | ** Commission District 1 | **Tim Wilbanks, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
   Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT permit will be required for connection to Friendship Road.
c. **Utilities:** Hall County sewer district – sewer connection is within a feasible distance.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 18, 2023 3:37 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, September 18, 2023 Hall County Planning Commission Meeting.

1. **(A) 1731 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) / Gateway Corridors Overlay District (GCOD) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: 185-unit multi-family development** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   (B) 1731 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Highway Business (H-B) / Gateway Corridors Overlay District (GCOD) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 (pt.) | **Proposed Use: permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   (C) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within H-B** | ** Commission District 1 | **Tim Wilbanks, applicant.**
   Hall County Fire Comments

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.
One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions.
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

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: Randi Doveton (CDI: Planning)
Sent: Monday, September 25, 2023 3:01 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fwd: Proposed apartments

Ana,
Please add to the file and Accela.

Regards,
Randi

Sent from my iPhone

Begin forwarded message:

> **From:** Cliff Whitehead <cliffwhitehead91@gmail.com>
> **Date:** September 25, 2023 at 2:48:50 PM EDT
> **To:** "Randi Doveton (CDI: Planning)" <rdoveton@hallcounty.org>
> **Subject: Proposed apartments**

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 afternoon,

As a resident of Reunion Country Club, I am writing to follow up on the proposed apartment development of 185 units off Friendship Rd. This from the Planning Commission meeting held on September 18th.

As you are aware, Reunion strongly opposes this development for the reasons given at that meeting(more density with several other apartments and developments within a 2-3 mile radius, 300 or so additional vehicles which clog an already congested traffic area, degrading of the aesthetics and value of Reunion, etc)

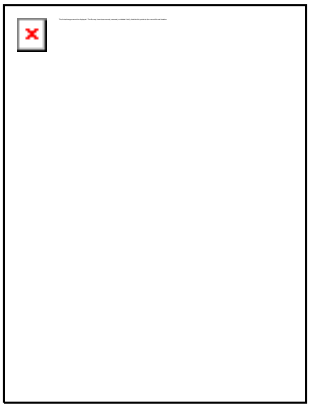
At the meeting, the declarant made an erroneous statement about the "apartments" across the street from his proposed development. He called them "apartments" that are in fact 55 and over units. Much different from what he is proposing. He also mistakenly said that they only have one egress and ingress. That is not true. There is another ingress/egress off Thompson Mill Rd. He made that statement to support his one ingress and egress for his development. I believe the fire code requires 2 egress and ingress entrances when there are that many residents living there. The developer proposed adding an emergency entrance as a compromise. I don't see that being a solution. He also wasn't prepared to answer the question about the type of retail he wanted in the other section.

I am not personally against development as I know there will be more on Friendship road as additional people move here. I suggest using that property for retail of some kind. New restaurants, shops, etc would be a better use of that land vs more apartments with all the ones being built nearby. Or leave it zoned as is for additional single family homes.

I appreciate all the support you have given Reunion in the past!

Thank you for your consideration!

Cliff Whitehead
Trans Am Enthusiast
6419 Sycamore Dr
Hoschton GA 30548
404 578 1575



Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, October 12, 2023 8:29 AM
To: Anael Dominguez (CDI: Planning)
Cc: Jennifer Rivera (Administration); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Application of Tim Wilbanks/Friendship LUXE

Please add to the record.

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Wednesday, October 11, 2023 9:47 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deacceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWY rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article

4. R Cut interchanges GDOT
5. R cut brochure GDOT

.

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

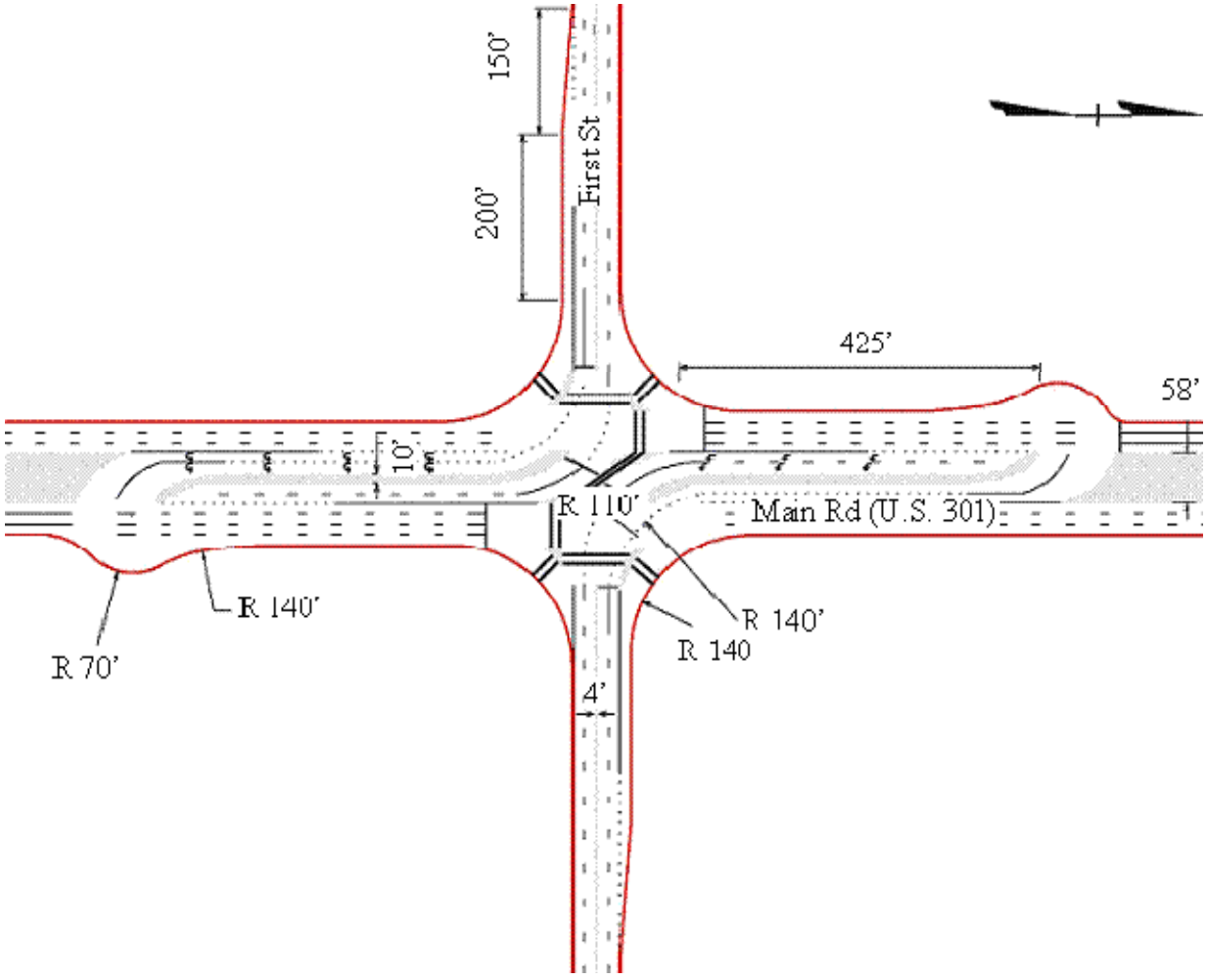


Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059]

HRT-09-059

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

[Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com]

Dr.

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

[RCUT Interchanges (J-Turn Intersections) - GDOT (ga.gov)]

5.

[RCUT Brochure.pdf (ga.gov)]

Regards,

Fred Rubin
6434 Hickory Branch Dr.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, October 10, 2023 10:17 AM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Concerns of Tim Wilbanks Rezoning Request

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

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: Jessica Prince <jbrobin18@gmail.com>
Sent: Tuesday, October 10, 2023 10:15 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Concerns of Tim Wilbanks 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.

Hello,

I currently live in District 1 - in Reunion Country Club. I have been here for almost 4 years, but came from the Flowery Branch side of Hall County. My husband and I both grew up in Gwinnett County, but due to the changes over the past decade we did not feel it was a place we wanted to raise our kids so we ventured out to Hall County for a better way of living.

One of the main reasons we chose Reunion was for a better school system and a family friendly safe neighborhood. We were zoned for West Hall High School. I can still remember the first time we visited Reunion in 2015, before finding a place in Four Seasons in Flowery Branch, and I thought this is such a cute neighborhood but in the middle of nowhere! Since living here, we have seen so much growth. I know growth and change is inevitable, but it should be done in a well thought out way.

My son currently attends Spout Springs Elementary School. This year alone has been the biggest Kindergarten Class at Spout Springs. The second week of school they were still having to move students around creating a new Kindergarten class by moving a teacher down from another grade. Can you imagine the effect of having to change teachers on an already anxious nervous kindergartener? The grade level that got affected by losing a teacher had numbers increase in their classroom size. My son's Kindergarten class already has 23 students. I know there are a few classes with 30 kids. This is *before* the new neighborhoods on Spout Springs Road are built. I'm not sure how many houses are being built there but it is going to affect the already over-crowding school system.

District 1 already has a new apartment building on Spout Springs, beside the new Aldi that is being built. When I checked last month this apartment complex is not at full capacity, nor are any of the surrounding apartment complexes. I saw a sign that duplexes are being mentioned right across the street from that for low income housing.

When talking to a teacher at West Hall she mentioned one of the biggest problems with the area is the lack of parent involvement. Studies have shown that the quality of a school district decreases with the lack of parent involvement. Parent involvement is not as high in areas of low income housing.

What confuses me is why are we wanting to risk this by putting so many low income housing options near one of the county's best school districts (if not the best?). Shouldn't we want to create better school districts for our children, yet we are putting one of the best schools at risk. When the school districts aren't good, people start to move as it becomes a less desirable place to live.

Not to mention, I am fearful of the fire and police shortage that is already existing in our district. The amount of growth we are already experiencing can't be supported by our current fire and police resources.

There was an incident a few weeks back at the Reunion Pickle Ball courts, where my husband witnessed a reckless driver jumping the curb in their jeep and circling our tennis courts (by driving through the grass). Not only was this causing destruction to our neighborhood's property but it could have hurt someone, not to mention a child. My point is with this, that he called the local Sheriff's office to see if we could get someone to drive by the neighborhood to check it out. They said maybe someone would call him back. They don't have resources to always have someone to send out for this type of thing. He never heard back from anyone.

Again, growth is inevitable, but please don't ruin our gem of a neighborhood that is so sought after for families to have a safe, family friendly retreat by allowing apartments right outside of our neighborhood.

It worries me about the state of our county. I've seen this happen with Gwinnett and it's very unfortunate to see such a great place at one time with the state's number one school district having changed for the worst. Crime levels have risen and the school systems have gone downhill and can't handle the growth.

I ask that you please take this into consideration when approving the rezoning request to change an agricultural residential area to a 185 multi-family home/apartment complex. This area already has so many challenges, we do not need an apartment complex which creates a ton of new volume for the population in such a small condensed area.

Please, consider this when looking at this application and help keep Hall County a safe desirable place to live with good schools!

A concerned Hall County Resident,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, August 25, 2023 4:41 PM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rochester/DCCM Rezoning Request - Please Read

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: Jessica Prince <jbrobin18@gmail.com>
Sent: Friday, August 25, 2023 4:39 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rochester/DCCM Rezoning Request - Please Read

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.

Hello,

I am writing in regards to a piece of land that has been requested for rezoning. The piece of property is on **Friendship Road right outside of Reunion Country Club: 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 Reunion Country Club 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.

Reunion Country Club is one of the more prominent neighborhoods in District 1. By placing an apartment complex right outside of our neighborhood, it will significantly affect the value we have fought to protect for our neighborhood, which is very highly sought after.

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.

211 which is very close to this neighborhood can already not handle the amount of traffic for this area. The Infrastructure is not built for adding more apartment complexes and multi-family units.

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!

There are also several apartments and multi-family units that are near us already, none of which are at 100% capacity at the moment. Which means that we will be adding an eye sore to the community, not to mention to the front of our beloved neighborhood for no immediate need or reason other than to try to make a profit. I hope you consider that once all these surrounding multi-family units that currently exist (The Harrison at Braselton, The Finch, The Chateau at Highlands, and Mill Creek Springs) what that will do to the local traffic situation already.

I hope that you will highly consider denying this request to keep Hall County great and reputable.

Sincerely,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:06 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Meeting
Attachments: CC Rezoning meeting.pdf

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: Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Tuesday, September 19, 2023 8:01 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning Meeting

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

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

My head and heart are still spinning from last night's meeting to rezone the property adjacent to Reunion. Another set of apartments is not in keeping with this area. It is an irresponsible decision to add more density to this area. Friendship Road is already a very busy road. Please see the *power-point* that I have attached for more information on that topic.
Last night I felt that the committee was totally on the side of the declarant. We all felt like the concerns of the residents of Reunion were ignored when we gave our presentations or voiced our concerns. It was very depressing. We sat there for 4 hours and listened to the Declarant whine and beg for the majority of that time. It was evident that he did not know what was

around because he would make declarations like the apts. across from this property only have one ingress and egress. Those apartments have three ingresses and three egresses to their property. He stated we had apartments on the other side of Reunion near SS. That structure is an assisted living which does not have much traffic.

I came home feeling like there was no regard for our property values plummeting especially those residents that live on HOLE 1 and will be looking at an apartment building in their backyard.

I felt like I was worthless as a person and a community member. The response of this

committee basically said "We really don't care about your quality of life." We could care less if you get in an accident or get run over by a car, semi, UPS truck, or an emergency vehicle." "You are all but non-existent in our eyes." "If anything is on fire too bad."

With that said I respectfully ask you to speak up on our behalf. A couple of restaurants there would be a better use of that property.

I do appreciate all that you do.

Judy Whitehead
6419 Sycamore Drive
Reunion

County Commission Meeting on Rezoning

September 18, 2023

GDOT RCUT on Friendship Road

- The GDOT put in a RCUT on Friendship Road as a solution to the congestion existing between Chaueau Elan - Del Webb Neighborhood and Reunion.
- The proposed apartments will directly interfere with the RCUT. It will present a dangerous area for the traffic on Friendship especially for Reunion residents and other neighborhoods in the area. Not to mention the Emergency Vehicles that must utilize Friendship Road in regards to the hospital.
- With the projects already approved for this area the increase in traffic will be horrific. Has the county thought of a solution for this area? Is the county even aware of the RCUT.

- Friendship RD at RCUT

Intersection of Spout Springs and Friendship Road

1. At the last Commission meeting a new development was approved that will directly affect this traffic.

2. After school hours Spout Springs Road can be backed up To Reunions entrance off of SS.
3. More homes are being built in the Del Webb Community.
4. I believe this area was supposed to be an area where Residents could drive golf carts to restaurants and The shopping centers to purchase groceries..
5. There have been some terrible accidents here and will be More with all of the new builds especially apartments and Large neighborhoods. (See next page for pic of wreck.

Accident on SS Road

A lady turning right ran into the back of my golf cart as I was crossing this same intersection. Luckily it was just a little bump. I had the right away and my Grandchildren were in the cart.

HWY 20 Buford

It’s a mess

Please don’t turn this beautiful area of Hall County into the next crime-ridden area like Gwinnett County has become. The schools have poor test scores. I’m a former GCPS teacher. I know growth is imminent but please I beg you to be selective in what you choose to approve. Keep this area nice. On a side note could we get an architect to draw up plans to make the area pretty and upscale like Pawley’s Island and Pinehurst, NC?

Print

Planning Commission Comments - October 16, 2023 - Submission #81425

Date Submitted: 10/14/2023

Comments completed in the form below will be submitted into the record for the October 16, 2023 meeting of the Hall County Planning Commission.

First Name*

Kim

Last Name*

Grennan

Address1*

5632 Grand Reunion Drive

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

4. 1731 Friendship Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

My husband and I are residents directly across the golf course from the proposed apartment complex. We commend the commission for upholding the 25 foot undisturbed barrier around this proposed development. Of course we are opposed to the development, but if approved we have what we believe is a reasonable request. As you can see in the attached file the back of our house will mainly face the side parking lot and retention pond. What we don't see is any plans for landscaping that would block the side parking lot. Basically it looks wide open to Friendship Road. As you know the hospital is close by. We are deeply concerned about noise and light pollution from the road and from cars turning into the development as well as cars making the turn in that side parking lot. We are asking for large evergreens to be placed along the drive near the monument sign as well as the turn closest to the golf course of the side parking lot. Basically we would like as much shielding as possible. Thank you for your consideration of this matter.
Greg and Kim Grennan

Please write your comments in the box above.

File Upload

IMG.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

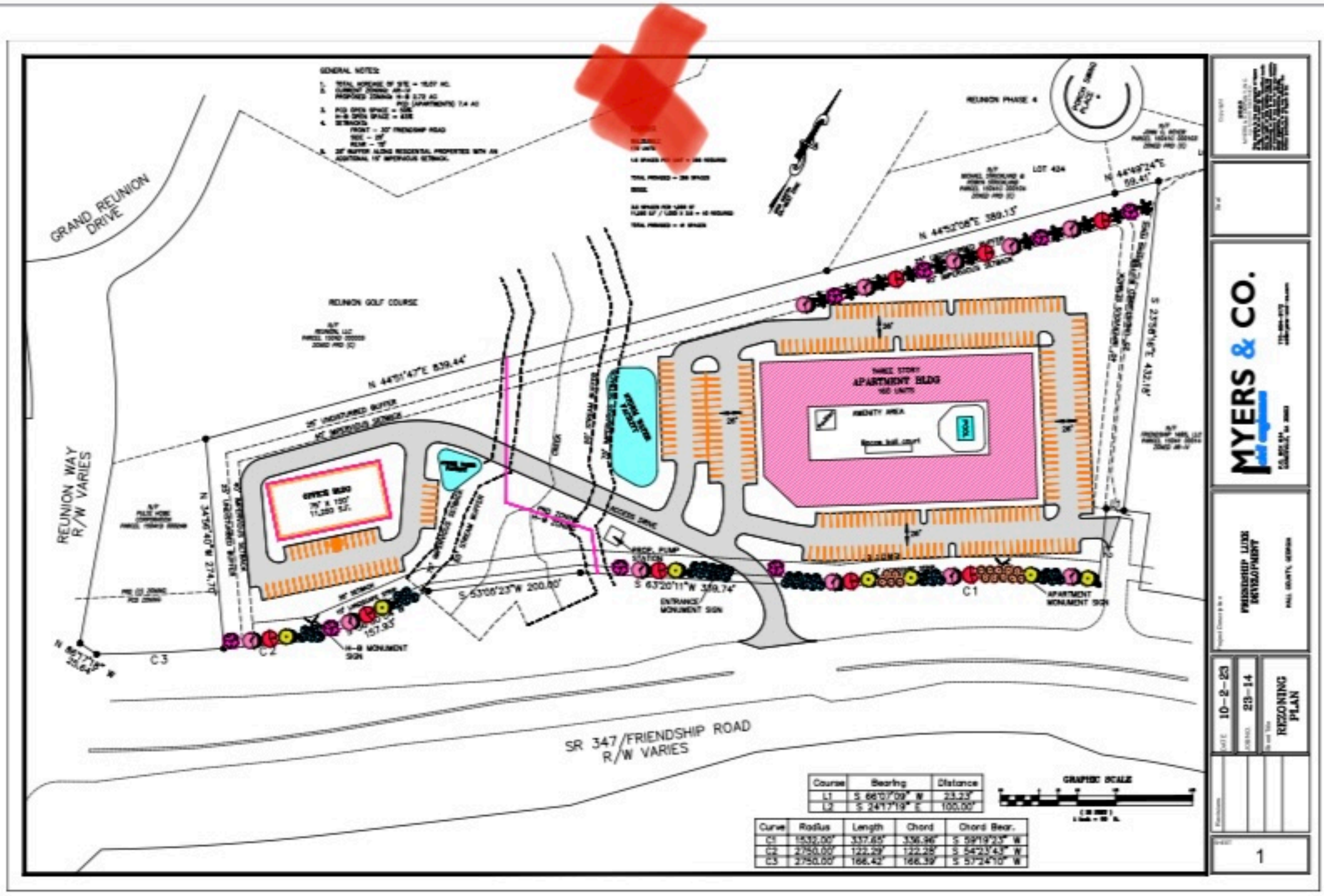
404-725-3969 Kim. 770-539-2613 Greg.
gkgrennan@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

9:14

Tim Wilbanks_Rezoning pl...

Done



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 10, 2023 10:12 AM
To: Lauren Perry
Cc: Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration); Beth Garmon (CDI: Planning)
Subject: RE: Please STOP the development of apartments in South Hall

Ms. Perry,
We have received your comments and they have been added to the application file and will be provided to the Planning Commission and Board of Commissioners.

Regards,
Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Lauren Perry <lseay16@gmail.com>
Sent: Tuesday, October 10, 2023 8:53 AM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: Please STOP the development of apartments in South Hall

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,

Please help Hall County by opposing the development of apartment buildings. I am a resident in Reunion on Spout Spring Road and apartments will over crowd our area. The elementary school is overcrowded and kids have had to move to different classes

throughout the Fall due to classrooms being too large. Our teachers are overwhelmed with large classroom sizes and apartments will create so many more problems for our schools and our community. Please look out for and represent the residents of South Hall by opposing any new apartment building plans!

Thank you for listening!
Lauren Perry
Reunion Country Club Resident

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 3:46 PM
To: Robyn Strickland
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

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: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Friday, September 15, 2023 3:37 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

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.

Good afternoon,

We respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units

B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project

C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.
-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.
-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is not.
-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

IF the approval is granted and this happens to pass, we request all of the following along our property line. Property owner, even if changes hands, to maintain forever:

1) Minimum 25-foot Undisturbed Buffer at our property line. Property owner to keep it clear of debris/trash.
2) Past the Undistubed Buffer on applicant's property, 2 staggered rows of Green Giant Trees, each 7-8 feet in height.
3) Behind the Green Giants, a 7-foot Wood Privacy Fence, dark stained to blend with outside of fence facing our property line.
3) Written commitment of Owner to Maintain installed Trees, Fence and Buffer. If a tree dies, replace within 8 weeks. If fence fails, repair within 8 weeks.

This to be a transferred obligation, if property changes hand to be maintained and upheld forever.

Sincerely,

Michael & Robyn Strickland
5786 Porch Swing Place
Hoschton, GA 30548
(770) 778-1370
robyngstrickland@yahoo.com

Print

Planning Commission Comments - September 18, 2023 - Submission #79572

Date Submitted: 9/16/2023

Comments completed in the form below will be submitted into the record for the September 11, 2023 meeting of the Hall County Planning Commission.

First Name*

Phyllis

Last Name*

Mercer

Address1*

6320 Falling Water Ln

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

9. (A)(B)(C) 1731 Friendship Road | Rezone

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

This is to express agreement with the Staff's recommendations that the Zoning Request for Parcel 15041 000190 (items # 8 and 9 on the agenda) should be DENIED.

The request to build 185 apartments on this land should be DENIED for the following reasons:

--The apartment and commercial retail proposal is NOT compatible with the adjacent residential developments or the ambience of the Gateway Corridor and would create an isolated district unrelated to surrounding properties.

--The request fails to meet the "Purpose" criteria defined in 17.420.010 which includes "establish consistent and harmonious design standards for public improvements and private property so as to unify the distinctive visual quality of the Gateway Corridors" and to "create a sense of place that is aesthetically appealing and environmentally responsible".

--It is not appropriate to build a four-story apartment building which would tower over residential and recreational areas which adjoin this property thus violates the "protection of surrounding residential users" as called for in 17.180.080.

--There should be NO exception granted for the transitional buffer area, especially in view of the residential nature of this area and the fact that it is on the Gateway Corridor.

Other Issues:
TRAFFIC: FLAWED study
--The traffic study FAILS TO RECOGNIZE THE IMPACT OF OTHER APPROVED OR PENDING ZONING REQUEST in this area, including (1) recent approval of several hundred apartment building for the area at Friendship and Spout Springs,(2) the pending request for a 133 single story family homes between Friendship and Thompson Mill Road, (3) the outstanding request to expand Del Webb at Chateau Elan (Town of Braselton) which fronts on both Friendship and Thompson Mill Road, (4) the continuing expansion of Reunion, (5) the approved self-storage units which front on Friendship Road, (5) the recent opening of a new Medical Building on Friendship, (6) the ongoing expansion of the NE GA Medical Center and (7) the added medical and office buildings, under construction along Friendship Road, which are in the Town of Braselton.

--The plan calls for a single ingress and egress point from Friendship Road. This would provide some six such sites within a very short distance (including at Reunion, private residences, subdivisions and self-storage facility). None of these points have a traffic signal and instead require vehicles to turn right and then do a U-turn to travel in the opposite direction. It is not uncommon today to see 3-4 vehicles waiting to make this U-turn backing up into the heavily traveled two lane highway. Added traffic having to make U-turns would only intensify this issue and create a more hazardous traffic pattern.

--The traffic study proposes constructing the ingress/egress driveway to this new development across from the existing Celebration Church driveway, but this appears to be a questionable plan which would prove to be hazardous.

--The developer's narrative states that Friendship Road is a "limited access state road" but yet the access to this new development, along with multiple other existing or planned access entrances, indicate that this is quickly proving to be a false statement.

CONFLICTING INFORMATION – Number of Stories for Building
The narrative references a FOUR-STORY building while there are two diagrams in the package—one showing a four-story building (dated Aug 7, 2023) and another showing a three-story building (July 21, 2023). What is the real plan?

The staff recommendation should be followed by the Planning Commission and the BOC – that being a DENIAL of this request. Also there should be no approval for any "caretaker or outdoor boat and RV storage units".

Any consideration for approval should be for a facility with no greater than a THREE-story building. That would be consistent with the recently approved three-story senior living facility located to the southeast of this proposed development stie.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, September 14, 2023 11:15 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks

Importance: High

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

From: Rhonda McKinney <ugarkw@bellsouth.net>
Sent: Wednesday, September 13, 2023 11:42 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks
Importance: High

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 Commissioners and our District 1 Board of Commissioner, Kathy Cooper,

First of all, I would like to apologize for the length of this email, but the last one I hope to write anytime soon and have some important points to make that I hope you will read and consider. Unfortunately, we will not be able to attend the 9/18 Planning Commission meeting where there is an important agenda item, #9.A.-C., of particular concern for Reunion residents, agenda item 9.A.-C., Tim Wilbanks, so this is my only opportunity to speak.

Instead of writing to oppose this rezoning as I have in the past, and after attending the 9/5 hearing where the Rochester-DCCM rezoning request was approved for the 133-unit rental community off of Thompson Mill Rd., I would like to request consideration for some condition changes to protect the residents of Reunion and the golf course as I have little confidence this rezoning will be denied although that would be ours, and all other residents in Reunion's desire. We've been defeated too many times unfortunately.

1. The applicant packet mentions a similar rental community approved, Highlands at Chateau of Friendship but the really important difference with this rezoning request that should not be ignored is this one is adjacent to an existing residential community and golf course.
    - Highlands at Chateau is not adjacent to any current residential community, nor does the recently approved 133-unit rental community off Thompson Mill that was approved on 9/5.

2. Instead of a 50 ft. landscaped buffer as the applicant is requesting that you consider a minimum 50 ft. undisturbed buffer since this backs up to an established residential community.

3. There is mention of some known adverse runoff into the cul-de-sac of Porch Swing Place, part of Reunion where they are existing residents, many who have lived there for 15+ years.

If this is approved, the request is to require additional buffers, in addition to the undisturbed buffer requested, to protect these residents from future runoff issues from this development.

4. The 15 ft. landscaped buffer along the golf course should be unacceptable.
    - One of the beauties of any golf course is the nature, trees, tranquility, etc. and a 15 ft. buffer is not enough to protect the golf course and the golfers.
        - We ask that you please reconsider this variance request and ensure an undisturbed buffer of at least 50 ft. is required.
            - Additionally, 15 ft. is too close for flying golfballs ☺

5. One of the primary reasons for this request is what the residents of Reunion, and golf course, have experienced, negatively, with the Bailey Farms-Rochester-Pulte rezoning that was approved by the Planning Commission on 8/16/21, in spite of the number of opposition emails sent (60+), the 700 petition signatures we had from existing residents not wanting the expansion and the # of residents who attended the hearing in person to oppose.
    - That rezoning approval alone and condition for a replanted buffer changed the look and landscape of the beautiful community that John Wieland established in 2001 that we will NEVER get back.
    - Once the natural buffer of mature trees was cut down/clear cut in August of 2022, many residents, including us on lot #1016, were negatively impacted with the residents on Dove Point left with views from their backyards and patios of a power substation that they didn't see before.
    - It will take years for the replanted buffers to grow tall enough and wide enough to block that horrific view they have now. If those mature trees, natural buffer, had been left, we wouldn't have seen the Bailey Farms development behind us.
        - We will **NEVER** get that privacy screening back with a replanted buffer that replaced years of growth that resulted in healthy, mature trees.

6. There are ongoing issues with replanted/landscaped buffers.
    - We already have at least one of the replanted screening buffer trees behind our lot #1016 that needs to be replaced.
    - We have also had maintenance issues in the short time the replanted buffer has been installed by the developer.
        - We've had to engage Hall County Planning to assist with this negligence by the developer and construction hasn't even begun.
            - Not only could this issue have been eliminated if an undisturbed buffer had been required instead of a replanted buffer, but it is a waste of everyone's time.
                - The homeowner who must take pictures, send emails and report it to the County.
                - The County employees who must contact the developer and ensure the developer adheres to their obligations.

7. Replanted or landscaped buffers to replace existing, natural buffers should not be allowed when adjacent to existing residential communities. The standard condition should be a minimum of a 50 ft. undisturbed buffer. I've had some Hall County employees comment that they feel it should be 100 ft. undisturbed buffer requirement.

- We discussed this in a meeting last year with Randi Doveton and Kathy Cooper and at that time, they seemed to agree.
    - One minimal change in the wording, “undisturbed” instead of words like disturbed, replanted or landscaped would make such a difference to the people and taxpayers in the county and still allow growth to take place. It’s a win-win.

8. When there are so many variances requested and known adverse conditions that will impact existing residents, maybe the proposed rezoning isn’t a good fit for that piece of land and another option in the future would be better.

9. Or maybe the hearing needs to be tabled and some additional time taken to review before deciding when there is strong opposition and especially since the “Public” doesn’t have an opportunity to speak after the applicant’s presentation.
    - For the residents who are adjacent to these rezoning requests who must live with the results of your decisions, it is life impacting, so when there is strong opposition, maybe a little more time should be taken to thoroughly review.
    - If the buffer requirements decrease the # of units the applicant is proposing, then it should be up to the applicant to determine if it’s still a business deal they want to pursue.
        - The applicant’s profitability shouldn’t be at the cost of the people who must live with the impacts of the rezonings approved.
        - If this rezoning request isn’t approved, it’s a matter of time before there is another applicant with a different plan for that piece of land available for sale

Your serious consideration to these additional conditions if approved would be greatly appreciated as we would hate to see the front part of our community permanently ruined as we have seen with the back part of Reunion.

We strongly request that for this rezoning hearing you please make the Reunion residents’ voices a priority and not the applicants as this development, if approved, and especially without additional conditions will negatively impact our community and golf course forever as we are already dealing with the ramifications from the Bailey Farms-Rochester-Pulte rezoning approval now that the land has been cleared for development.

Respectfully,

Marlon and Rhonda McKinney
Lot #1016 – Reunion Country Club
7010 Grand Reunion Drive
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, August 31, 2023 1:09 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: FW: Tim Wilbanks Rezoning Notice

Ana,
Please add to the appropriate folders and Accela.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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From: Tad Wood <tadwood@bellsouth.net>
Sent: Thursday, August 31, 2023 12:20 PM
To: trbell@hallcounty.org; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Tim Wilbanks Rezoning Notice

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 Hall County Board Members,

I am contacting you regarding the Zoning Notice submitted by Tim Wilbanks to rezone from AR-IV to H-B. The Planning Commission meeting for this is on 9-18-23. Mr. Wilbanks also submitted a request to reduce the buffer on this property. The purpose of these requests appears to be to build apartments directly adjacent to the entrance of Reunion Country

Club on Friendship Rd. In case I cannot attend this meeting in person, I want to voice my strong opposition to these rezoning requests.

There are multiple reasons I oppose this rezoning request, but my top reason is crime. I am a resident of Reunion Country Club. I witnessed first hand what apartment complexes built next to single family home subdivisions can do. I had to move out of my previous home in Lawrenceville due to an explosion in crime in my neighborhood after several apartment complexes were built right next to it. Besides the frequent car break-ins and vandalism, we had drug trafficking, home invasions and homicides. All within a tiny 190 home subdivision. I do not want to see this happen to Reunion. Or to Sterling on the Lake. Or Del Webb.

My second reason is the increase in traffic. The unimproved section of Spout Springs Rd is a mess. Besides the pot holes and narrow lanes, it frequently backs up on both sides of Friendship Rd. New subdivisions are already being built along this section of Spout Springs. In its current condition, it cannot handle the increase in traffic from these new neighborhoods. Adding apartments will only make it worse.

In addition, apartments do not fit with the existing developments along Friendship Rd. Particularly those between Hwy 211 and Dunbar Rd. These are upscale single family home neighborhoods. The families that live in these homes live here to get away from the traffic and urban sprawl.

I am asking you to please vote against these rezoning requests.

Thank you,

Norman Wood
6053 Ash Hill Place
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, September 19, 2023 4:43 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Apartment proposal outside of Reunion

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Casey Cavill <caseycavill@gmail.com>
Sent: Tuesday, September 19, 2023 4:27 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; frsosebee@hallcount.org; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Apartment proposal outside of Reunion

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.

Hello all,

I was at the meeting last night and want to send a follow up email on why I hope you deny the apartments being built. The builder kept saying the precedent of apartments is being set in our area and that cannot be further from the truth. A lot of them are geared toward 55+. Spout springs elementary had to completely change their classrooms 2 weeks into the school year because of how many kids they had in classes. We absolutely cannot handle all these additional neighborhoods and apartments with the current school size.

The reason we moved to this area 6 years ago was the small town feel and the golf cart community. Now we are terrified to take our carts on the roads because of how much traffic there is and all the accidents on spout springs and friendship intersections. I would kindly ask that y'all look into it and see how many we have had just very recently. If there is every a golf cart waiting at a crosswalk during one of those accidents they would be killed. Adding to this issue will make it worse.

A firefighter that works in station 14 posted this last night in our neighborhood group. I thought it was worth sharing as I know fire safety was also an issue brought up. "Just Mention to them...if they allow hundreds of new residance into an apartment complex...how are Fire Dept is to keep up with the demand on resources...for the past several years Hall County Fire Rescue has a system of Mandatory Over Time. This is schedulled and unschedulled OT. Forcing members to work 48 hr shifts due to low staffing levels with in the Department. The demand in South Hall and Sta 14 has currently

no assigned paramedic on A and C shift. Thus mandatory OT fills our local Med 14 with paramedics that are forced to work or face progressive dicipline leading up to termination...and many have left the department due to this issue. Sta 14 C shift Paramedic is also the station Lt. So his span of control is compromised each shift since he is on the Med Unit, which is out most of the day and night running calls for service. I can keep going but point is our Fire Dept and Sheriffs office are burden with high call volume and lower than requimended staffing levels...more nose to serve will only be a further burden in South Hall County..."

Please consider when approving things why so many people moved here in South Hall and most of them left Gwinnett to avoid what is happening right now. It's a nice area with a small community feel and a family friendly golf cart community. We love this area and our community so much. Seeing it change is really sad to so many of us.

There is also a stream and cemetery in that area. Something to consider that is not going to be destroyed. I could go on and on but these are my main concerns. If it has to be developed can it please just be commercial?

Something to also look into is we can't even get enough people to rent the apartments that are built. Most all of them have current immediate availability. We don't need more when the demand isn't matching. I would also ask that y'all do some research regarding that.

Thanks so much for all you do. I know this isn't easy. Please don't let Hall county become Gwinnett. Protect this county that we all love here!

Best,

Casey Blake
7408 ash tree circle

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:05 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Application

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Christina Sweeting <cesweeting@yahoo.com>
Sent: Tuesday, September 19, 2023 8:24 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; frsosbee@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning Application

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 evening,

I'm am writing this email to express my concern and strong opposition to the re-zoning of the property in South Hall just outside Reunion Country Club and the plan to put up apartments and commercial space.

First, the infrastructure in this area is definitely not able to handle multi-family housing. The building that is being approved in this area is going to cause major traffic problems. I already struggle to make a left hand turn from the Dove Point entrance into Spout Springs because of the constant flow of traffic. There are times when I'm 10 plus cars back.

Not only is traffic a concern, I'm also extremely concerned about the influx of students and pressure this will be putting on the schools, specifically Spout Springs Elementary. The classroom size is already pushing 30 children per classroom and there are multiple communities that have not been completed plus a single home community and a townhome community that have not even started to build yet. This apartment complex, if approved will only further cause more overcrowding in a school that doesn't have the space to accommodate these children and no plans for another elementary school to be built in the area.

Statistically, apartments have higher crime rates and a higher volume of 911 calls. If apartments and high-density living keep getting approved in this area, it will also put pressure on local law enforcement and the fire department.

Am I concerned about the value of my home? Absolutely! I'm concerned that we choose to live far from the city and more and more Hall County is approving housing more suitable for an urban area. If this continues to happen, it will drive the middle class out of the area and property values will continue to decline. Yes, there needs to be an option for lower priced housing, but single-family homes are what will preserve the integrity of this area.

Approving re-zoning requests shouldn't be simple and done without thought or research. Many factors such as the ones listed above should be taken into consideration. These apartments don't just affect our neighborhood.
Furthermore, if the applicant requesting the re-zoning cared about the integrity of this area and not just the dollar, he would have come fully prepared with plans and not leaving the planning committee with unanswered questions.

I'm asking that you strongly consider denying this request and make Hall County a place of smart growth.

Thank you,
Christina Sweeting

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 7:24 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: Judy Whitehead <jvwhitehead75@gmail.com>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

1731 Friendship Road | REZONE & VARIANCE | 10-16-2023 | ZL RK | KLG | BG | RD

As a follow up to my email on 10/11/2023 I offer the following for additional detailed consideration:

Based on the letter from Randi Doveton, Director of Planning & Development, October 6, 2023 it appears the Hall County Traffic Engineer comments refers to the coordination for driveway access on Friendship Rd. (see below)

Hall County Engineers and the applicant Engineers are required to ensure that proposed applications comply with state/federal installations and codes for the safety of the public!

THE STATE, GDOT, (and FHWA) HAS SPOKEN BY INSTALLING THE R CUT OUT AND BUMP OUT, HALL COUNTY CANNOT APPROVE THE APPLICATION BASED ON THE PROPOSED ROAD LOCATION.

Hall County should reject the application and the Engineer be required to change the access road to accommodate the state installed installations for the safety of the Public.

Georgia Department of Transportation

In an email dated August 15, 2023, Veronica Chavers, D1TO Traffic Operations Civil Engineer 3, provided the following comments:

(A) Require GDOT coordination for driveway access on Friendship Rd
(B) Require GDOT coordination for driveway access on Friendship Rd
(C) Require GDOT coordination for driveway access on Friendship Rd

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

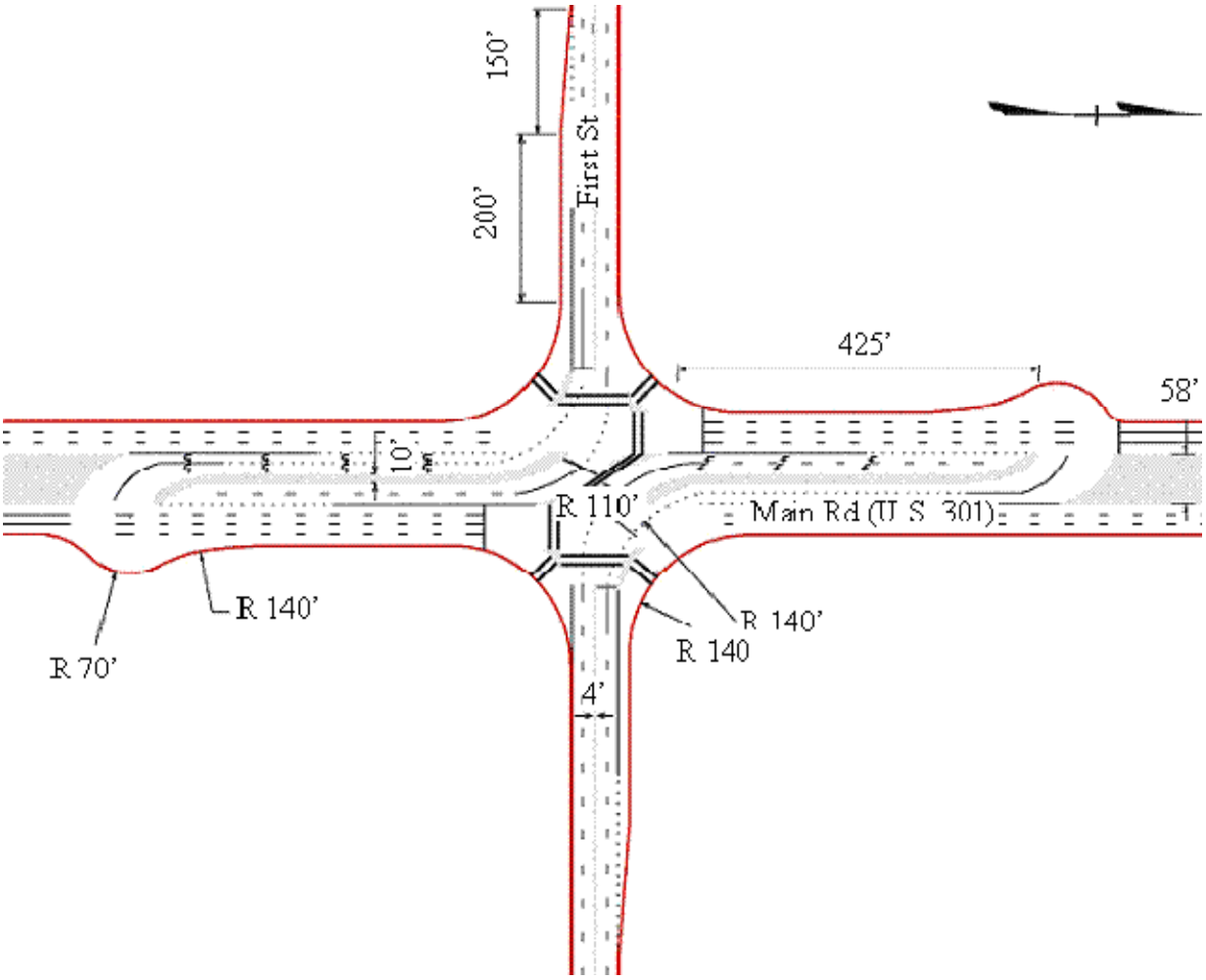

Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:36 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Hi Fred,
Thank you. Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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We have it all in Hall

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 8:35 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Application of Tim Wilbanks/Friendship LUXE

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 Jennifer,

Below is the email that I referenced in my email today that was sent to kcooper and rdoneton for your records.

Regards,

Fred Rubin
6434 Hickory Branch Dr.

----- Forwarded Message -----
From: Fred Rubin <rubinfg@yahoo.com>
To: kcooper@hallcounty.org <kcooper@hallcounty.org>; rdoveton@hallcounty.org <rdoveton@hallcounty.org>
Cc: rhiggins@hallcounty.org <rhiggins@hallcounty.org>; frsosebee@hallcounty.org <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Wednesday, October 11, 2023 at 09:47:00 PM EDT
Subject: Application of Tim Wilbanks/Friendship LUXE

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deacceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWY rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

.

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

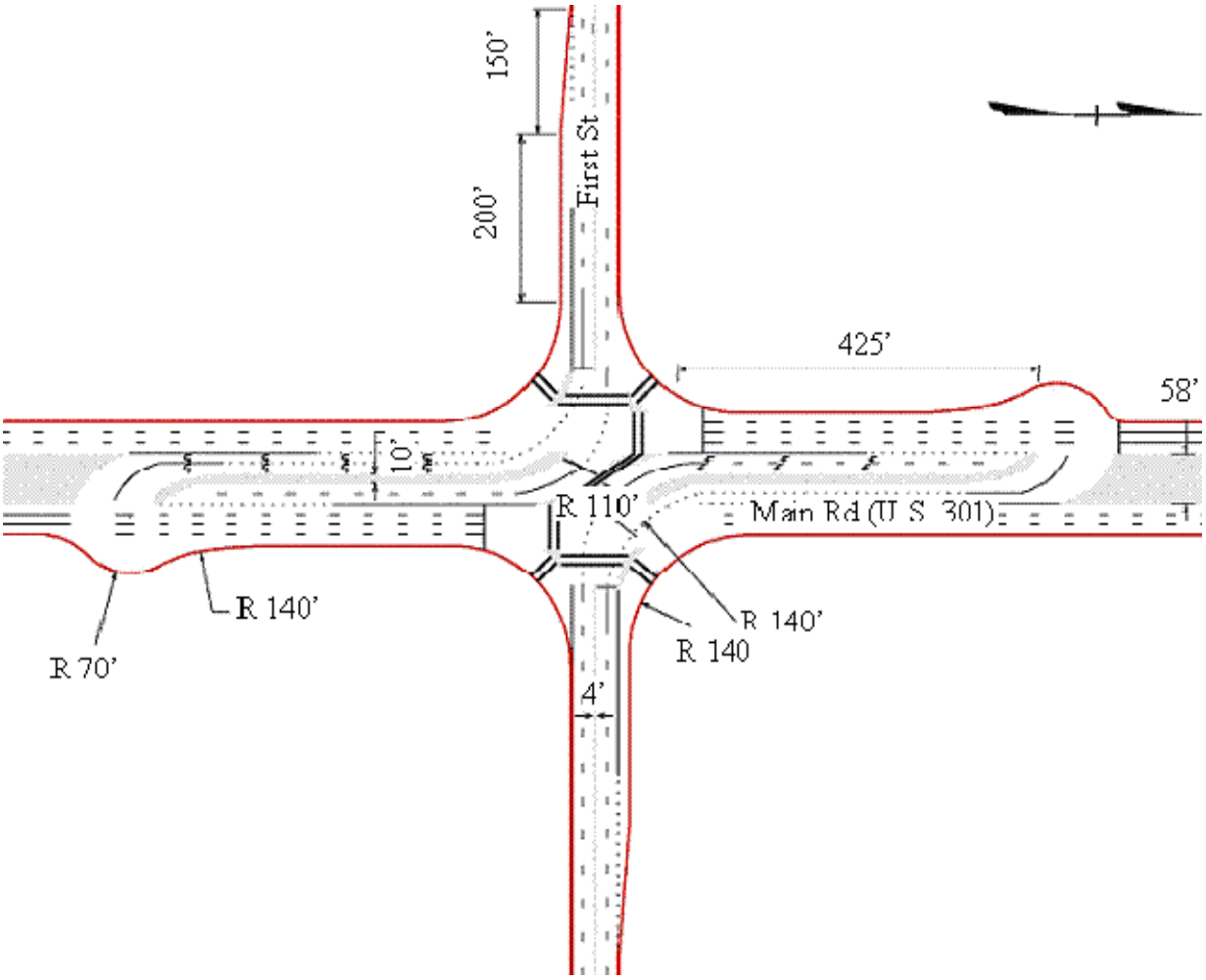

Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059]

Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com

Crews to begin work at SR 347 and Grand Reunion Dr.

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

RCUT Interchanges (J-Turn Intersections) - GDOT (ga.gov)

5.

RCUT Brochure.pdf (ga.gov)

Regards,

Fred Rubin
6434 Hickory Branch Dr.

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

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, October 12, 2023 11:45 AM
To: Jim Mikoy
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Wilbanks / 1731 Friendship Rd. Application

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners 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: Thursday, October 12, 2023 11:35 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: Wilbanks / 1731 Friendship Rd. Application

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.

Commissioners,

IF there are **CODES and laws**, they need to be enforced ! This should be non-negotiable. During the Planniong Commission meeting Monday, Sept. 18, 2023, AFTER stating several Georgia Codes that were not met in the proposal, the chairman continued to ”negotiate” with the applicant about his proposal so they (Planning) could approve it. Why wasn’t the applicant simply told his proposal did not meet those codes and laws, was not acceptable for that property, and deny his request right then?

The applicant argued the requirement condition for a 25’ natural buffer plus additional 15’ from both the Reunion golf course and houses where those property lines are abutted. The natural buffer needs to be greater than that.

Never addressed by the Planning Commission:

* the already **dangerous**, horrendous traffic situation near/at Reunion’s Friendship Rd entrance/exit.

* **fire regulations** and the fire departments ability to serve the proposed were never addressed.

* the plethora of **existing apartments not at capacity currently**. The hospital employees and "young" people needing residences, as the developer stated, could well use those. They are listed below.

* the **devaluation of the homes** in Reunion created directly by apartments.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

LOW END businesses will do nothing but devalue our homes **and** the immediate surrounding area as well as the county. The developer could not state what businesses he would add on the property.

The pastor of Celebration Church, owner of the property, in a correspondence between Holly Williams and himself, stated "When we were first contacted by the buyer, we were told they were building townhomes and we figured they would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract**, we were informed that t**he builder had changed to apartments**. I understand that this situation is frustrating, and I appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose".

We are opposed to this rezoning request.

Please, please protect the safety and integrity of Hall County and the areas surrounding the subject zoning change requests.

Jim and Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Existing apartments are:

The **Harrison at Braselton** (previously Noble Pines) opened 2019, 248 units. As of 8/24 93% capacity. This complex is behind the Aldi and across the street from the location of the proposed rezoning request.

The **Finch-Braselton** also across the street from the postposed rezoning request. 275 units, 7% occupied as of July.

The **Chateau at Highlands** (55+) off Friendship, just down from Dell Webb-Chateau Elan, less than 2 miles from the 2 apartment complexes off Thompson Mill. 152 units, opened January 2023, 25% capacity.

Mill Creek Springs less than 2 miles from the proposed rezoning request off Spout Springs. New SF and townhome rental community, 196 SF homes and townhomes, 10% rented

Anael Dominguez (CDI: Planning)

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Thursday, September 28, 2023 7:04 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Re: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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Please include it.

On Sep 25, 2023, at 8:29 AM, Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org> wrote:

Good morning,
Your subject reads “Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development” but you are referring to the 1731 Friendship Road (Tim Wilbanks) application, correct?

Just need written confirmation to include with the correct application.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org
<image001.png>

From: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Sent: Monday, September 25, 2023 8:05 AM
To: Jim Mikoy <jrmikoy@gmail.com>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Subject: RE: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk

Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org
<image001.png>

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, September 23, 2023 7:36 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: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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.

Commissioners and All,

During the Planning Commission meeting Monday, Sept. 18, 2023 to hear the applicant for this development, it became clear the commission chairman was trying his best to get the applicant to "tweak" his proposal and resubmit so the Planning Commission could approve the application. The applicant had no clear answers to the questions posed to him about what retail he would include.

After stating several Georgia Codes that were not met in the proposal, the Planning Commission continued to ask the applicant if he would come back with a plan that they would approve. Following the reciting of the laws and Codes to the applicant, the application should have been simply denied and tabled.

The Planning Commission told the applicant that there was to be a 25' natural buffer plus additional 15' from the Reunion golf course and houses' property lines to his proposals. The applicant argued against this condition. The natural buffer actually NEEDS to be greater than 25'. Imagine looking our your window at once was a lovely view of the golf course and wooded area and now you're gazing upon an apartment building.

IF there are CODES and laws, they need to be enforced !!! Why was the applicant not simply told his proposal was not acceptable, deny his request and stop right there?
Hall County cannot continue to bend ? The Commissioners need to protect the integrity of Hall County.

The horrendous and **already dangerous** traffic situation near/at Reunion's Friendship Road entrance/exit **was never addressed** by the Planning Commission.

The fire regulations, as well as the **fire department's ability to serve the proposed**, were **never addressed** by the Planning Commission.

The plethora of **existing apartments not at capacity currently** was **never addressed** by the Planning Commission. The hospital employees and "young" people needing residences, as the developer stated, could well use those. They are listed below.

The **devaluation of the homes** in Reunion directly created by apartments was**never addressed** by the Planning Commission.

The developer could not state what businesses he would add on the property. LOW END businesses will do nothing but devalue our homes and the immediate surrounding area as well as the county.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

The **pastor of Celebration Church**, owner of the property, in a correspondence between Holly Williams and himself**, stated** "When we were first contacted by the buyer, we were told they were building townhomes and we figured

they. would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract,** we were informed that the **builder had changed**to apartments. I understand that this situation is frustrating, and I

appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose!"

Existing area apartments:

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%**.

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.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity and safety of all of Reunion, the surrounding areas, and Hall County.

Jim AND Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, September 21, 2023 11:26 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Proposed Apartments on Friendship

Please add to the file.

From: Kaley Ivins <kcivins10@gmail.com>
Sent: Thursday, September 21, 2023 11:24 AM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Proposed Apartments on Friendship

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.

Hello! I am a resident of Reunion. My family of five moved out of Gwinnett to Hall years ago when we saw the direction Gwinnett was going in. We love our neighborhood and the surrounding community and are sad every time we hear of more developments coming in that may change the make up of that. The traffic is already ridiculous and dangerous enough and adding the proposed apartments will only stretch the already stressed infrastructure more. Roads, law enforcement coverage, school system, hospital, etc. will all suffer from another large multi-family complex. Not to mention the change in scenery and decrease in home values. Trees are a good thing, right? I am writing today to ask that this application for apartments be denied. I sincerely appreciate your time in reading this email and will continue to follow this decision. My hope is that Hall will continue to be the community we fell in love with and wanted to raise our kids in, and not the next Gwinnett.

Kaley Ivins

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, September 20, 2023 2:58 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Jennifer Rivera (Administration)
Subject: FW: 1731 Friendship Road - 185 Apartments

Ana,
Please add to the file and Accela. This is on the 10-16 PC Agenda; tabled from 9-18.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Kurt Ward <braseltonmayor@gmail.com>
Sent: Wednesday, September 20, 2023 2:55 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Subject: 1731 Friendship Road - 185 Apartments

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

Please forward to the Planning Commission and Commissioners not already copied.

In relation to the rezoning request at 1731 Friendship Road, please consider several portions of the Hall County Comprehensive Plan and several portions of the Braselton Comprehensive Plan and Braselton Development Code.

Hall Co. Comp. Plan (2022)
In the Hall County Comp Plan (2022), the Hall County Future Development Map indicates that the area in question for this zoning is "Residential" and shaded yellow. (Comp. Plan 2022, p. 18) As further defined in the Hall Co. Comp. Plan (2022), "Residential" property in Hall County allows a density/intensity of 2 dwellings per acre with moderate density and subdivision design setting aside a high percentage of open space. (Comp. Plan 2022, p. 27) The "Intent" of this area is to "PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities". (Comp. Plan 2022, p. 27)

<< https://www.hallcounty.org/DocumentCenter/View/9776/2022-Comprehensive-Plan?bidId= >>

The long-established residential in this community include Reunion, Clearwater Plantation, Reflections, Riverstone Park and Mulberry Park. The more recent established residential in this community include zoning approvals for multi-family apartments and zoning approvals for townhomes - neither of which fall within the 2 dwellings per acre of moderate density.

More detailed information on these recent developments is available for review.
<< https://www.braseltonmayor.org/hallco >>

Please consider preserving the nature and character of this community consistent with the long-established neighborhoods. This is not a "us-four-and-no-more" request. This is a request to recognize the high standard of living already created by Hall Co. and Braselton in this area (which is very hard to do), and a request to preserve what has been created by maintaining "consistency with surrounding suburban densities".

Braselton Comp. Plan
For reference on the surrounding area we identify as Braselton West, our Comp. Plan. (p. 105) sets density at up to 5.9 units per acre for this area.

<< https://cms2.revize.com/revize/braseltonga/document_center/Planning/Planning%20Docs/Comprehensive%20Plan%202020%20Final.pdf >>

Braselton Development Code
Braselton also addresses multi-family and townhome communities in our Development Code. Under Article 8 (p. 13), Braselton limits Maximum Acreage Gross Density to 8 units per acre for Residential Multifamily.

<< https://cms2.revize.com/revize/braseltonga/ARTICLE%20VIII%20DISTRICT%20USES%20LOT%20SIZE%20AND%20DENSITY%20STANDARDS%202022.pdf >>

Thank you for considering our vision for the character and residential nature of future growth in this area.

Best regards -

Kurt R. Ward
Town of Braselton, Mayor
BraseltonMayor.org
- Content may become subject to requests for open records.
- Sent via mobile ~ expect typsos.

Anael Dominguez (CDI: Planning)

Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

From: Lindsay Rock <lindsaymrock@yahoo.com>
Sent: Tuesday, August 15, 2023 2:28 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

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 185 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.

-- 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: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 17, 2023 3:07 PM
To: giordano.rg@gmail.com
Cc: Rob Giordano; Kathy Cooper (County Commissioner); Frank Sosebee (Planning); Jennifer Rivera (Administration); Gina Pilcher; Richard Higgins (County Commissioner); Anael Dominguez (CDI: Planning)
Subject: RE: STOP APARTMENTS NEAR REUNION

Mr. Giordano,
We have received your comments and they will be included in the packet that is forwarded to the Board of Commissioners for the December 14th voting meeting.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Rob Giordano <giordano.rg@gmail.com>
Sent: Tuesday, October 17, 2023 1:58 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: STOP APARTMENTS NEAR REUNION

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.

Hello,

I was unable to attend the committee meeting on 16 October 2023. This email is to present my concerns on adding 185 apartments at the entrance of our community. This will absolutely hurt the home values and erode the quality of life we currently have in the neighborhood. Additional traffic and noise will certainly have a negative impact on the residents of Reunion Country Club.

Rob Giordano

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Robyn Strickland
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Saturday, October 14, 2023 3:57 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

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.

Good afternoon,

We will be attending Monday's meeting again, but we respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units

B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project

C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.
-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.
-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is neither similar nor adjacent.
-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

Thank you for your time and very careful consideration on this matter.

Robyn & Michael Strickland
5786 Porch Swing Place
Hoschton GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 9:01 AM
To: stacey@miller-web.com
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: FW: Vote No to the Reunion Apartments

Your comment has been received and forwarded to Planning for 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: Stacey Miller <stacey@miller-web.com>
Sent: Thursday, September 14, 2023 7:12 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; rdoverton@hallcounty.org
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Re: Vote No to the Reunion Apartments

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 Commissions and Planning Committees ,
I write this email to you feeling disappointed and worried about the future of this surrounding community. This is not what I had envisioned for my family nor what I inferred on your future plans for Hall County. Seems like the decisions being made are creating a subdivision surrounded by mass traffic and high density housing. This same thing happened to the last state we lived in and we saw all the issues with traffic, overcrowded schools which caused issues within the schools and higher crime in the area . After moving back to this area in 2000 we were hopeful based on what we read on the Hall County Website we would not see that happen here.

We have been residents of this area for over 20 years. We lived in the Reflections area (Flowery Branch and Doc Hughes) in 2000. It was a peaceful area with low crime. I can no longer say the same. I know growth is going to happen but yall are in charge of making smart decisions for our families as I would hope you would with yours. My kids spend enough time in the car, I don't want to worry about their safety the more we continue to pile on more housing without the expansion of roads.

Here is why I am asking you to vote no to the 185 -unit apartment complex next to Reunion.

1. Our infrastructure does not have the capacity to handle the following
-It took me over 5 minutes to make a turn out of Publix the other day, now add a bunch more apartments (high density housing) to an already overcrowded area.

-I am unable to get a dr appointment now. I laughed when I went to the emergency room for a pretty bad car accident, he told me to see my primary dr in the next few days. It takes me about 6 -9 months to get in now. This wasn't the case years ago and now add more housing. I can barely get my kids a pediatric appt either.

-The schools are already bulging at the seams, is there a plan to build another school?

2. The location next to an already very busy spot. We have several things going on such as a storage unit and other apartments in the area. There are approved housing and apartments in the works that havent been completed so we are not sure the impact on an already busy area. I am still curious how someone with a camper and a boat will be able to make the turn and get up to the speed on the road without causing accidents. Now add another 185 unit apartment (which could be another 740 cars- from what I see in apartments, mutli families are moving into one unit, yes the leasing agent has no idea)

3. This does not fit with the long term plan. This does not give the residents a better future, can we please please let the infrastructure catch up before approving!!! Again, we still don't know what the current approved projects in the area are going to do to our schools, our physicals, and to our roads!!!

4. It will ruin what is beautiful in the area. Hall County has this beautiful golf course which brings money to the area. It has already been ruined by the reunion expansion as I am sure you have seen pictures from the hill. Developers make promises they are not willing to keep and the residents are the ones left with the disasters...

When I lived at the Noble Vines Apartments for 2 months till we could move into our home we had a major domestic violence issue next door. My kids didn't need to be around this...There were probably 3 families living in the 3 bedroom apartment. I realize affordable housing is important, but to add to an already taxed infrastructure is only going to make issues worse. There is a reason Johns Creek and Milton have low crime. They do not approve of certain things in their communities.

At least when Gwinnett added more housing they increased the parks in the area, which we do not really have many around. Could we not use that land for a nice park? Or something beneficial too the surrounding residents but still keeping the beauty intact. Unless we want to be LA in a few years then we can keep doing what this area is doing-approving left and right...the tearing down trees will increase the temps in the area and the smog (since trees absorb a lot of it) Plus it will start looking trashy....which is sad because 20 years ago this area was absolutely gorgeous. It is in your hands....is this area what you would want your children living and growing up in?

I appreciate you taking the time to read my email.
Please for the sake of all of our families, vote No!!

Stacey Miller
404-784-6217

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, August 16, 2023 11:16 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposed of the 185 Apartments on friendship rd

Please add this in the HCPC folder and the Accela file

From: Staci Lastinger <lastinger.staci@yahoo.com>
Sent: Wednesday, August 16, 2023 10:52 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposed of the 185 Apartments on friendship 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.

Dear Board of Commissioners and Planning Commissioners:

I wanted to send a quick email to show my opposition for the 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 2+ 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. This community is unique and this is not something we need in our community.

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 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.

-- Property values in Reunion and other nearby subdivisions will most certainly go down. As I said before, I have lived here for 2+ 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. Spout Springs Elementary school is already at capacity and our children will suffer with these apartments being added + all the other neighborhoods being built by us.

-- 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.

Thank you!
Staci Lastinger

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, August 22, 2023 3:27 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

Ana,
Please add to all applicable files and database.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Tammie <tgoody03@gmail.com>
Sent: Tuesday, August 22, 2023 3:22 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; tbell@hallcounty.org
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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'd like to take a moment and voice my opposition to the 185-unit multi-family development that is being proposed to be located at “0 Reunion Way” and “1731 Friendship Rd” in South Hall County, outside of Reunion Country Club (buyer is requesting rezoning to multi-family with a potential retail site). This property abuts to the main Reunion entrance and the

beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 14 years. I also happen to be one of the first homes in the neighborhood located on hole 1. I am one of the "unlucky" recipients who received the "Notice of Public Hearing" sent out by Hall Co Government, meaning I am within 500 feet of the proposed property.

I have always loved my neighborhood and backyard, but when Friendship was constructed through the previous front entrance of Reunion, the wooded area largely disappeared. During fall and winter when the trees are sparse, I can already see Friendship and the traffic noise can be very loud (at all hours of the night). I can only imagine what it would be like with no wooded area at all and a185 unit apartment complex built right there, 500 or less feet from my house. This is detrimental not only to me, my family and my property, but all those who live along hole 1 and Friendship Rd, as well as Reunion and the golf course as a whole.

While I have enjoyed seeing growth in this area (the hospital, restaurants, stores), I do not want this growth to include multi-family units/apartments. This is not the type of growth this area needs or wants. We need to be more responsible in how the city grows. We do not have the infrastructure to handle another 185+ people (assuming 1 person per apartment, which we all know will not be the case).

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 units would only make traffic worse. We don't have the room for more cars on the road in this area of Friendship. I travel on Friendship Rd. daily, and we have more and more traffic. Spout Springs is a nightmare. Lines at red lights are longer and longer, even during non-rush hour times of day. Trying to turn out of Reunion in the evenings and cross 2 lanes to make a U-turn, with the speeding traffic, tractor trailers, and evenly spaced traffic just so that it is impossible to turn out, is also a nightmare. Add another 185 multi-family units, on top of the continued building in Del Webb across the street from Reunion, the new 62 and older condo units just down from Celebration church, and the "new" Reunion expansion, is just too much.

-- 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. Eliminating the natural buffer that remains on hole 1 and Friendship will certainly decrease the value of many properties in Reunion, mine definitely, but also the value of the golf course to the community.

-- It's no secret that apartments can often attract a different economic level and often do not have just families, but units with roommates, younger adults, partiers, etc. They often bring increased crime to the area they're built in and bring issues to the schools. I have a family, and this area should remain a family oriented area.

-- The schools in this area are very desirable. I know Reunion is sought after largely due to the fact that we are zoned for Spout Springs AND Cherokee Bluff MS and HS. None of those schools can handle the increased population of this proposed property or any of the others

being built in the area, especially this one and the new Reunion that will add 100s of more houses. My kids are both at the high school now and my daughter was in the first class when the school opened. The school remains packed even with the middle school moving to their new campus. The high school cannot handle this and class sizes will be even bigger than they are, which some are at 25 - 30+ kids as it is. Some students aren't impacted by class size, but so many are, my son very much so. And, let's not forget about the teachers. Their classes are already full and will not be able to handle more students than they already have. It's definitely not fair to ask teachers to take on 30 or 40 kids in one class six times a day.

-- I worry about the environmental impact on our community. My backyard has a stream that runs through it and I know it runs all along hole 1 and up to Friendship. I was told when I purchased there is a buffer required between the stream and anything I want to build on my property. Shouldn't there be required buffers on this property to protect the natural streams? How would they be allowed to fill in the streams? I would think Environmental regulations would hold true for this property as well. Not just that, but cutting down all the trees (clear-cutting is what I imagine they will do) further impacts our environment. It impacts us by taking away the buffer/shade/cooler areas we get from not having direct sun on our homes, backyards, etc. The cleaner air we have when we have trees around! Allowing this to proceed will just cause irreversible harm to our direct environment, and let's not forget about what will happen to the remaining wildlife we still have. Wildlife is being driven away every day by over development in this exact area of Hall County.

-- 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 this area of Hall County. We do not want to be the next Gwinnett County. We all chose to live here in Hall County, and not Gwinnett, for a reason. We cannot let over development and crammed multi-family development turn us into anything like that county. Hall Co is special, and we need to keep it that way.

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.

Thank you for your time!

Sincerely,

Tammie Goodballet

5640 Grand Reunion Dr.

Hoschton, GA 30548

email: tgoody03@gmail.com

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 3, 2023 8:37 AM
To: Ted and Gail Sawyer
Cc: Beth Garmon (CDI: Planning); Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration)
Subject: RE: 185 apts outside of Reunion

Mr. And Mrs. Sawyer,
We have received your comments and they have been add to the file and will be included in the Commission packets.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Ted and Gail Sawyer <sawyergt@hotmail.com>
Sent: Monday, October 2, 2023 6:33 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: 185 apts outside of Reunion

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 have written before, and attended all of the meetings, including the last one, and are most disappointed how this has been handled. The presenter for the builder to be of these 185 apartments did not meet code on many things. Some of them included three stories, which he seemed unaware of, buffer areas., 500 feet from highway 347, number of entrances and fire codes. When you have the Committee let him drone on for two hours asking could he meet these requirements? It should've been sent back immediately. He didn't meet the requirements!

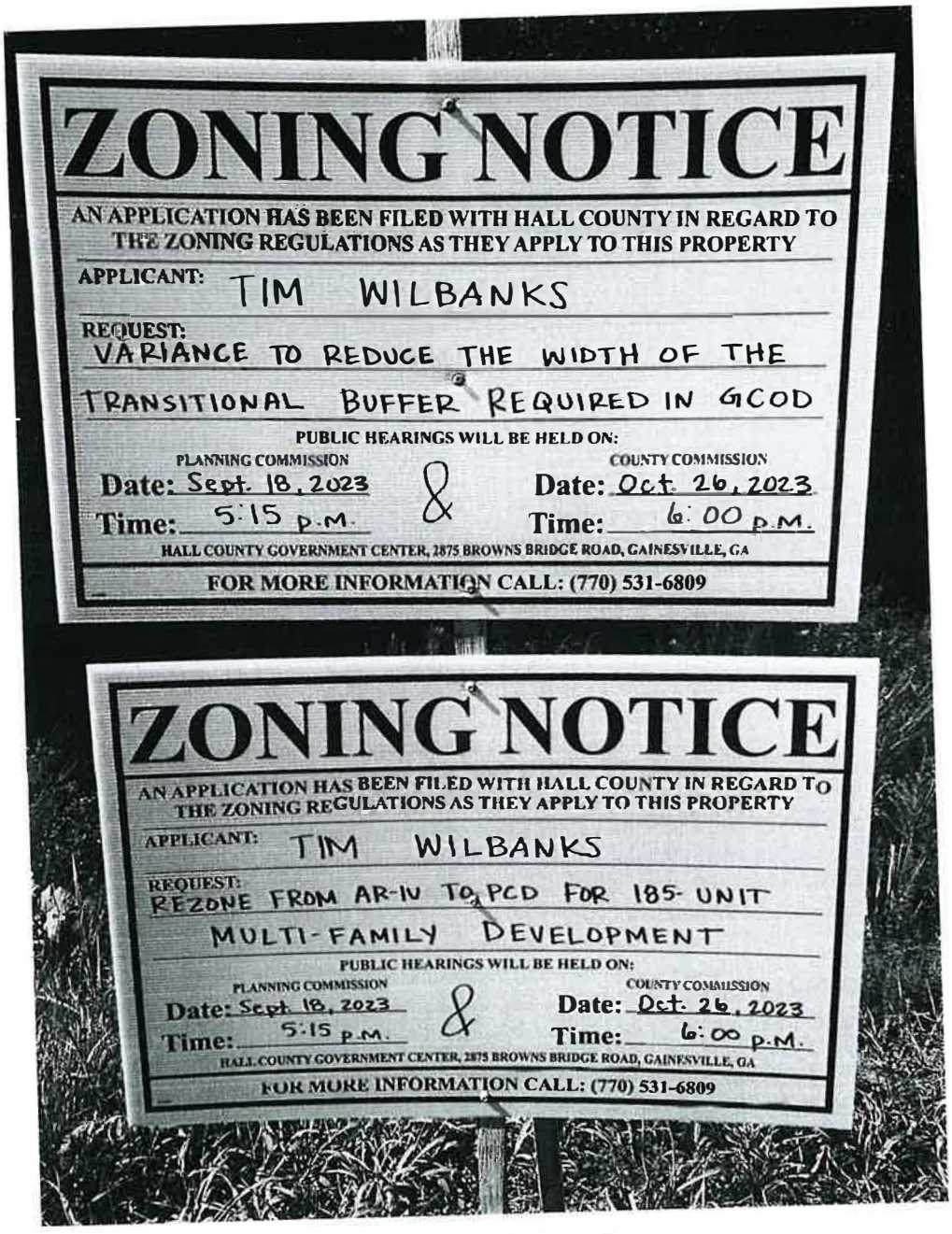
We have lived in Reunion 20 years and watched the whole area grow, but this is unbelievable even if Celebration Church is selling after I'm sure they were compensated when the 347 went through. Take away the fourth floor or 45 apartments that is still 140 units possibly 250 cars coming out and in!

If any of you drive out before the next meeting, you will see we are saturated for traffic coming out of our entrance. And they will be roughly 300 feet down the road? That U-turn across from celebration Church. How will that work for Del Webb trying to make U- turns or anyone else? Are you all aware of this area and how it looks on 347?

Lastly, that he bought a commercial lot or wants to put a commercial entity right by our entrance such as a gas station, or a bank or an office building. Where do you see that outside of any residential community in Hall County?
That should be tabled as that is not appropriate outside of an 800 house community. We have three banks and three gas stations 1 mile away off of spout Springs Road …totally, totally unnecessary and how in the world would these people get in and out???

Sincerely,
Gail and Ted Sawyer
7320 Grand Reunion Drive, Hoschton, 30548

Sent from my iPad



ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE THE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: Oct. 26, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM AR-IU TO PCD FOR 185-UNIT MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

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FOR MORE INFORMATION CALL: (770) 531-6809

PCD

Narrative
Friendship LUXE Development
H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PRD Zoning

The apartment development (PRD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be $1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

2

HALL COUNTY
GEORGIA
We have it all in Hall

PLANNED DEVELOPMENT DISTRICTS

Planned Residential Development (PRD)

A Planned Residential Development may allow for a more flexible placement, arrangement and orientation of residential structures, the accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. It may also provide for a mixture of housing types (single-family, two-family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development should make maximum use of natural features and, through proper site planning measures, it should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts, which might result from a higher density development.

Planned Office Development (POD)

A Planned Office Development should contain orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character shielded from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.

Planned Commercial Development (PCD)

A Planned Commercial Development shall provide for the maximum attainable commercial usage of property while employing the best aspects of prior site planning and development controls to insure the following:

- Protection of surrounding residential uses;
- Safe access by motorists;
- Minimum traffic congestion; and
- A development that is consistent with long-range plans of the County.

A limited number of carefully planned residential uses may also be included in a planned commercial development.

Planned Industrial Development (PID)

A Planned Industrial Development should consist of land that has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a PID.

Planned Commercial Farm District (PCFD)

The land within the County designated as Planned Commercial Farm District shall be represented by large district areas of at least thirty five (35) acres or more that are devoted to intensive agricultural production in the areas of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production. Individual farms within the district area cannot be smaller than five (5) acres. Areas within this zone are not intended to be used for small-scale farming, gardening, small poultry operation or idle pasture land that are more appropriately located in the agricultural-residential or other zoning districts. The land should be in use for good faith farming or agricultural uses worthy of protection and preservation.

2

HALL COUNTY
We have it all in Hall

PLANNED DEVELOPMENT DISTRICTS

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Corridors

Intent: ENHANCE and **MAINTAIN** well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, **CREATE** employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.

General Characteristics: Corridors in Residential and Rural Residential areas, and multi-jurisdictional corridors (Atlanta Highway and Browns Bridge Road), are generally those roadways that are intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods. Non-residential uses along corridors in Residential and Rural Areas should be located in close proximity to Community Crossroads or Activity Centers. Access should be from secondary roads so as not to impede traffic flow, and adjacent businesses should share interparcel access.

Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators. Corridors adjacent to Lake Lanier should accommodate lake-oriented commercial uses with effective screening, where appropriate.

Application: Corridors are located throughout Hall County and are classified into three categories: Mixed-Use, Employment, and Lake Supportive.

Primary Future Land Uses

- Mixed-Use Corridor: Retail activities, office-based employment, civic uses, single-family residential
  - Low-impact industrial or higher density residential only where the same is found on adjacent properties
- Employment Corridor: Industrial uses, business parks, technology based operations
- Lake Supportive: Commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants)

Implementation Strategies (see Chapter 3)

- ED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3
- DP 3.1, DP 3.2, DP 4.2, DP 4.3, DP 6.2
- RC 6.1

DESIGN PRINCIPLES

Density/Intensity

- Low-Moderate – Lake Supportive, Mixed-Use
- Moderate-High – Employment

Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses adjacent to residential areas and where uses have outdoor displays/storage/sales

Transportation

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, accel/decel lanes)

Infrastructure

- Public sewer availability (Residential areas; along 985/365)
- Public water with no public sewer (all other areas)

Note: Images are for example purposes only and may not be located in unincorporated Hall County.

*Public Comment Documents submitted at the October 16, 2023 PC Meeting

4

DEFINITION OF ADJACENT

ad·ja·cent

[əˈjās(ə)nt]

ADJECTIVE

1. next to or adjoining something else:
2. GEOMETRY
   (of angles) having a common vertex and a common side.

The only properties "ADJACENT" to this proposal is a golf course, single-family homes and equally important undeveloped land.

*Public Comment Documents submitted at the October 16, 2023 PC Meeting

ONING NOTICE

LICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
L ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

CANT: TIM WILBANKS

UEST:
RIANCE TO REDUCE THE WIDTH OF THE
RANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO H-B FOR
PERMITTED USES WITHIN H-B

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: OCT 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 P.M.

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

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ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO PCD FOR 185-UNIT
MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: OCT 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

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LICANT: TIM WILBANKS

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Time: 5:15 p.m.

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COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

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APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO H-B FOR
PERMITTED USES WITHIN H-B

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Oct 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TIM WILBANKS

REQUEST:
REZONE FROM AR-IV TO PCD FOR 185 UNIT
MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Oct 16, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Sep 20, 2023 12:07:30
5909 Bellflower Way
Hoschton
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE USE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN R100

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: Sept. 5, 2023 — Time: 5:15 p.m.

&

CITY COUNCIL — Date: Dec. 5, 2023 — Time: 6:00 p.m.

FOR MORE INFORMATION CALL: (770) 531-6806

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM RR TO R3 FOR 185 UNIT MULTI FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: [illegible] — Time: [illegible]

&

CITY COUNCIL — Date: [illegible] — Time: [illegible]

FOR MORE INFORMATION CALL: [illegible]

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM RR TO R3 FOR 185 UNIT MULTI FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: [illegible] — Time: [illegible]

&

CITY COUNCIL — Date: [illegible] — Time: [illegible]

FOR MORE INFORMATION CALL: [illegible]

Sep 20, 2023 12:11:51
5560 Thompson Mill Road
Hoschton
Hall County
Georgia

ZONING NOTICE
TIM WILBANKS
ZONING NOTICE
TIM WILBANKS
ZONING NOTICE
TIM WILBANKS
Sep 20, 2023 12:15:44
1685 Lanier Islands Parkway
Hoschton
Hall County
Georgia

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 676/2023

SUBJECT: **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B (GCOD); Tax Parcels 00122 001021 & 001031B **| Proposed use: used vehicle sales lot |** Commission District 4 **| Antonio Duran, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

Conditions:

1. The property shall be utilized as depicted on the site plan and described in the project narrative, both updated October 12, 2023.
2. All parking and storage areas utilized by the business shall be paved with either asphalt or concrete.
3. No customer, employee, or inventory parking is to take place within the public right-of-way.
4. All functions of the business shall be conducted within tax parcel 00122 001021. All deliveries of inventory to the business are to take place fully within the property lines of tax parcel 00122 001021. There shall be no such activity within the public right-of-way of Browns Bridge Road or any nearby roads.
5. All proposed signage shall adhere to GCOD standards and shall follow the standard permitting process.

Purpose of Request:

2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval | on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B (GCOD); Tax Parcels 00122 001021 & 001031B **| Proposed use: used vehicle sales lot |** Commission District 4 **| Antonio Duran, 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
Updated Narrative
Original Narrative
Updated Site Plan
Original Site Plan
Maps
Existing Conditions
Legal Description
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: November 27, 2023

Subject: **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract | **Proposed use: used vehicle sales lot | Antonio Duran, applicant.**

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

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(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 Conditions:

1. The property shall be utilized as depicted on the site plan and described in the project narrative, both updated October 12, 2023.
2. All parking and storage areas utilized by the business shall be paved with either asphalt or concrete.
3. No customer, employee, or inventory parking is to take place within the public right-of-way.
4. All functions of the business shall be conducted within tax parcel 00122 001021. All deliveries of inventory to the business are to take place fully within the property lines of tax parcel 00122 001021. There shall be no such activity within the public right-of-way of Browns Bridge Road or any nearby roads.
5. All proposed signage shall adhere to GCOD standards and shall follow the standard permitting process.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Antonio Duran

Request ..... Use Subject to County Commission Approval | 17.420.050 used vehicle sales lot

Proposed Use ..... used vehicle sales lot within Gateway Corridors Overlay District (17.420)

Size ..... 1.708± acres

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

Location ..... **2122 & 0 Browns Bridge Road** | Tax Parcels 00122 001021 & 00122 001031B

Commission District ..... Four

Planning Commission Date ..... November 6, 2023

Staff Recommendation ..... **Approval**, as the proposed use of used vehicle sales is similar to the existing uses of adjacent properties along Browns Bridge Road

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

Planning Commission Conditions:

1. The property shall be utilized as depicted on the site plan and described in the project narrative, both updated October 12, 2023.
2. All parking and storage areas utilized by the business shall be paved with either asphalt or concrete.
3. No customer, employee, or inventory parking is to take place within the public right-of-way.
4. All functions of the business shall be conducted within tax parcel 00122 001021. All deliveries of inventory to the business are to take place fully within the property lines of tax parcel 00122 001021. There shall be no such activity within the public right-of-way of Browns Bridge Road or any nearby roads.
5. All proposed signage shall adhere to GCOD standards and shall follow the standard permitting process.

Note: This application was tabled to this date at the October 2, 2023 Planning Commission meeting.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to establish a used car sales lot on 1.708± acres in a Highway Business district (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420). This is a use subject to County Commission approval due to its location within the Gateway Corridors Overlay District (GCOD, 17.420) along Browns Bridge Road, which is State Highway 369. According to the narrative, Diaz Mechanic and Towing currently operates on this property (not owned by the applicant), and the rear of the parcel is used for storing vehicles as part of the towing business operations.

The updated narrative states that Diaz Mechanic and Towing Shop will continue to operate as permitted and utilize the gravel lot at the rear of the property for the towing business. Additionally, the submitted floor plan shows that there are two auto service bays and repair areas that are utilized by this business.

The used vehicle sales lot is proposing to operate at the front of the lot which is paved with asphalt. The submitted site plan shows 9 spaces for inventory parking and 12 employee and customer parking spaces combined. Currently, there are 14 parking spaces and 1 ADA space on the site. The applicant has proposed to stripe an additional 7 parking spaces to meet these counts. Table 17.250.020(A) states that for automobile sales centers, the parking minimum is one space per each employee present at peak operation which is being met by the proposed parking improvements.

The narrative addresses the existing billboard on the subject lot and states that this sign is leased to an advertising company and is not used in relation to the existing business. The applicant states that no signage is proposed at this time but that they understand all future signage must meet the standards outlined in the Gateway Corridors Overlay District (GCOD, 17.420). The site will utilize existing lighting for which they have submitted photos. No additional site improvements are proposed to support the requested use.

The vehicle sales operation will be entirely located within 2122 Browns Bridge Road, according to the narrative, thereby excluding 0 Browns Bridge Road from the scope. Virtually all of 2122 Browns Bridge Road is occupied by impervious surfaces, with only a small, grassy landscape strip separating the paved parking area from Browns Bridge Road, and it is located solely within the right-of-way.

Standard	Compliance	Proposed Work	Notes
17.420.050.C – Transitional buffers	Unlikely	50-foot transitional buffer	Applicant has not stated any intention to comply with these provisions based on site plan layout.

17.420.050.D – Other landscape and screening standards	Unlikely	10-foot landscape strip along road	Applicant has not stated any intention to comply with these provisions based on site plan layout.
17.420.050.E – Parking lot design	Meets standard	To remain unchanged with asphalt surface	Existing site meets requirement
17.420.050.F – Outdoor lighting	Deficient	Semi-cutoff proposed	New fixtures recommended to be installed with full cutoffs. Any existing fixtures should be retrofitted.
17.420.050.G – Interparcel access	Deficient	__	Parcels on either side are too dissimilar in proposed development character and use to warrant compliance at this time.
17.420.050.E – Architectural standards for non-residential buildings	Deficient	__	Existing building is primarily windows/glass.
17.420.060 – Signs	Unknown	__	Application states that any new sign will be constructed to the Gateway Corridors Overlay District standards.

Based on the future land-use plan, staff finds the zoning request *inconsistent* with the future land use classifications of Lake Residential and Mixed-Use Corridors in the Comprehensive Plan, which allows for low to moderate retail activity; however, it is consistent with existing development of adjacent and nearby properties.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the planning commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use is consistent with the use, development and zoning of adjacent and nearby properties. Though the proposal for the lot is inconsistent with the purpose of the Gateway Corridors Overlay District (GCOD, 17.420), such use will not increase the lot's nonconformity. Minor improvements to the site have been proposed and many noncompliant signs have been removed from the façade of the building.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use of the lot for used vehicle sales 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 a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Highway Business (H-B, 17.150) and is currently used to operate a towing service.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The establishment of a used vehicle sales business will bring flatbed delivery trucks to the property with a carrying capacity of at least two vehicles, according to the narrative. The narrative further explains that there is adequate room for the delivery truck to offload vehicles on the parking lot (scaled size of the delivery truck is provided on the site plan). The delivery truck will have access to the gravel impound yard and will turn around without backing into traffic so as not to create a safety hazard.**

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use of a used vehicle sales lot is inconsistent with the Comprehensive Plan's future land use classification of Lake Area Residential and Mixed-Use Corridor. The Mixed-Use Corridor allows for retail activities, but only at a low to moderate density. However, the development pattern of the local area is strongly oriented towards car sales, repair and maintenance, and the proposed use is conforming to existing surrounding uses.**

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; **Tax parcels 00122 001021 and 00122 001031B are currently developed with a 5,000 square foot building, several storage sheds, and a gravel lot. The primary building was constructed in 1972. A Hall County building inspector conducted an inspection on October 12, 2023 and stated the following:**

   "This building has an office that could be used as an 3rd suite , this office has its own entrance from the outside, as well as access to the restrooms."

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The property is currently utilized by a mechanic and towing service; however, a Hall County Building Inspector confirmed that there is space for three (3) suites in the existing building. Additionally, the applicant provided a floor plan of the spaces which appears to provide sufficient spaces for the proposed use.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The current request is a conditional use request and there are no proposed changes to the underlying zoning.**

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; **Hall County has many new and used car dealerships, and there are multiple businesses near the subject property. The establishment of a used vehicle sales lot will not fulfill any unmet needs on a local or county level.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are several zoning districts that allow used vehicle sales as a permitted use outside of the Gateway Corridors Overlay District (GCOD, 17.420).**

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **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; **There are no significant changes proposed to the site. Further, any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

17.380.050. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the Hall County Planning Commission.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

   1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The applicant has submitted a narrative and site plan but has not explicitly addressed the criteria listed in 17.380.060.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 applicant submitted a site plan that satisfies these requirements..**

C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **The site will continue to be served by City of Gainesville sewer.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **As there are not 100 or more residential dwelling units proposed, this criterion is not applicable.**

Development Support and Constraints

Hall County Environmental Health

In an email dated August 31, 2023, Emily McGahee stated "No comment. Public sewer."

Hall County Fire Marshal

In an email dated August 29, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated "The Hall County Fire Marshal's Office has no comment as proposed."

Hall County Public Works and Utilities

In a memo dated August 31, 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.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:

No comment.

Utilities:

Gainesville Sewer.

Georgia Department of Transportation

In an email dated August 25, 2023, Veronica Chavers, D1TO Civil Engineer 3, stated that GDOT coordination will be required for access on SR 369/Browns Bridge Road.

Hall County Building Inspections
In an email dated October 12, 2023, John Estelle, Plans Examiner-Commercial Building Inspector, stated "This building has an office that could be used as an 3rd suite, this office has its own entrance from the outside, as well as access to the restrooms"

- **Excerpts from the minutes of the October 2, 2023 meeting**

Applicant's Presentation:

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

Don Jones, 930 Interstate Drive, Gainesville, presented the request. The applicant stated the request is to use an existing facility and a portion of the property as a used vehicle sales lot. The applicant stated that there is no space for a transitional or landscape buffer. The applicant stated that they are interested in utilizing a banner sign on the front of the building. The applicant stated that the towed vehicles will remain in the rear of the property. The applicant has permission to have delivery trucks turn around in the rear where the towed vehicles are parked on the gravel.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that there is more than one business operating in the building but GIS only shows there is one address. Mr. Braswell stated that banner signs are not allowed but it is an opportunity to come into compliance. The applicant stated the Diaz Towing will still retain ownership of the property but the applicant will utilize suite A for the used vehicle sales lot. Mr. Hunt questioned the number of customer parking spots. Ms. Greenway confirmed that GIS does not show any suites for the building. Mr. Sosebee questioned the number of employees in the building. The applicant stated that there is currently only one.

Motion: A motion to table to November 6, 2023 was made by Mr. Varner and seconded by Mr. Hunt. Vote: 5-0

- **Excerpts from the minutes of the November 6, 2023 meeting**

Applicant's Presentation:

Katie Greenway, Principal Planner, presented a summary of the request.

Don Jones, 1096 Riverbend Road, Dawsonville, presented the request. The applicant stated that the tax accountant signs on the window have been removed and there is no office operating in the building for it.

The applicant stated that all three suites have access to the existing restroom in the building. The applicant stated that Diaz Towing has two employees and the used car sales lot will have two employees on site providing sufficient parking.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that the applicant addressed the board's questions.

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

Conditions:

1. The property shall be utilized as depicted on the site plan and described in the project narrative, both updated October 12, 2023.
2. All parking and storage areas utilized by the business shall be paved with either asphalt or concrete.
3. No customer, employee, or inventory parking is to take place within the public right-of-way.
4. All functions of the business shall be conducted within tax parcel 00122 001021. All deliveries of inventory to the business are to take place fully within the property lines of tax parcel 00122 001021. There shall be no such activity within the public right-of-way of Browns Bridge Road or any nearby roads.
5. All proposed signage shall adhere to GCOD standards and shall follow the standard permitting process.

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

HALL COUNTY
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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
ANTONIO DURAN
304 PEARL NIX PARKWAY SUITE B7
GAINESVILLE, GA 30501
Phone 678-849-6842
Email Address duranfreda@gmail.com

Property Owner (Name & Mailing Address)
JOSE LUIS DIAZ
2122 BROWNS BRIDGE RD SUITE A
GAINESVILLE GA, 30501
Phone 678-776-7525
Email Address diaztowingservice7525@gmail.com

Proposed Use Used Car Sales (Chabelita Used Auto Sales)

Contact Person (Name & Mailing Address)
DON JONES
930 INTERSTATE RIDGE DR SUITE F
GAINESVILLE, GA 30501
Phone 770-532-4021
Email Address don.jones@oneatlas.com

Status of Applicant
- ☐ Owner
- ☐ Option to Purchase
- ☑ Area Resident
- ☐ Other

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

Zoning: H-B
Acreage 1.708

Tax Parcel Number 00122 001021
Location Address 2122 BROWNS BRIDGE RD GAINESVILLE GA 30501

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

Sign Antonio Robles Duran Date: 7/27/23

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: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Joseph E Hatcher

Address 1310 Bahn Innsbruck
Helen GA 30545

Phone Number 770-490-7965

Name of applicant(s) Antonio Duran

Address 543 Mulberry Ln
Gainesville GA 30501

Phone Number 678 886-5056

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) Joseph E Hatcher

Personally appeared before me

Freda Campos

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

Freda Campos
Notary Public

FREDA CAMPOS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES
NOVEMBER 16, 2024

09/23/2023
Date

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: Antonio Robles Duran **Date:** 7/27/23

Applicant's/Owner's Name (Printed): ANTONIO DURAN

PLANNING AND DEVELOPMENT DEPARTMENT
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I hereby certify that I have read the above and that:

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 8-3-2023

Applicant's/Owner's Name (Printed): Jose Luis Diaz

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
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I hereby certify that I have read the above and that:

I have**____ I have not No
yes OR NO

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: Joe E Hatcher Date: 9/25/23

Applicant's/Owner's Name (Printed): JOE E HATCHER

Did the owner contribute $250 or more to BOC campaign

Revised December 2019

October 12, 2023

Hall County Planning and Zoning
Conditional Use Application

RE: Letter of Intent

To Whom it May Concern:

I represent Mr. Duran who wishes to submit an application for a conditional use for a Used Car Sales business on 1.708 acres located at 2122 Browns Bridge Road, Tax parcel 00122 001021. The property is currently zoned Highway Business, and on his behalf, I am requesting a conditional use for the sale of used cars for this parcel. The property is currently used for a towing service that is operated as Diaz Mechanic and Towing shop. This site is permitted under business license HBUSR23-0987 and was last renewed in February 7, 2023 The site itself is owned by Mr. Joe E. Hatcher of Helen, Georgia. Mr. Diaz will continue to operate a mechanic shop and towing service and will continue to use the back lot for his currently permitted business. This is an existing gravel yard. Mr. Duran is proposing to use the front of the lot for used car sales which is all of the existing paved parking area. The property was previously used as Brothers Auto mechanic shop. The building has an existing glass front structure and the back of the building is block masonry construction.

The site currently has existing lighting and no additional lighting is anticipated. Photos of the existing lighting have been provided to the county. The site currently has 14 existing parking areas. Mr. Duran is proposing to stripe an additional area of the existing paved parking lot to bring the total parking space count to 21 based on the submitted site plan. This will provide a total of 2 employee spaces for Diaz Mechanic Shop and Towing, 2 employee spaces for Chabelita Used Cars and 8 spaces for customer parking based on the building having 1517 square feet of retail space.

The site currently has an existing billboard sign which is leased to an advertising company and is not used in relation to the existing businesses. No signs are proposed at this time for Chabelita Used Cars. Mr. Duran is aware that this business is located in the Gateway corridor and should he desire to install a sign, it will be required to meet the requirements for Gateway corridor signs. No other site improvements are expected at this time to support the proposed use.

Delivery of inventory will typically be by flat bed truck and be two vehicles at a time. This type of delivery truck carries one vehicle on its back and one vehicle towed behind. The length of this delivery system is 40' long. There is adequate room for the delivery truck to offload vehicles on the parking lot. The length of the delivery truck is shown on the site plan for reference. The delivery vehicle will have access to the gravel impound yard and be able to turn around without backing into traffic so as not to create a safety hazard.

The site is currently served by public water and sewer service.

930 Interstate Ridge Dr., Suite F, P.O. Box 1454 | Gainesville, GA 30503
770.532.4021 | oneatlas.com

The site is currently bordered by Lester's Paint and Body Shop to the east , Global Motor Sports Used Cars to the west and Kerns Towing Service to the north.

This is basically a request to grant the operation of a used car sales business out of an existing facility that was constructed in years past. Thank you for your consideration in this matter.

Sincerely,
Atlas Technical Consultants, Inc.

Donald Rex Jones

Donald Rex Jones, RLS
Survey Manager

Anael Dominguez (CDI: Planning)

From: John Estelle (CDI: Building Inspection)
Sent: Thursday, October 12, 2023 3:17 PM
To: Katie L. Greenway (CDI: Planning)
Subject: 2122 Bridge Road

Katie , this building has an office that could be used as an 3rd suite , this office has its own entrance from the outside , as well as access to the restrooms .

Thank you

John Estelle
Plans Examiner-Commercial Building Inspector
Hall County Community Development and Infrastructure
(770)297-2650 | jestelle@hallcounty.org

July 31, 2023

Hall County Planning and Zoning
Conditional Use Application

RE: Letter of Intent

To Whom it May Concern:

I represent Mr. Duran who wishes to submit an application for a conditional use for a Used Car Sales business on 1.708 acres located at 2122 Browns Bridge Road, Tax parcel 00122 001021. The property is currently zoned Highway Business, and on his behalf, I am requesting a condition use for the sale of used cars for this parcel. The property is currently used for a towing service that is operated by the owner as Diaz Towing. Mr. Diaz will continue to operate a towing service and will use the back lot for parking vehicles and Mr. Duran will use the front lot for used car sales. The property was previously used as Brothers Auto mechanic shop.

The site currently has lighting so no additional lighting is anticipated. The site currently has existing parking areas and no additional parking is proposed. The site currently has an existing billboard sign. A simple sign on wood post is anticipated for the used car sales establishment. No other site improvements are expected at this time to support the proposed use. Delivery of inventory will typically be by flat bed truck and be two vehicles at a time. The site is currently served by public water and sewer service.

The site is currently bordered by Lester's Paint and Body Shop to the east and Global Motor Sports Used Cars to the west.

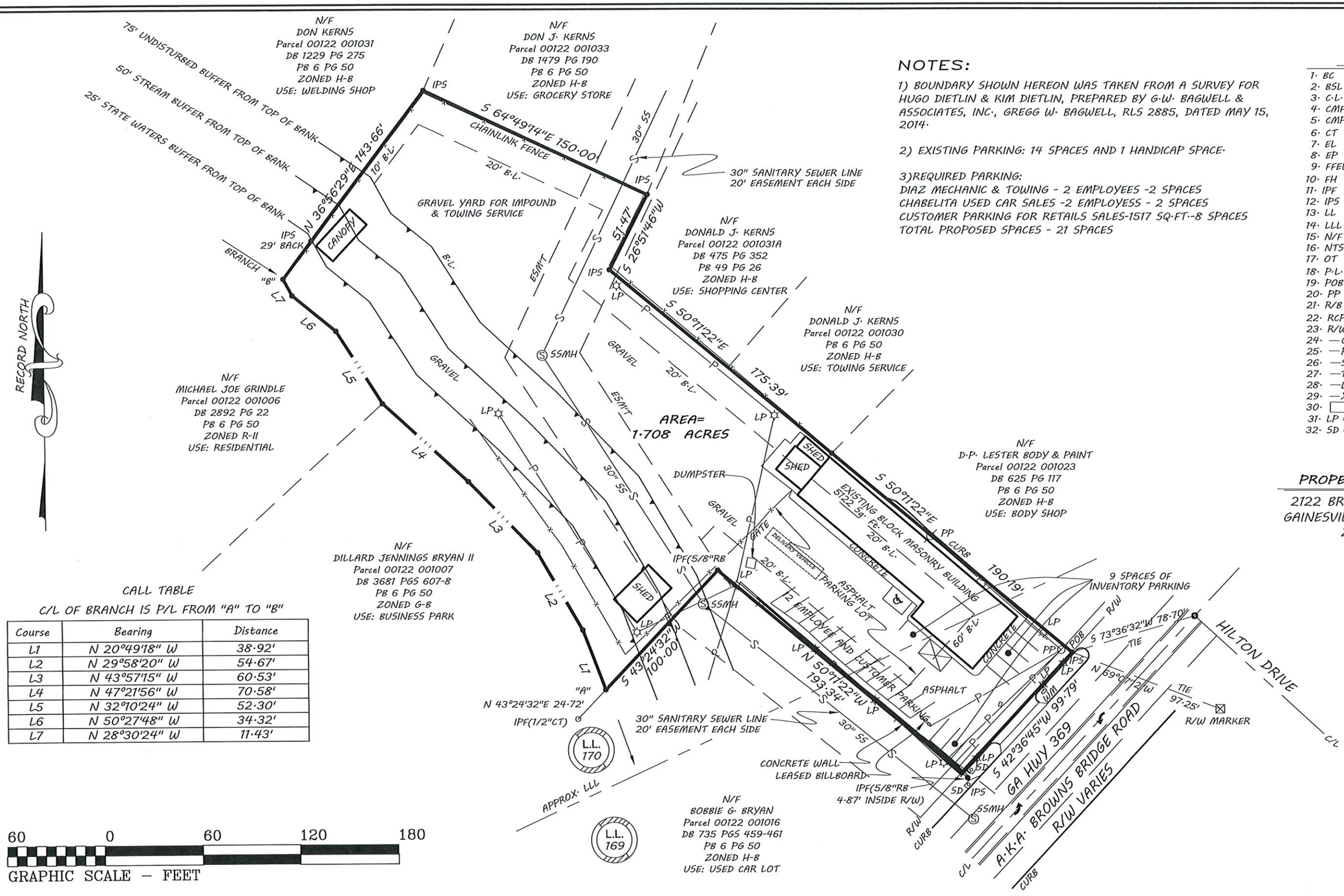
I respectfully request that you grant Mr. Duran this conditional use.

Sincerely,
Atlas Technical Consultants, Inc.

Donald Rex Jones

Donald Rex Jones, RLS
Survey Manager

930 Interstate Ridge Dr., Suite F, P.O. Box 1454 I Gainesville, GA 30503
770.532.4021 I oneatlas.com



NOTES:

1) BOUNDARY SHOWN HEREON WAS TAKEN FROM A SURVEY FOR HUGO DIETLIN & KIM DIETLIN, PREPARED BY G.W. BAGWELL & ASSOCIATES, INC., GREGG W. BAGWELL, RLS 2885, DATED MAY 15, 2014.

2) EXISTING PARKING: 14 SPACES AND 1 HANDICAP SPACE.

3)REQUIRED PARKING:
DIAZ MECHANIC & TOWING - 2 EMPLOYEES -2 SPACES
CHABELITA USED CAR SALES -2 EMPLOYESS - 2 SPACES
CUSTOMER PARKING FOR RETAILS SALES-1517 SQ.FT--8 SPACES
TOTAL PROPOSED SPACES - 21 SPACES

LEGEND

1. BC = BACK OF CURB
2. BSL = BUILDING SETBACK LINE
3. C.L. = CENTER LINE
4. CMF = CONC. MONUMENT FOUND
5. CMP = CORRUGATED METAL PIPE
6. CT = CRIMP TOP
7. EL = ELEVATION (FT)
8. EP = EDGE OF PAVEMENT
9. FFEL = FINISHED FLOOR ELEV.
10. FH = FIRE HYDRANT
11. IPF = IRON PIN FOUND
12. IPS = IRON PIN SET NO.4 REBAR
13. LL = LAND LOT
14. LLL = LAND LOT LINE
15. N/F = NOW OR FORMERLY
16. NTS = NOT TO SCALE
17. OT = OPEN TOP
18. P.L. = PROPERTY LINE
19. POB = POINT OF BEGINNING
20. PP = POWER POLE
21. R/B = REBAR
22. RCP = REINFORCED CONC. PIPE
23. R/W = RIGHT OF WAY
24. —G— = GAS LINE
25. —P— = POWER LINE
26. —S— = SEWER LINE
27. —T— = TELEPHONE LINE
28. —W— = WATER LINE
29. —X— = CHAIN LINK FENCE
30. ▭ = STREET ADDRESS
31. LP = LIGHT POLE
32. SD = STORM DRAIN

PROPERTY ADDRESS

2122 BROWNS BRIDGE ROAD
GAINESVILLE, GEORGIA 30501
ZONED H-B

CALL TABLE

C/L OF BRANCH IS P/L FROM "A" TO "B"

Course	Bearing	Distance
L1	N 20°49'18" W	38.92'
L2	N 29°58'20" W	54.67'
L3	N 43°57'15" W	60.53'
L4	N 47°21'56" W	70.58'
L5	N 32°10'24" W	52.30'
L6	N 50°27'48" W	34.32'
L7	N 28°30'24" W	11.43'

1 of 1	DATE: 7–21–2023	DRAWN BY: SA	CHECKED BY: DRJ
	DATE OF FIELD SURVEY: 7–20–2023	JOB NO.	23–5000–G261
	SCALE: 1" = 60'		

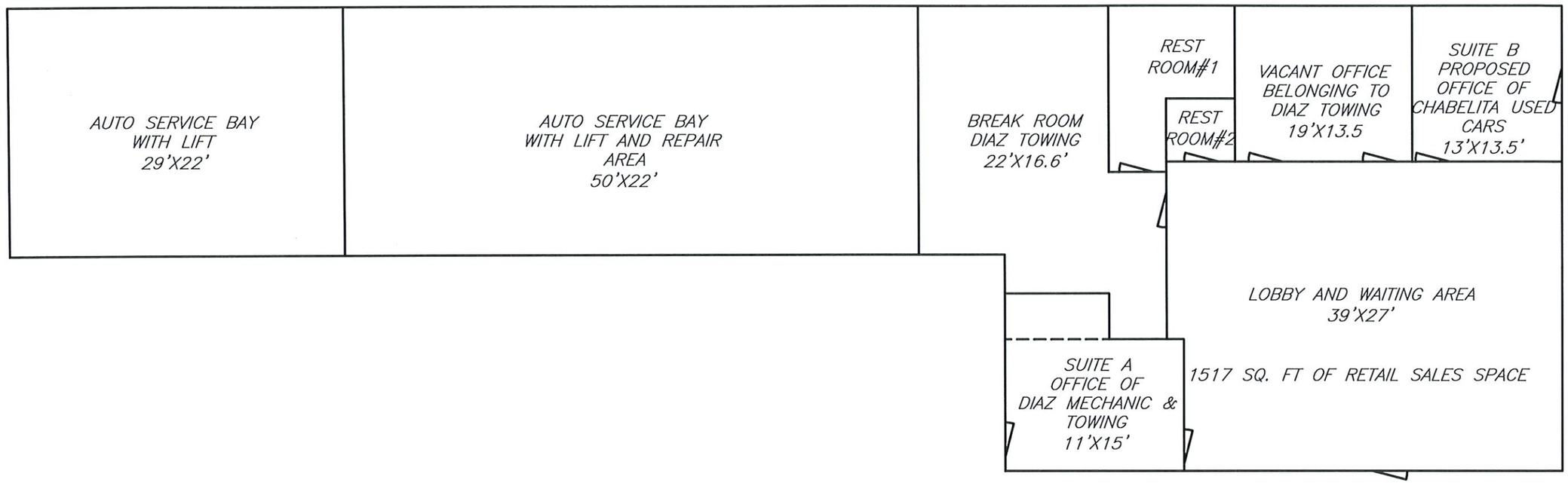
SITE PLAN FOR:

CHABELITA USED AUTO SALES

LOTS 48 & 49, PART LOTS 104, 105 & 106 OF THE S.C. MOON - FRED STRINGER S/D
LOCATED IN LAND LOTS 169 & 170, 9th LAND DISTRICT, HALL COUNTY, GEORGIA

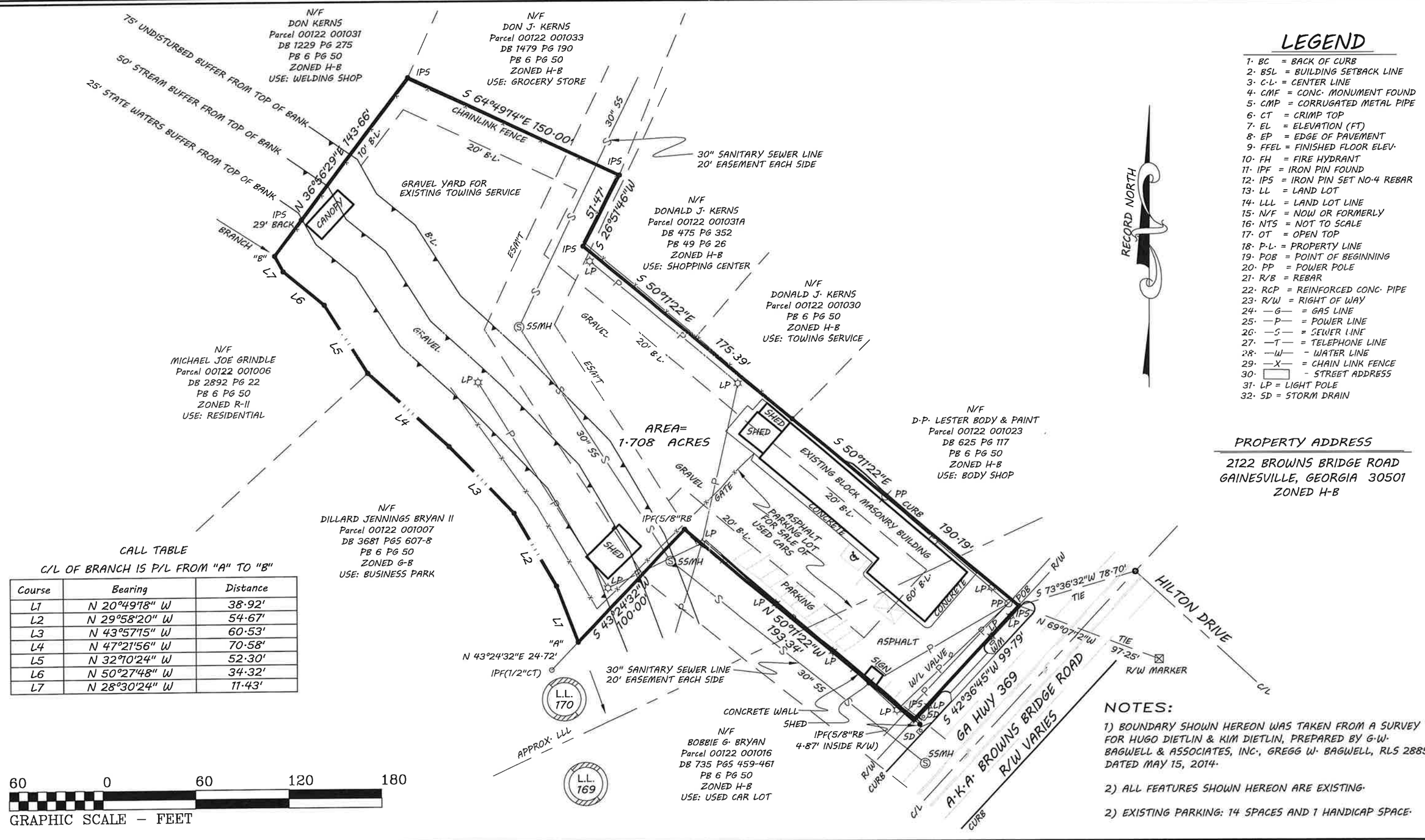
Atlas Technical Consultants, LLC
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
LSF001323, EXP.:6/30/2024
930 Interstate Ridge, Suite F
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

G:\DATA\SURVEY\23G261\Site Plan.dwg



2 of 2	DATE: 10-12-2023 DATE OF FIELD SURVEY: SCALE: 1" = 10'	DRAWN BY: DRJ CHECKED BY: DRJ JOB NO. 23G261	BUILDING EXHIBIT FOR: **CHABELITA USED CAR SALES** **CITY OF GAINESVILLE** **HALL COUNTY, GEORGIA**	**Atlas Technical Consultants, LLC** Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying LSF000334, EXP.:6/30/2022 930 Interstate Ridge, Suite F Gainesville, Georgia 30501 PHONE:(770)532-4021 FAX:(770)532-4023

G:\DATA\SURVEY\GDP2013LL\OMIE-easement.dwg



LEGEND

1. BC = BACK OF CURB
2. BSL = BUILDING SETBACK LINE
3. C.L. = CENTER LINE
4. CMF = CONC. MONUMENT FOUND
5. CMP = CORRUGATED METAL PIPE
6. CT = CRIMP TOP
7. EL = ELEVATION (FT)
8. EP = EDGE OF PAVEMENT
9. FFEL = FINISHED FLOOR ELEV.
10. FH = FIRE HYDRANT
11. IPF = IRON PIN FOUND
12. IPS = IRON PIN SET NO.4 REBAR
13. LL = LAND LOT
14. LLL = LAND LOT LINE
15. N/F = NOW OR FORMERLY
16. NTS = NOT TO SCALE
17. OT = OPEN TOP
18. P.L. = PROPERTY LINE
19. POB = POINT OF BEGINNING
20. PP = POWER POLE
21. R/B = REBAR
22. RCP = REINFORCED CONC. PIPE
23. R/W = RIGHT OF WAY
24. —G— = GAS LINE
25. —P— = POWER LINE
26. —S— = SEWER LINE
27. —T— = TELEPHONE LINE
28. —W— = WATER LINE
29. —X— = CHAIN LINK FENCE
30. ▭ = STREET ADDRESS
31. LP = LIGHT POLE
32. SD = STORM DRAIN

CALL TABLE

C/L OF BRANCH IS P/L FROM "A" TO "B"

Course	Bearing	Distance
L1	N 20°49'18" W	38.92'
L2	N 29°58'20" W	54.67'
L3	N 43°57'15" W	60.53'
L4	N 47°21'56" W	70.58'
L5	N 32°10'24" W	52.30'
L6	N 50°27'48" W	34.32'
L7	N 28°30'24" W	11.43'

NOTES:

1) BOUNDARY SHOWN HEREON WAS TAKEN FROM A SURVEY FOR HUGO DIETLIN & KIM DIETLIN, PREPARED BY G.W. BAGWELL & ASSOCIATES, INC., GREGG W. BAGWELL, RLS 2885, DATED MAY 15, 2014.

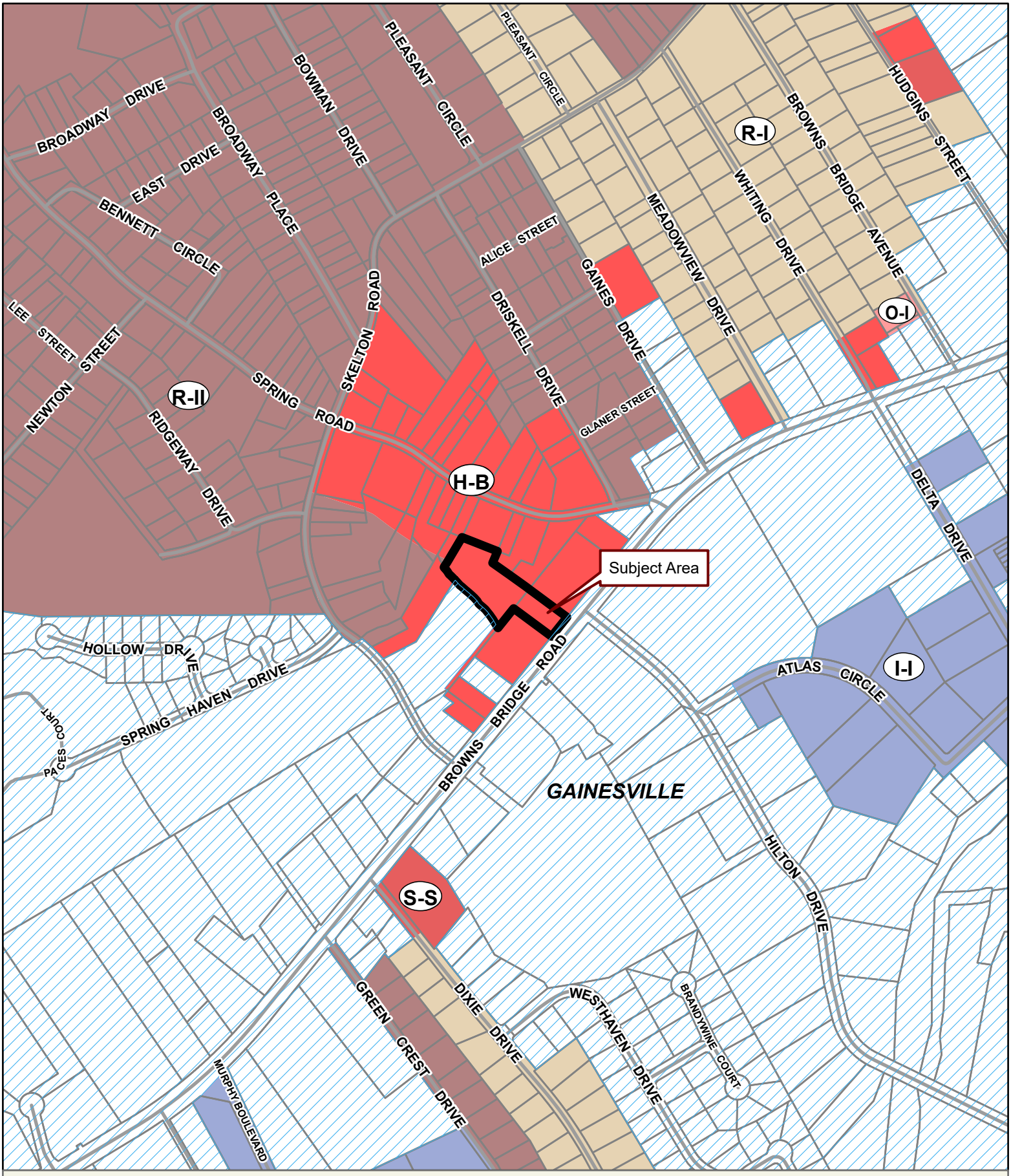
2) ALL FEATURES SHOWN HEREON ARE EXISTING.

2) EXISTING PARKING: 14 SPACES AND 1 HANDICAP SPACE.

1 of 1	DATE: 7-21-2023 DATE OF FIELD SURVEY: 7-20-2023 SCALE: 1" = 60'	DRAWN BY: SA CHECKED BY: DRJ JOB NO. 23-5000-G261	SITE PLAN FOR: **CHABELITA USED AUTO SALES** LOTS 48 & 49, PART LOTS 104, 105 & 106 OF THE S.C. MOON - FRED STRINGER S/D LOCATED IN LAND LOTS 169 & 170, 9th LAND DISTRICT, HALL COUNTY, GEORGIA

Atlas Technical Consultants, LLC
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
LSF001323, EXP.:6/30/2024
930 Interstate Ridge, Suite F
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

G:\DATA\SURVEY\23G261\Site Plan.dwg



Applicant: ANTONIO DURAN

Tax Parcel #: 00122 001021 & 001031B

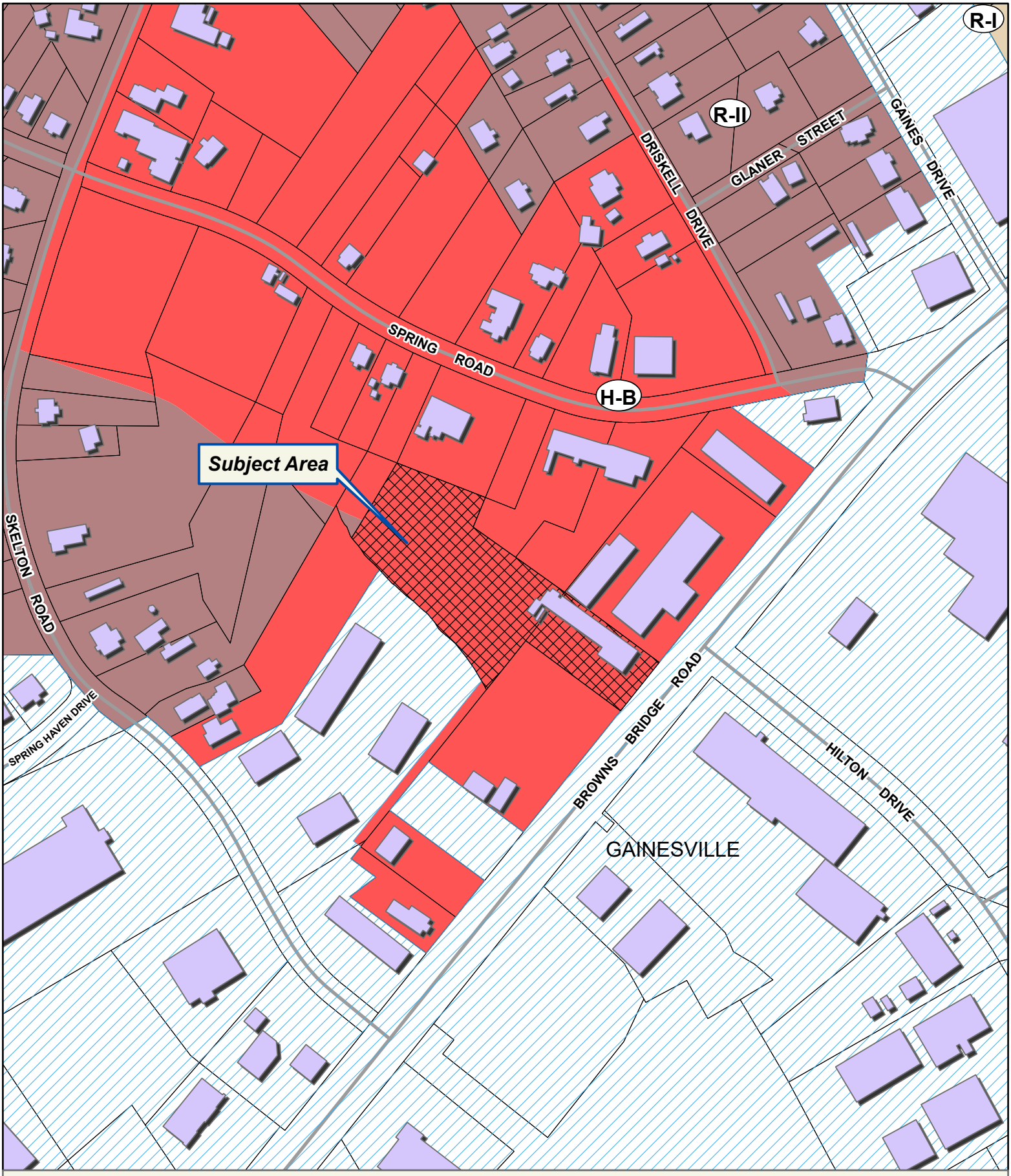
Location: 2122 & 0 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30501

Commission District 4 **PC Mtg. Date: 10/2/23**

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

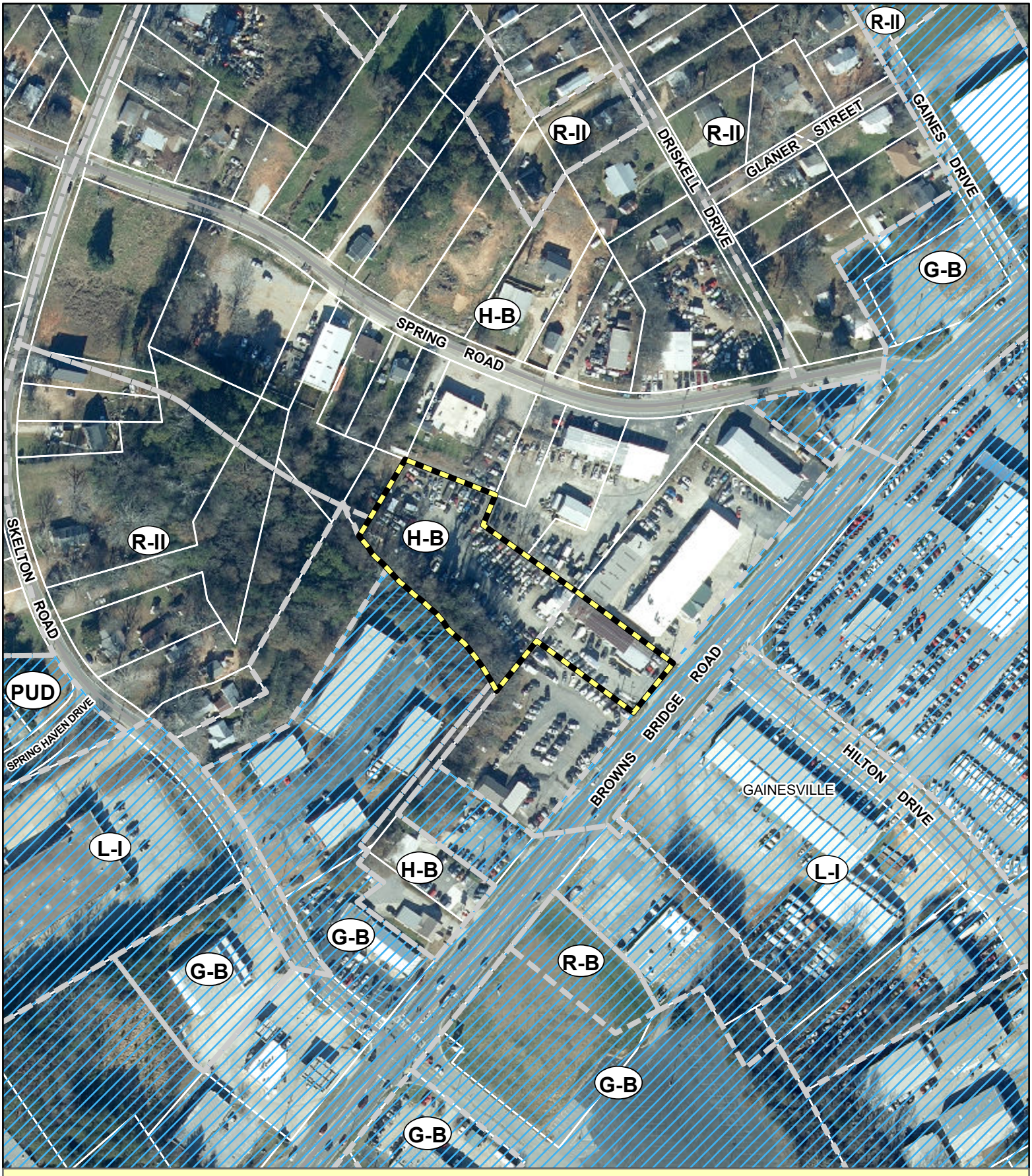


Applicant: ANTONIO DURAN
Tax Parcel #: 00122 001021 & 001031B
Location: 2122 & 0 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30501
Commission District 4 **PC Mtg. Date: 10/2/23**

0 60 120 240
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: ANTONIO DURAN
Tax Parcel #: 00122 001021 & 001031B
Location: 2122 & 0 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30501
Commission District 4 **PC Mtg. Date: 10/2/23**

0 60 120 240
Feet

Zoning Boundary
City Limits
Subject Area

N

home sweet home
2 GREAT STORES
ONE JUST AHEAD
ONE JUST BEHIND
TAKE HOME
TODAY!
NOW OPEN SUNDAY
GREAT
FURNITURE
AND
MATTRESS

2 GREAT STORES
ONE JUST AHEAD
ONE JUST BEHIND

GREAT FURNITURE AND MATTRESS

TAKE HOME TODAY!
NOW OPEN SUNDAY

Credit Masters Auto Sales
770-532-9999

COOLRAY

A ESPAÑOL 678-971-1854

GLOBAL MOTORSPORTS
FINANCE

TRUCKS
HARDY
School Tools
Office Pro's
770-287-7767
Vehicle Wraps
Vehicle Lettering
GRANITE
770-534-0942
OFFICE FURNITURE
OFFICE SUPPLIES
BUSINESS CARDS

GARY MARTIN
HAYS
1000 WIN WIN!
GAINESVILLE'S
BILLION DOLLAR
POWER
LAW FIRM
COLLISION REPAIR CENTER
4X4
CHEVROLET
HARDY
TRUCKS
HARDY

PPG COLLISION REPAIR CENTER
NO PARKING
GAINESVILLE'S BILLION DOLLAR POWER LAW FIRM
GREAT FURNITURE MATTRESS

REPUBLIC
SERVICES
770-867-4367
RepublicServices.com

GREAT
COOLRAY
Credit Masters
Auto Sales
770-532-9999
SE HABLA ESPAÑOL
2122

POW

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 169 and 170 of the 9th District, Hall County, Georgia and being more particularly described as follows:

COMMENCING at the centerline intersection of Hilton Drive and Georgia Highway 369, a.k.a. Browns Bridge Road; Thence, South 73 degrees 36 minutes 32 seconds West for a distance of 78.70 feet to an iron pin set (1/2" rebar) on the Northwesterly right-of-way of said Brown Bridge Road, having a variable right-of-way width, said point being **the POINT OF BEGINNING**.

Thence, South 42 degrees 36 minutes 45 seconds West for a distance of 99.79 feet along said right-of-way to an iron pin set (1/2" rebar);

Thence, North 50 degrees 11 minutes 22 seconds West for a distance of 193.34 feet leaving said right-of-way to an iron pin found (5/8" rebar);

Thence, South 43 degrees 24 minutes 32 seconds West for a distance of 100.00 feet to the centerline of a branch;

Thence, North 20 degrees 49 minutes 18 seconds West for a distance of 38.92 feet along said centerline to a point;

Thence, North 29 degrees 58 minutes 20 seconds West for a distance of 54.67 feet continuing along said centerline to a point;

Thence, North 43 degrees 57 minutes 15 seconds West for a distance of 60.53 feet continuing along said centerline to a point;

Thence, North 47 degrees 21 minutes 56 seconds West for a distance of 70.58 feet continuing along said centerline to a point;

Thence, North 32 degrees 10 minutes 24 seconds West for a distance of 52.30 feet continuing along said centerline to a point;

Thence, North 50 degrees 27 minutes 48 seconds West for a distance of 34.32 feet continuing along said centerline to a point;

Thence, North 28 degrees 30 minutes 24 seconds West for a distance of 11.43 feet continuing along said centerline to a point;

Thence, North 36 degrees 56 minutes 29 seconds East for a distance of 143.66 feet leaving said centerline to an iron pin set (1/2" rebar);

Thence, South 64 degrees 49 minutes 14 seconds East for a distance of 150.00 feet to an iron pin set (1/2" rebar);

Thence, South 26 degrees 51 minutes 46 seconds West for a distance of 51.47 feet to an iron pin set (1/2" rebar);

Thence, South 50 degrees 11 minutes 22 seconds East for a distance of 175.39 feet to a point;

Thence, South 50 degrees 11 minutes 22 seconds East for a distance of 190.19 feet to an iron pin set (1/2" rebar) at the **POINT OF BEGINNING**.

Containing within said bounds an area of 1.708 Acres more or less, as shown on a survey for Hugo Dietlin and Kim Dietlin, prepared by G.W. Bagwell and Associates, Inc., dated May 15, 2014. Said survey by specific reference is made a part hereof for a more complete and accurate description.

G:\data\survey\23G261\Boundary.docx

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 31, 2023 4:53 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 10.2.23

Please find Environmental Health comments below:

Items 1A-C, 8730 Forrester Road, Crumley: No comment.

Item 2, 4057 Sargent Circle, Drees: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. Area for a feasible, full conventional recovery system must be available for the number of bedrooms requested. Existing system evaluation and/or septic system modification may be required for system serving existing home on property. Level 3 Soil Evaluation will be required prior to application if existing septic system will not be used. Any abandoned well shall be properly closed as per Water Well Standards Act by a certified well driller.

Items 3A&B, 812 Atlanta Hwy, Murillo: Connecting to Public sewer. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 4, 2122/0 Browns Bridge Road, Duran: No comment. Public sewer.

Item 5, 3321 Montvale Drive, Milne: 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 6, 3902/0 Belmont Hwy, Simpson: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 7, 0/4611/4627 Guth Road, 4561/4613 J. M. Turk, 4590/4601/4610 Stanley, Kappler: The entire development (all pods) must be developed on sewer. No onsite sewage management systems to be permitted by Environmental Health. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 8 and 9, 6777/6804 Spout Springs, Walker Anderson Homes: 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.

Item 10, Code Amendment: No comment.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Friday, August 25, 2023 10:51 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for October 2, 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.

See comments in red, below.

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: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, August 24, 2023 12:20 PM
Subject: Tentative Planning Agenda for October 2, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 2, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Thursday, August 31st.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 18, 2023
N
NEW BUSINESS

1. (A) **8730 Forrester Road | Use Subject to County Commission Approval** | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | **Proposed use: expansion of commercial kennel** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**

(B) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**
(C) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.** **No GDOT coordination required**

4057 Sargent Circle | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 41 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | **Proposed Use: single-family residence** | * Commission District 2 | **Dennis Drees, Applicant** **No GDOT coordination required**

2.

3. (A) **812 Atlanta Highway | Use Subject to Planning Commission Approval |** on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcel 00127 002001 | **Proposed Use: expansion of a non-conforming use |** * Commission District 4 **| Robert Murillo, applicant.** **GDOT coordination required for any encroachment onto the right-of-way**

   (B) **812 Atlanta Highway | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | **Proposed Use: residential addition** | * Commission District 4 **| Robert Murillo, applicant.** **GDOT coordination required for any encroachment onto the right-of-way**

4. **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | **Proposed use: used vehicle sales lot |** ** Commission District 4 **| Antonio Duran, applicant.** **GDOT coordination required for access on SR 369/ Browns Bridge Rd**

5. **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** ** Commission District 2 **| Zachary Lewis Boyd Milne, applicant.** **No GDOT coordination required**

6. **3902 & 0 Belmont Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV, Tax Parcels: 15013 000017B and 000074 (pt.) **| Proposed Use: truck parking and office|** ** Commission District 3 **| Gus E. Simpson, applicant.** **GDOT coordination required**

7. **0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 **| Proposed Use: 324 lot residential development |** ** Commission District 1 **| Thompson O'Brien Kappler & Nasuti PC, applicant.** **No GDOT coordination required**

8. **6777 and 6804 Spout Springs Road | Rezone |** from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 (pt.) **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.** **No GDOT coordination required**

9. **6804 Spout Springs Road | Amend Condition of PRD |** on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.** **No GDOT coordination required**

10. **Public Hearing to Amend sections 17.410,** Standards for Telecommunication Antennas and Towers, and 17.412,Standards for Small Wireless Facilities Placed in the County Right-of-Way, Title 17 of the Official Code of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes. **** | Hall County Planning Staff, applicant.** **No GDOT coordination required**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, November 9, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, November 9, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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

HALL COUNTY
GEORGIA
We have it all in Hall

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

HALL COUNTY
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 31, 2023

Subject: October 2, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 2, 2023 meeting. Upon review, we provide the following comments.

1. (A) **8730 Forrester Road | Use Subject to County Commission Approval** | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: expansion of commercial kennel** | ** Commission District 3 **| Steven & Holly Crumley, applicants.**
   (B) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**
   (C) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**

   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

2. **4057 Sargent Circle | Variance |** from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 41 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | **Proposed Use: single-family residence** | * Commission District 2 **| Dennis Drees, Applicant**

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

3. (A) **812 Atlanta Highway | Use Subject to Planning Commission Approval |** on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcel 00127 002001 |

Proposed Use: expansion of a non-conforming use | * Commission District 4 **| Robert Murillo, applicant.**
(B) **812 Atlanta Highway | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | **Proposed Use: residential addition** | * Commission District 4 | **Robert Murillo, applicant.**

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

4. **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | **Proposed use: used vehicle sales lot |** ** Commission District 4 **| Antonio Duran, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
c. **Utilities:** No sewer available

5. **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** ** Commission District 2 **| Zachary Lewis Boyd Milne, applicant.**

a. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3902 & 0 Belmont Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV, Tax Parcels: 15013 000017B and 000074 (pt.) **| Proposed Use: truck parking and office|** ** Commission District 3 **| Gus E. Simpson, 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 centerline of stream.
b. **Traffic:** Access must be approved/permitted by GDOT
c. **Utilities:** No Comment

7. **0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 **| Proposed Use: 324 lot residential development |** ** Commission District 1 **| Thompson O'Brien Kappler & Nasuti PC, applicant.**

a. Engineering: No dead end streets
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
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: A left turn lane and decel lane will be required for the entrance.
Any required roadway improvements will be the financial responsibility of the developer
A cul-de-sac should be provided for Guth Road at the proposed end of county maintenance

c. Utilities: No sanitary sewer in area.

8. **6777 and 6804 Spout Springs Road | Rezone |** from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 (pt.) **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.**

a. Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Current layout provided for zoning does not meet Hall County Road standards
No on-street parking on public right-of-way.
Floodplain present on site

b. Traffic: will need to coordinate entrance design and location with Hall County Engineering with regards to Spout Springs Road Phase 2 Widening.

c. Utilities: Sewer required off-site easement
Must extend 30 feet sanitary sewer to up stream proposed line.

9. **6804 Spout Springs Road | Amend Condition of PRD |** on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.**

a. Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Current layout provided for zoning does not meet Hall County Road standards
No on-street parking on public right-of-way.
Floodplain present on site

b. **Traffic:** will need to coordinate entrance design and location with Hall County Engineering with regards to Spout Springs Road Phase 2 Widening.
c. **Utilities:** Sewer required off-site easement
Must extend 30 feet sanitary sewer to up stream proposed line.

10. **Public Hearing to Amend sections 17.410,** Standards for Telecommunication Antennas and Towers, and 17.412,Standards for Small Wireless Facilities Placed in the County Right-of-Way, Title 17 of the Official Code of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes. **** | Hall County Planning Staff, applicant.**

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

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Friday, September 22, 2023 8:12 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: 2122 & 0 Browns Bridge Rd

From: Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>
Sent: Thursday, September 21, 2023 8:13 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Re: 2122 & 0 Browns Bridge Rd

Randi,

Yes that traffic comment is a mistake. Good catch. For traffic it should be "no comment".

I'm not sure about the sewer comment. I know the County doesn't have sewer there but I'm sure Gainesville does. We may need to check with Frank but I would assume that should also be "no comment".

Thanks,

Scott

Scott G. Puckett

County Traffic Engineer

Hall County Community Development and Infrastructure
(770)531-6800 | www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Randi Doveton (CDI: Planning)
Sent: Thursday, September 21, 2023 6:14 PM
To: Scott Puckett (CDI: Engineering)
Cc: Katie L. Greenway (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: 2122 & 0 Browns Bridge Rd

Scott,
I believe the comment below was probably a mistake but want to verify that you have no comments related to this item before I replace the verbiage below with "no comment" in the staff report. Also, Emily stated that this is on public sewer but the Utility comment says no public sewer available.

4. **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval** | on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | **Proposed use: used vehicle sales lot** | ** Commission District 4 | **Antonio Duran, applicant.**

a. **Engineering:** The site may require a stormwater management report should th site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
c. **Utilities:** No sewer available

Item 4, 2122/0 Browns Bridge Road, Duran: Nc

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

HALL COUNTY
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Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **project website**.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Tuesday, August 29, 2023 11:35 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comment

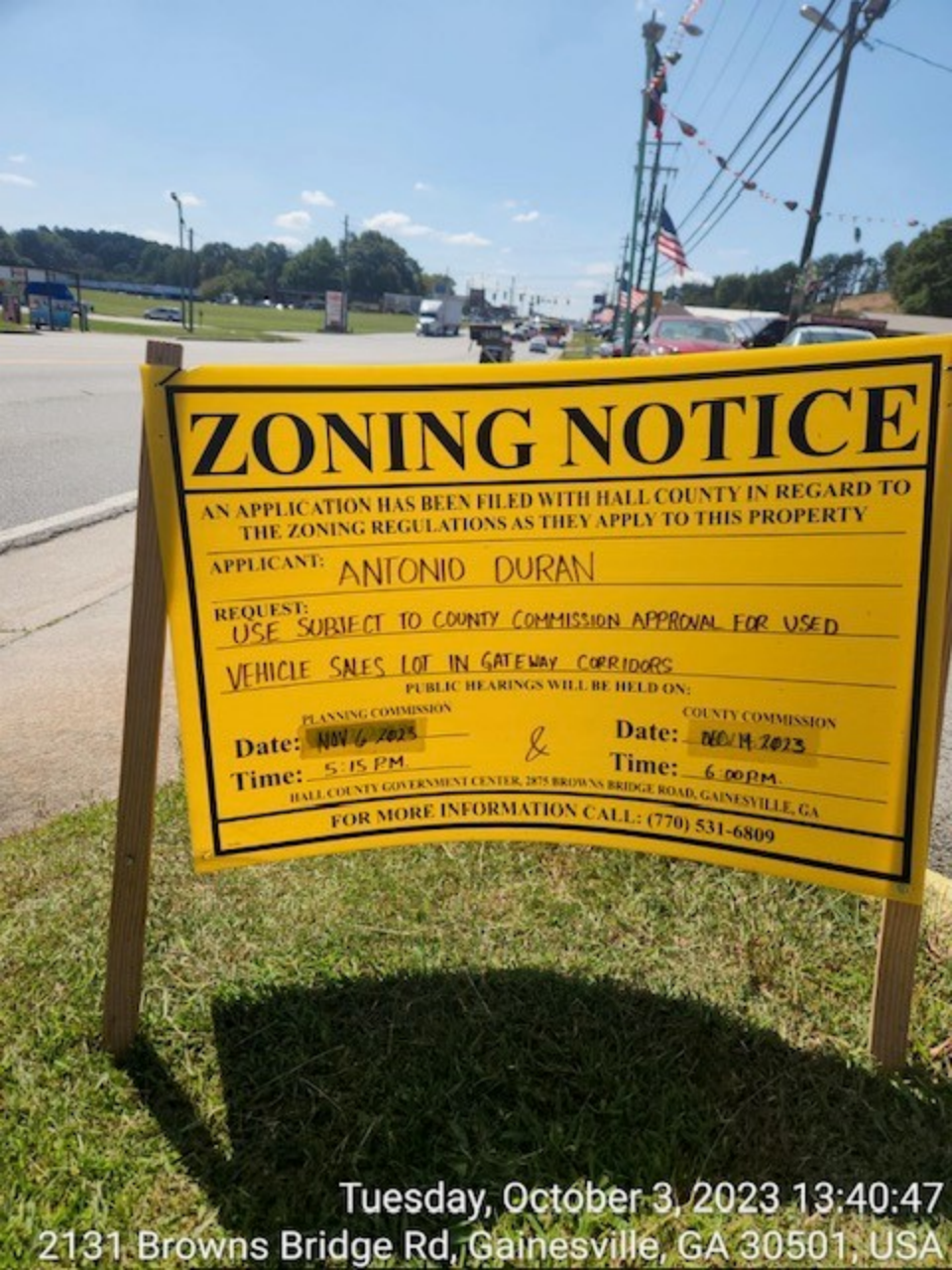
Monday, October 2, 2023 Hall County Planning Commission Meeting

1. **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | **Proposed use: used vehicle sales lot |** ** Commission District 4 **| Antonio Duran, applicant.**

   The Hall County Fire Marshal's Office has no comment 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: ANTONIO DURAN
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR USED VEHICLE SALES LOT IN GATEWAY CORRIDORS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: NOV 6 2023
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: DEC 14 2023
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Tuesday, October 3, 2023 13:40:47
2131 Browns Bridge Rd, Gainesville, GA 30501, USA

AGENDA ITEM

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

REPORT TO:	**Work Session (12/11/23)**
REPORT TO:	**Voting Meeting (12/14/23)**
ITEM NO:	677/2023
SUBJECT:	**3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions |** of a Planned Commercial Development (PCD) on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C **| Proposed use: master sign plan |** Commission District 2 **| Todd Mathes, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD
Recommendation:

Approval.

Conditions:

1. The amended master sign plan is approved, as presented in the application documents, and shall be subject to the conditions of zoning approved by the Hall County Commission on December 9, 2021:

    a. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.

    b. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.

    c. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.

    d. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.

    e. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.

    f. Building height shall be limited to 3-stories/45 feet.

    g. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.

    h. The following uses shall require a conditional use permit:

        i. Full service car wash. Car washes associated with a gas station shall be permitted.

        ii. Self-storage facilities.

    i. The following uses shall not be permitted: Tire sales, automobile repair and maintenance businesses with the exception of an auto parts and quick oil change services, which shall be allowed by right.

    j. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.

    k. All conditions of zoning shall be made part of any new plat created for the property.

    l. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.

    m. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

2. Monument signs placed within the median of any public or private street shall be constructed of a breakaway material, subject to review and approval of the Traffic Engineer. Signs located within the right-of-way of state routes shall be subject to GDOT regulations and permitting requirements.

Purpose of Request:
3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions | of a Planned Commercial Development (PCD) on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan |** Commission District 2 | **Todd Mathes, applicant.**

History:

Facts and Issues: **Options:**

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

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

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

HALL COUNTY
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: November 27, 2023

Subject: **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD** | on a total of 39.56± acres | **Proposed use: master sign plan | Todd Mathes, applicant.**

The request before you is the request of Todd Mathes to Amend Conditions of Planned Commercial Development (PCD) to allow a master sign plan. This item is located within Commission District 2.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with two (2) conditions **(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 Conditions:

1. The amended master sign plan is approved, as presented in the application documents, and shall be subject to the conditions of zoning approved by the Hall County Commission on December 9, 2021:
   a. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.
   b. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.

c. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.
d. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
e. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
f. Building height shall be limited to 3-stories/45 feet.
g. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.
h. The following uses shall require a conditional use permit:
    i. Full service car wash. Car washes associated with a gas station shall be permitted.
    ii. Self-storage facilities.
i. The following uses shall not be permitted:
    i. Tire sales, automobile repair and maintenance businesses with the exception of an autoparts and quick oil change services, which shall be allowed by right.
j. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.
k. All conditions of zoning shall be made part of any new plat created for the property.
l. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.
m. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

2. Monument signs placed within the median of any public or private street shall be constructed of a breakaway material, subject to review and approval of the Traffic Engineer. Signs located within the right-of-way of state routes shall be subject to GDOT regulations and permitting requirements.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Todd Mathes

Request ..... Use Subject to County Commission Approval | Amend existing conditions of Planned Commercial Development (PCD, 17.180.080)

Proposed Use ..... Master sign plan

Size ..... 39.56± acres

Zoning ..... Planned Commercial Development (PCD, 17.180.080), Planned Residential Development (PRD, 17.180.060) and Gateway Corridors Overlay District (GCOD, 17.420)

Location ..... **3715 Wahoo Falls Trace, 100 Treesort View, and 0 Price Road** | Tax Parcels 10100 000156B, 000158, & 000156C

Commission District ..... Two

Planning Commission Date ..... November 6, 2023

Staff Recommendation ..... **Approval, with conditions** as the proposed use is consistent with the Comprehensive Plan future land use classification of Activity Center.

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

Planning Commission Conditions:

1. The amended master sign plan is approved, as presented in the application documents, and shall be subject to the conditions of zoning approved by the Hall County Commission on December 9, 2021:
   a. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.
   b. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project

narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.

c. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.
d. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
e. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
f. Building height shall be limited to 3-stories/45 feet.
g. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.
h. The following uses shall require a conditional use permit:
    i. Full service car wash. Car washes associated with a gas station shall be permitted.
    ii. Self-storage facilities.
i. The following uses shall not be permitted:
    i. Tire sales, automobile repair and maintenance businesses with the exception of an autoparts and quick oil change services, which shall be allowed by right.
j. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.
k. All conditions of zoning shall be made part of any new plat created for the property.
l. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.
m. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

2. Monument signs placed within the median of any public or private street shall be constructed of a breakaway material, subject to review and approval of the Traffic Engineer. Signs located within the right-of-way of state routes shall be subject to GDOT regulations and permitting requirements.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to amend conditions of a Planned Commercial Development (PCD, 17.180.080) to modify the master sign plan on a 39.56± acre parcel. The master sign plan was approved as part of the PCD rezoning which was approved by the County Commission on December 9, 2021 and is currently under development. The applicant is requesting an amendment to the PCD standards to modify the master sign plan dated August 30, 2021, and is included as part of the application of Fuqua Acquisitions, LLC. **The requested modifications to the master sign plan to install additional signage cabinets within the primary monument signs and to adjust the location of a monument sign.**

The Hall County sign code (17.270) establishes sign standards to maintain public safety, prevent traffic hazards and promote the welfare of the County. The property falls within the Gateway Corridors Overlay District,

(GOCD, 17.420.) which provides supplemental design standards for non-residential property development, including signage (17.420.060). The proposed signage standards and the existing code requirements are detailed in the table below.

Sign Type	Code Requirement	Previous Proposal	New Proposal
Monument Sign "P1"	• Signs prohibited within any street right-of-way (17.270.100(B)) • Maximum sign area of 64 square feet ((17.420.060(1)) • Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited. (17.420.050(F))	• Sign placement outside of right-of-way • Tenant sign face area of 64 square feet • LED internal illumination*	• Sign placement ***within*** right-of-way in the entrance median at Thompson Bridge Road* • Tenant sign face ***area of 72 square feet*** with addition of residential cabinets* • LED internal illumination*
Monument Sign "P2"	• Maximum sign area of 64 square feet ((17.420.060(1)) • Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited. (17.420.050(F))	• Tenant sign face area of 64 square feet • LED internal illumination*	• Tenant sign face ***area of 72 square feet*** with addition of residential cabinets* • LED internal illumination*
Note: items marked with an asterisk (*) do not conform to 17.270.100(B) or 17.420.			

Specifically, the GCOD guidelines state that a non-residential building with a gross floor area of 84,362 square feet (derived from the developer's 2021 proposal) may not erect a monument sign with over 64 square feet of sign area per each side (17.420.060(1)). The requested amendment would permit the applicant to enlarge each principal monument sign face from 64 to 72 square feet, with the additional eight square feet to be used as residential identification cabinets towards the bottom of each monument, under the commercial cabinets.

Additionally, the applicant is proposing to relocate a monument sign ("P1") from the entrance street corner into the median. Sign Standards (17.270.100(B)) prohibit commercial signage within any street right-of-way. It should be noted that the monument sign will fall within private street right-of-way. Typically, private streets are required to adhere to the standards of the Official Code of Hall County, though variances to these standards maybe granted for Planned Developments. Finally, the request for internal illumination is continued from the previous proposal, though GCOD guidelines prohibit internally illuminated signs.

The remainder of the master sign plan from the 2021 proposal remains unchanged.

As referenced earlier, the current Planned Commercial Development (PCD, 17.180.080) was approved by the Hall County Commission on December 9, 2021, subject to the following conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.

2. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.

3. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.

4. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.

5. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.

6. Building height shall be limited to 3-stories/45 feet.

7. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.

8. The following uses shall require a conditional use permit:

    a. Full service car wash. Car washes associated with a gas station shall be permitted.

    b. Self-storage facilities.

9. The following uses shall not be permitted:

    a. Tire sales, automobile repair and maintenance businesses with the exception of an autoparts and quick oil change services, which shall be allowed by right.

10. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.

11. All conditions of zoning shall be made part of any new plat created for the property.

12. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.

13. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

GCOD Analysis

With regard to the Gateway Corridor Overlay District (GCOD, 17.420) staff has developed a chart to summarize recommendations for establishing or bringing properties into compliance with the standards in the Corridor. Decision makers may use the assessment in developing conditions that warrant compliance based on the scale and scope of proposed development.

Standard	Compliance	Notes
17.420.050.C – Transitional buffers	Unknown	Applicant has not specified plans to modify proposed transitional buffers.
17.420.050.D – Other landscape and screening standards	Unknown	Applicant has not specified plans to modify proposed landscaping and screening.
17.420.050.E – Parking lot design	Unknown	Applicant has not specified plans to modify proposed parking lot design.
17.420.050.F – Outdoor lighting	Deficient	Five internally illuminated monument signs are proposed at a total of four development access points.
17.420.050.G – Interparcel access	Likely	Vehicular access throughout the commercial development shown in the site plan within the master sign package.
17.420.050.H – Architectural standards for non-residential buildings	Unknown	Applicant has not specified plans to modify proposed building or signage architecture.
17.420.060 – Signs	Deficient	Monument signs P1 and P2 exceed maximum sign area by 8 square feet per each face.

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 "Activity Center." The intent of this land use category is to enhance and create a concentrated mixture of uses connected by a pedestrian- and car-friendly network. As this location falls within the broader "Lake Area Residential" Character Area, future land uses include retail, offices, open space, and higher density residential uses.

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 associated with the master sign package update request is consistent with the future land use designation of Activity Center. Other shopping centers and residential subdivisions are present nearby, such as Thompson Bridge Commons, which features a monument sign along Thompson Bridge Road.**

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 change to the master sign package will adversely affect adjacent properties, but it is inconsistent with the vision established for the area.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **Yes, the property has economic use as currently zoned, Planned Development Conditional (PCD, 17.180.080) and Planned Residential Development (PRD, 17.180.060). The master sign plan depicts the intent to construct a shopping center (within the acreage zoned PCD) anchored by a Publix supermarket.**

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. However, the relocation of monument sign "P1" into the entrance median by Thompson Bridge road may reduce driver visibility when attempting to leave the development.**

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 "Activity Center" future land use designation. The Comprehensive Plan identifies retail uses (car- and pedestrian-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 original master sign plan for this location was approved in 2021.**

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 change would result in the increase of identification cabinet area and the movement of one sign location.**

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, as the development is located within an Activity Center. Specifically, residential signage cabinets may be beneficial for the neighborhood.**

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 properties in the Gateway Corridors Overlay District (GCOD, 17.420). As the property is a Planned Commercial Development (PCD, 17.180.080) the applicant is proposing their own 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; **The proposed updates to the master sign package will not result in ecological or pollution impacts.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning. 17.180.080(B) – required plans for Planned Commercial Development applications:**

All of the general and special requirements for planned developments shall be provided. The following special items shall also be addressed:

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. Aside from the proposed relocation of monument sign P1, 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 submitted site plan within the master sign package displays ingress, egress, parking and loading details.**

3. The proposed methods and location of all buffers shall be described. **The site layout is not proposed to change, as such this standard is not applicable.**

4. The proposed exterior lighting shall be shown. **This criteria is not applicable to the current request.**

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 an amendment to a previously approved master sign package for the expansion of monument sign faces to include residential identification cabinets and to relocate monument sign P1 into the entrance median at Thompson Mill Road.**

6. The type and number of uses proposed for the commercial development shall be indicated. **This criteria is not applicable to the current request. Modifications to the type and number of uses of the commercial development have not been requested in this application.**

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. **Modifications to the development controls have not been requested in this application.**

8. If residential uses are proposed in conjunction with the planned commercial development, then the applicable requirements of the planned residential development shall be provided. **There are no residential uses proposed in conjunction with this request aside from residential identification cabinets.**

17.350.040. - Submission requirements for a conditional use request

An application shall be submitted to the planning department at least 30 working days prior to the date of the planning commission meeting at which the application is to be considered. The completed application shall be accompanied by payment of such fee prescribed in chapter 17.30 hereof to cover administrative and advertising costs. The following items of information shall be supplied by the applicant as set forth in chapter 17.350. **The applicant submitted to the planning department more than 30 days prior to the meeting date and has paid the application fee.**

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 master sign plan; 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**. The submitted master sign plan includes proposed uses within the main retail center and the broader uses to be signed within each identification cabinet.**

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 to the applicant's request.**

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 standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated October 6, 2023, Emily McGahee stated "No comment."

Hall County Fire Marshal

In an email dated October 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 October 5, 2023, Bill Nash, Director, stated the following:

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.

Traffic:

No comment.

In an email dated October 24, 2023, Scott Puckett, County Traffic Engineer, stated "After review, the proposed sign in question is off public right-of-way and outside our jurisdiction, however, we would recommend that any signage within a travel way meet FHWA break-a-way standards."

Utilities:

City of Gainesville Sewer District.

Georgia Department of Transportation

In an email dated October 2, 2023, Veronica Chavers, D1TO Civil Engineer 3, indicated GDOT coordination would not be required.

- **Excerpts from the minutes of the November 6, 2023 meeting**

Applicant's Presentation:

Katie Greenway, Principal Planner, presented a summary of the request.

Todd Mathes, 7978 Cooper Creek Boulevard, Sarasota, FL, presented the request. The applicant stated that the signage would help inform visitors that there is a residential community nearby.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

No Comments.

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

Conditions:

1. *The amended master sign plan is approved, as presented in the application documents, and shall be subject to the conditions of zoning approved by the Hall County Commission on December 9, 2021:*
    a. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.*
    b. *The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.*
    c. *The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.*
    d. *Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
    e. *Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.*
    f. *Building height shall be limited to 3-stories/45 feet.*
    g. *No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.*
    h. *The following uses shall require a conditional use permit:*
        i. *Full service car wash. Car washes associated with a gas station shall be permitted.*
        ii. *Self-storage facilities.*
    i. *The following uses shall not be permitted:*
        i. *Tire sales, automobile repair and maintenance businesses with the exception of an autoparts and quick oil change services, which shall be allowed by right.*
    j. *The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.*
    k. *All conditions of zoning shall be made part of any new plat created for the property.*
    l. *The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.*

m. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

2. Monument signs placed within the median of any public or private street shall be constructed of a breakaway material, subject to review and approval of the Traffic Engineer. Signs located within the right-of-way of state routes shall be subject to GDOT regulations and permitting requirements.

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)
Todd Mathes, Director, Development
Benderson Development
7978 Cooper Creek Blvd, #100, University Park, FL 34201
Phone (941) 360-7266
Email Address toddmathes@benderson.com

Property Owner (Name & Mailing Address)
Multiple owners. See attached owners list
Phone
Email Address

Proposed Use Shopping center (grocery store, retail shops and several outparcels)

Contact Person (Name & Mailing Address)
Todd Mathes, Director, Development
Benderson Development
7978 Cooper Creek Blvd, #100, University Park, FL 34201
Phone (941) 360-7266
Email Address toddmathes@benderson.com

Status of Applicant
- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other

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

Zoning:
Acreage
Tax Parcel Number 10100 000156 and 10100 000154
Location Address Just north of intersection of Thompson Bridge Road and Price Road , Gainsville, GA

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

Sign Todd Mathes Date: August 31, 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) 7978 CCB 34, LLC

Address 7978 Cooper Creek Blvd, Suite 100

University Park, FL 34201

Phone Number (941) 360-7266

Name of applicant(s) Todd Mathes, Director, Development

Address Benderson Development, 7978 Cooper Creek Blvd #100

University Park, FL 34201

Phone Number (248) 360-7266

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)

7978 CCB 34, LLC, Stephen C. Scalione, Manager

Personally appeared before me

Stephen C. Scalione

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

Cheryl L. Owen

Notary Public

Date : August 31, 2023

CHERYL LEA OWEN
MY COMMISSION #HH033598
EXPIRES: SEP 24, 2024
Bonded through 1st State Insurance

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): SCP 2009-C32-012 LLC, a Delaware limited liability company

Address: 7978 Cooper Creek Blvd, Suite 100
University Park, FL 34201

Phone Number: (941) 360-7266

Name of applicant(s): Todd Mathes, Director, Development

Address: Benderson Development, 7978 Cooper Creek Blvd #100
University Park, FL 34201

Phone Number: (248) 360-7266

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)

Stephen C. Scalione, Vice President
Personally appeared before me

Stephen C. Scalione

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

Cheryl L. Owen
Notary Public

August 25, 2023
Date

CHERYL LEA OWEN
MY COMMISSION #HH033598
EXPIRES: SEP 24, 2024
Bonded through 1st State Insurance

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s): Riverbrook Village Development Partners, LLC (~~Steve~~ Price McKibbon, Manager) Owner

Address: 6145 Browning Road
Murrayville, GA 30564

Phone Number:

Name of applicant(s): Todd Mathes, Director, Development

Address: Benderson Development, 7978 Cooper Creek Blvd #100
University Park, FL 34201

Phone Number: (248) 360-7266

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)

Riverbrook Village Development Partners, LLC (~~Steve McKibbon, Manager~~) Price McRibbon, Owner

Personally appeared before me

Price McKibbon

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

Notary Public

CINDY E. BARNARD NOTARY PUBLIC Exp. Mar. 16, 2026 FORSYTH COUNTY GA

8·28·2023
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): Riverbrook Investment i, LLC (Jinsong Yang, Managing Principal)

Address: 655 Engineering Drive, Suite 208
Peachtree Corners, GA 30092

Phone Number:

Name of applicant(s): Todd Mathes, Director, Development

Address: Benderson Development, 7978 Cooper Creek Blvd #100
University Park, FL 34201

Phone Number: (248) 360-7266

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)

Jinsong Yang, Managing Principal
Personally appeared before me

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

Natalia Mora C
Notary Public

NATALIA MORA CIFUENTES NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA Sept. 1, 2024

8.28.2023
Date

7978 CCB 34, LLC, a Florida limited liability company
7978 Cooper Creek Blvd, Suite 100
University Park, FL 34201
Stephen C. Scalione, Manager

SCP 2009-C32-012 LLC, a Delaware limited liability company
7978 Cooper Creek Blvd, Suite 100
University Park, FL 34201
Stephen C. Scalione, Vice President

Riverbrook Village Development Partners, LLC, a Georgia limited liability company
6145 Browning Road
Murrayville, GA 30564
Price McKibbon, Owner

Riverbrook Investment, LLC
655 Engineering Drive, Suite 208
Peachtree Corners, GA 30092
Jinsong Yang, Managing Partner

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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: _____

Owner's Signature: _____ **Date:** 8.28.2023

Owner's Name (Printed): Riverbrook Investment , LLC / by: Jinsong Yang, Managing Partner

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

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**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:** 8-28-23

Owner's Name (Printed): Riverbrook Village Development Partners, LLC / by: ~~Steve McKibbon, Manager~~ Price McKibbin, Owner

Revised December 2019

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** August 31, 2023

Applicant's/Owner's Name (Printed): Stephen C. Scalione, Manager

MASTER SIGN DEVELOPMENT PLAN

For

Riverbrook Marketplace

Hall County, GA

August 30, 2021

Requested Amendment August 21, 2023

This Master Sign Development Plan is being submitted for a proposed new shopping center located on 14.28 +/- Acres just north of the intersection of Thompson Bridge Road and Price Road (on a portion of Parcel 10100000156156). The development will include a grocery store, retail shops and several outparcels.

This Master Sign Development Plan offers Hall County the opportunity to review, in comprehensive presentation, the signage which is proposed for the development. The plan establishes a quantity and sign area limit of the freestanding signs and wall signs for the project.

The intent of the Master Sign Development Plan is to provide the general public with information about, and directions to, this shopping center being built in Hall County, Georgia. Along with general advertising, this Master Sign Development Plan is designed to provide decision making information to the motoring public in time for them to make safe traffic decisions regarding ingress and egress to the development and its various tenants. The plan also is intended to control the overall number and size of allowable signs that within the project.

The attached exhibit dated 08/24/2021 will give visual reference to the plan more fully detailed herein, as follows:

FREESTANDING SIGNAGE

The general character and design for all freestanding signs (i.e. Principal Identification Signs and Outparcel Monument Signs as described below) will be consistent with and compliment the architecture of the overall development. In as much as possible, the material (i.e., masonry, paint, trim, etc..) for each sign will be from the same source as the buildings. Outparcel tenants will submit their final design of the Outparcel Monument Signs for approval and any variations to dimensions and/or design must be approved by Hall County.

With this Master Sign Development Plan, we propose the following freestanding signage:

- To construct one Principal Identification Sign "P1":

  The proposed Principal Identification Sign "P1" will be located at the main entrance into the Shopping Center located on the frontage of Thompson Bridge Road. The double faced internally

Request to relocate Sign P1 to the center of the entrance median

illuminated sign will identify the center and its major and secondary tenants. This sign is 12.66' OAH above grade and has 87 square feet of copy area on each side *of the double-faced sign for identification.* In order to address any topographical variation in base of sign elevations, we propose that Principal Identification Signs indicated herein be limited to 15' in height above road grade. Request increase in total sign face area to allow for the addition of the residential identification cabinets

- To construct one, Principal Identification Sign "P2":

  The proposed Principal Identification Sign "P2" will be located at the secondary entrance into the center along the frontage of Price Road / SR 136. The double faced internally illuminated sign will identify the center and its major and secondary tenants. This sign is 12.66' OAH above grade and has 87 square feet of copy area *on each side of the double-faced sign for identification*. As with sign P1 above, in order to address any topographical variation in base of sign elevations, we propose that Principal Identification Signs indicated herein be limited to 15' in height above road grade. Request increase in total sign face area to allow for the addition of the residential identification cabinets

  The two above noted Principal Identification Signs will be the major identification markers for the center and as such, it is critical that these signs be located as close to the principal vehicular entries into the project as practicable, as is indicated on the attached exhibits (i.e. at the Price Road and Thompson Bridge Road entries).

- To allow each outparcel to one Outparcel Monument Sign ("01", "02", "03", and "O4"):

  The proposed O1 Monument Sign is internally illuminated and is 8' OAH above grade with 48 square feet of copy area on each side *of the double-faced sign for identification*. The proposed O2, O3, and O4 Monument Signs are internally illuminated and 7' OAH above grade with 32 square feet of sign copy are on each side *of the double-faced sign for identification*. The architectural character of the Outparcel monument signs will match and compliment the shopping center principal identification signs. Each use will be allowed to incorporate its own unique graphics for the sign panel. The intent of this Sign Program is that outparcels with buildings of less than 10,000 SF will be permitted one freestanding sign of up to 32 square feet of signage copy area, and outparcel uses with buildings exceeding 10,000 SF will be permitted 48 square feet of signage copy area.

BUILDING/WALL SIGNAGE

With this Master Sign Development Plan, we propose the following building façade/wall signage:

Major Tenant:

The Major Tenant shall be permitted to install the comprehensive, coordinated package of primary, secondary, directional and departmental signs, (including the number, type and area of such signs), as is depicted on the attached Building Elevations and Signage Exhibits. Said signage may be internally illuminated. Major Tenants are identified as those tenant spaces with 40,000 or more square feet of gross floor space.

Outparcel and Secondary Tenants:

Outparcel Users and Secondary Tenants (i.e. Tenants of less than 40,000 SF) are allowed one (1) internally illuminated wall sign or internally illuminated marquee sign for each building user or leased premises, **provided however, that Outparcel Users and Secondary Tenants located on a corner, in an end-cap space, or in a freestanding building, shall be permitted a second wall sign**. **The maximum sign area for each user or leased premises shall be 100 square feet, or one square foot per linear foot of primary storefront building elevation, whichever is greater.** In the event that a second sign is warranted as noted above, said sign may be installed on a secondary elevation of the building (regardless of whether or not that side of the building includes a primary or secondary entrance).

Notwithstanding anything contained herein, the above requirements shall not be construed to restrict a user, tenant or occupant of a leased space from displaying its standard trade dress, trade colors, logo or commercial graphics on an otherwise permitted wall sign, sign face, or sign panel, provided that such signage shall be limited to the size and quantity of signage as outlined herein.

In summary, this Master Sign Development Plan is submitted to provide the following:

- A reduction of sign clutter by establishing controls for the design, size, and number of signs on the property
- Provides for an upscale, uniform design and style.
- Provides the necessary information to the public.

Gainesville Retail

Thompson Bridge Rd & Price Rd/ SR136
Gainesville, GA. (Hall County)

MASTER SIGN DEVELOPMENT PLAN

FuquaDevelopment

PROJECT REVISIONS		
DATE:	REV #	NOTES:
08/21/23	1	Sign P1 Relocation Increase in Total Sign Face Area to Add Residential Property Identifications
00/00/00	2	XX
00/00/00	3	XX
00/00/00	4	XX

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136
GAINESVILLE, GA
PROP.# 5468 DRWG. # 5468 MSP
BY P. EWING DATE 8.21.23 REVISION

PROPOSED: SITE PLAN

THOMPSON BRIDGE RD & PRICE RD/ SR136

ANCHOR AND RETAIL TENANT WALL SIGN LOCATION SCHEDULE

REF WALL SIGN DETAILS PAGES 6-11

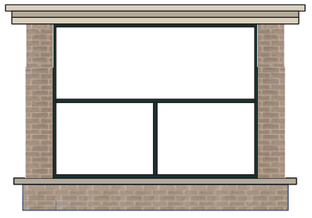
RELOCATION OF P1 SIGN TO THE CENTER OF THE ENTRANCE MEDIAN

FREESTANDING SIGN LOCATION SCHEDULE

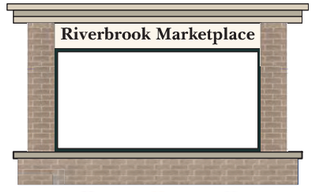
EXHIBITS: P1 P2 01 02 03 04

P1

P2



O1



O2 O3 O4

Qty & Placement of Directional Sign TBD

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136
GAINESVILLE, GA
PROP.#5468 DRWG. #5468 MSP
BY P. EWING DATE 8.21.23 REVISION

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

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FuquaDevelopment

PROJECT ADDRESS:
THOMPSON BRIDGE RD. & PRICE RD/SR136 GAINESVILLE, GA.

SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
N/A

SQ. FT. SHOWN:
N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature:
X _____
Date:
X _____
PAGE 1

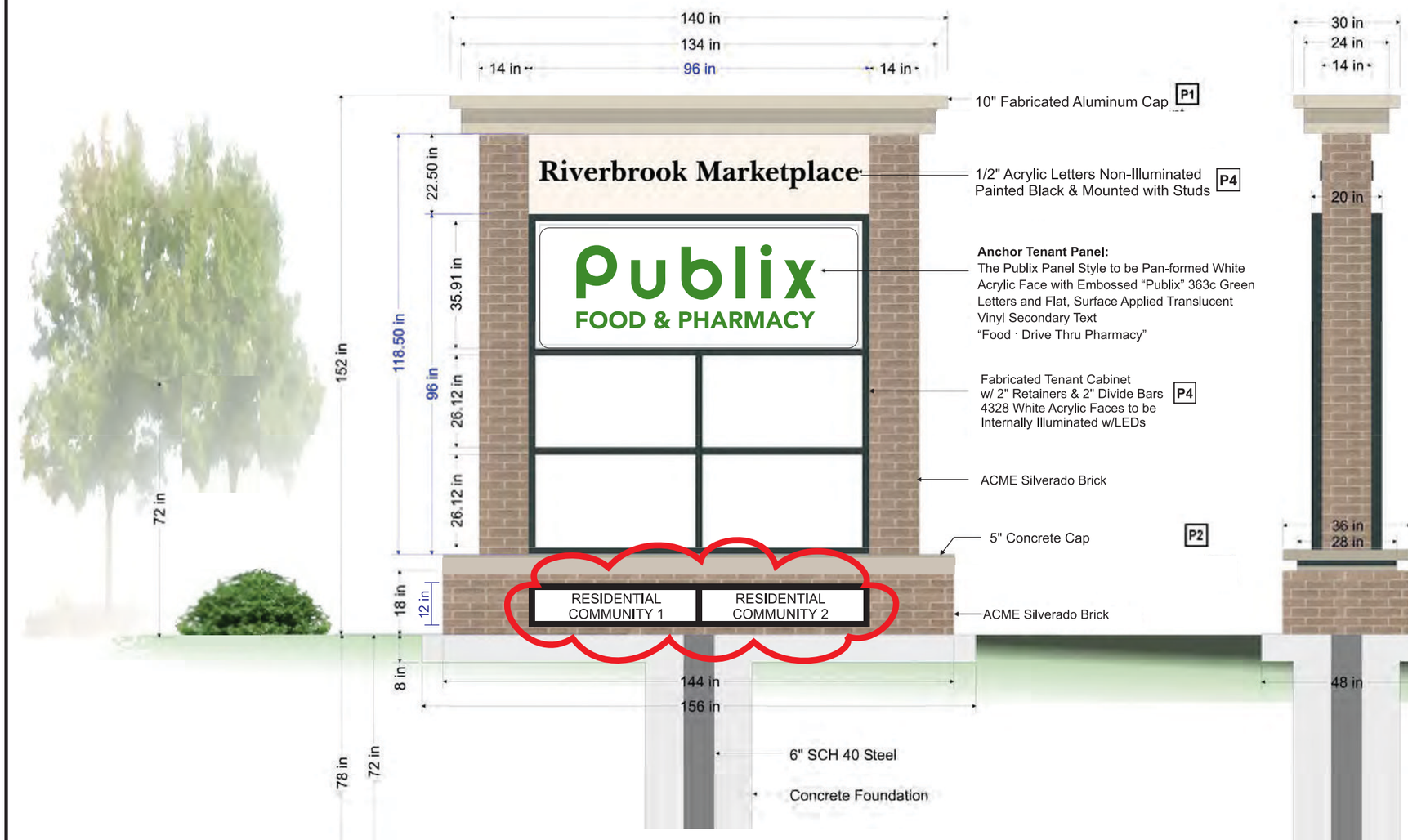
V:\FUQUA DEVELOPMENT\GAINESVILLE GA\DESIGN FILES

PROPOSED: QTY 1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT

THOMPSON BRIDGE RD

Total Sign Face Area = 87 sf
Tenant Sign Face Area = 72 sf
Indicated by dimensions in blue

PRINCIPAL IDENTIFICATION SIGN P1



INCREASE IN TOTAL SIGN FACE AREA TO ALLOW FOR THE ADDITION OF THE RESIDENTIAL IDENTIFICATION CABINETS

GENERAL NOTES:

1. Signs depicted are to convey proposed structure height and sign panel overall sizes. Signage architectural design aesthetics, colors and finish materials are representative and subject to change.

2. Any indicated delineation of panels is representative only and subject to change pending final design.

- P1 PAINT TO MATCH SW 7638 GRECIAN IVORY
- P2 PAINT TO MATCH SW 7644 GATEWAY GRAY
- P3 PAINT TO MATCH SW 7551 CREEK VILLA
- P4 PAINT TO MATCH SW 7069 IRON ORE
- V1 VINYL GRAPHICS TBD

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

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GAINESVILLE, GA
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& PRICE RD/SR136
GAINESVILLE, GA.

SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
N/A

SQ. FT. SHOWN:
N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 08/24/21

FINAL APPROVAL
Authorized Signature
X
Date
X
PAGE 2

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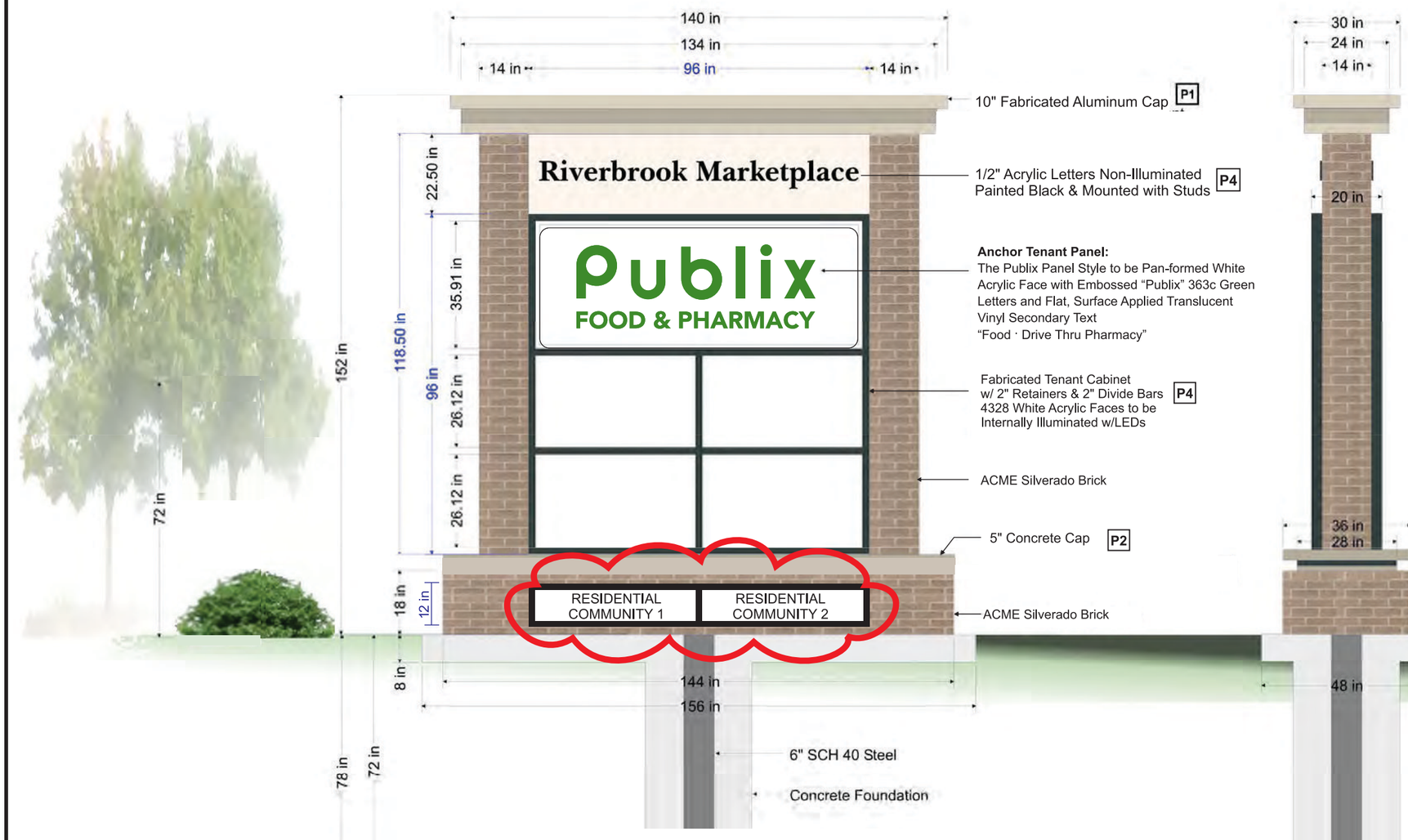
PROPOSED: QTY 1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT

PRICE RD / SR 136

Total Sign Face Area = 87 sf
Tenant Sign Face Area = 72 sf
Indicated by dimensions in blue

PRINCIPAL IDENTIFICATION SIGN P2



INCREASE IN TOTAL SIGN FACE AREA TO ALLOW FOR THE ADDITION OF THE RESIDENTIAL IDENTIFICATION CABINETS

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- V1 VINYL GRAPHICS TBD

COMMERCIAL SIGNS EST. 1986

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N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
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DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature
X
Date
X
PAGE **3**

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136
GAINESVILLE, GA
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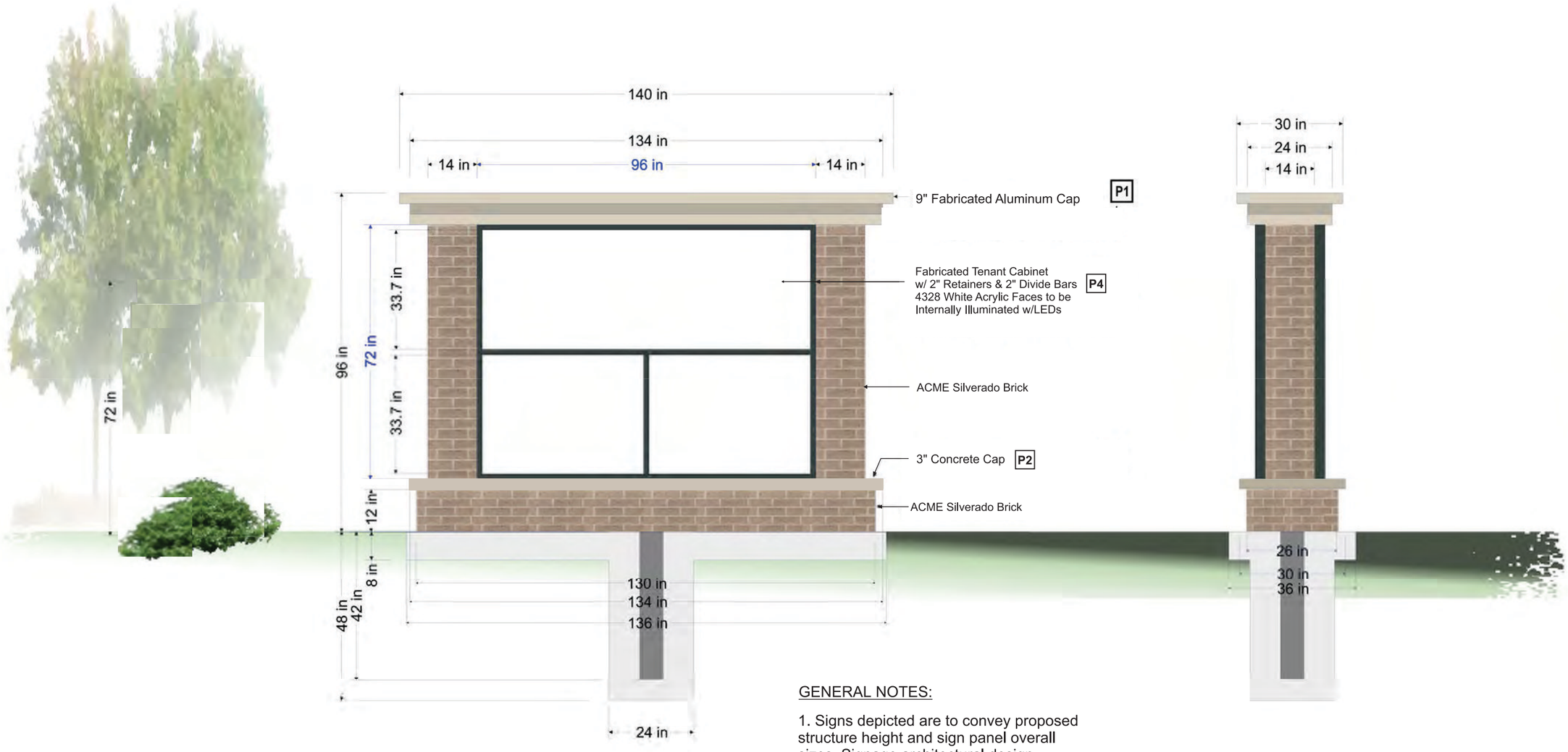
PROPOSED: QTY 1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT O1

OUTPARCEL O1

Total Sign Face Area = 48 sf
Indicated by dimensions in blue

OUTPARCEL IDENTIFICATION SIGN O1



NO CHANGE

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P2	PAINT TO MATCH SW 7644 GATEWAY GRAY
P4	PAINT TO MATCH SW 7069 IRON ORE
V1	VINYL GRAPHICS TBD

COMMERCIAL SIGNS EST. 1986

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N/A

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David@Comsigns.com
404-502-6336

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Authorized Signature
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Date
X
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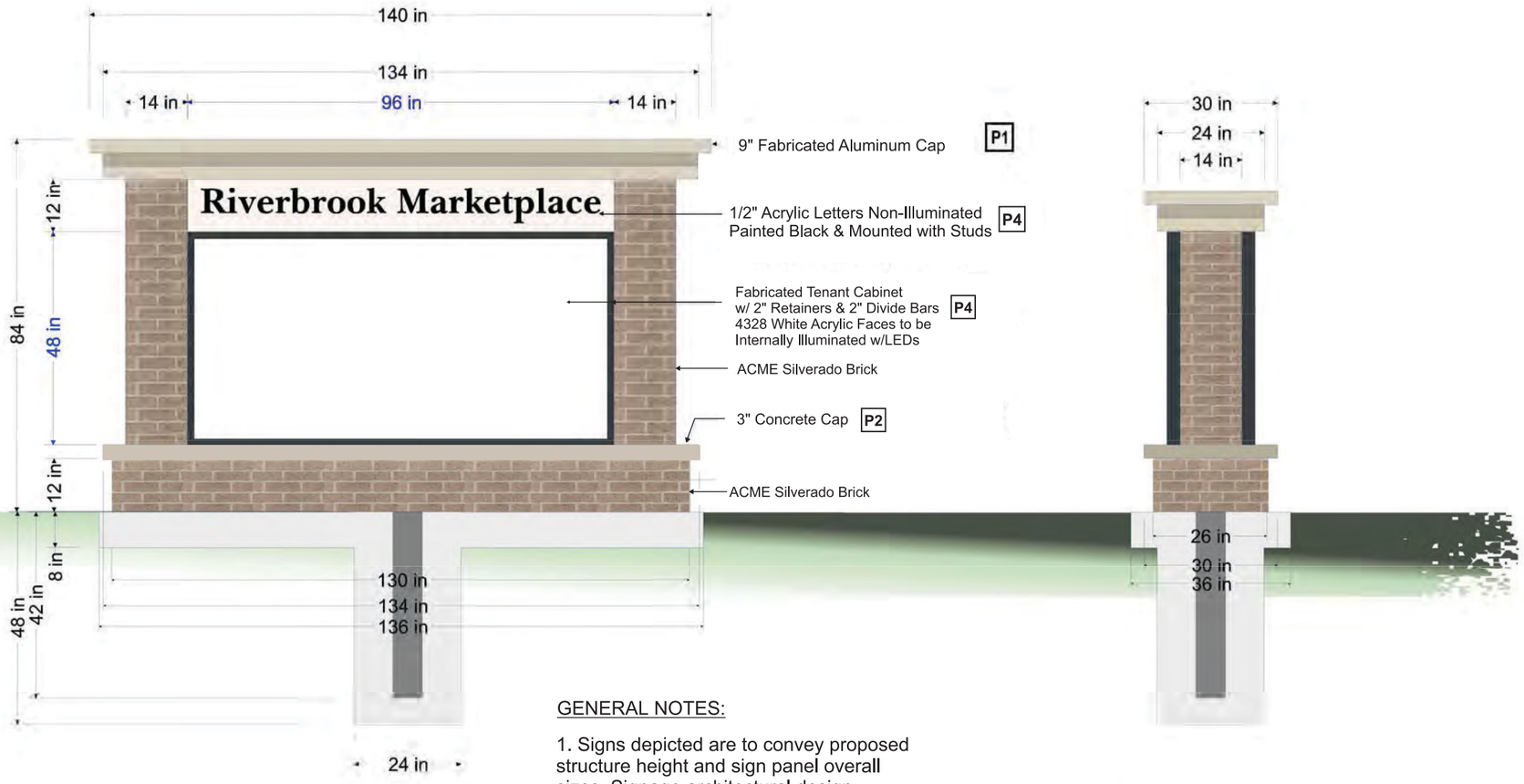
PROPOSED: QTY 3 D/F INTERNALLY ILLUMINATED SINGLE-TENANT MONUMENTS O2 O3 O4

OUTPARCEL O2,O3,O4 - QTY 3

Tenant Sign Face Area = 32 sf
Indicated by dimensions in blue

OUTPARCEL IDENTIFICATION SIGN O2 O3 O4



NO CHANGE

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P4	PAINT TO MATCH SW 7069 IRON ORE
V1	VINYL GRAPHICS TBD

BENDERSON DEVELOPMENT
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SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
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SQ. FT. SHOWN:
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SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature
X
Date
X
PAGE 5

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ANCHOR TENANT : FRONT ELEVATION

SIGN A	54" Publix 15 3/4" Food & Pharmacy
Type:	Front-lit Channel Letters w/ Tagline
Illumination:	Internally Illuminated LED
Square Footage:	153.21
To Grade:	Top of Sign To Grade = 25' - 2 1/2" Bottom of Sign To Grade = 17' - 10 1/2"

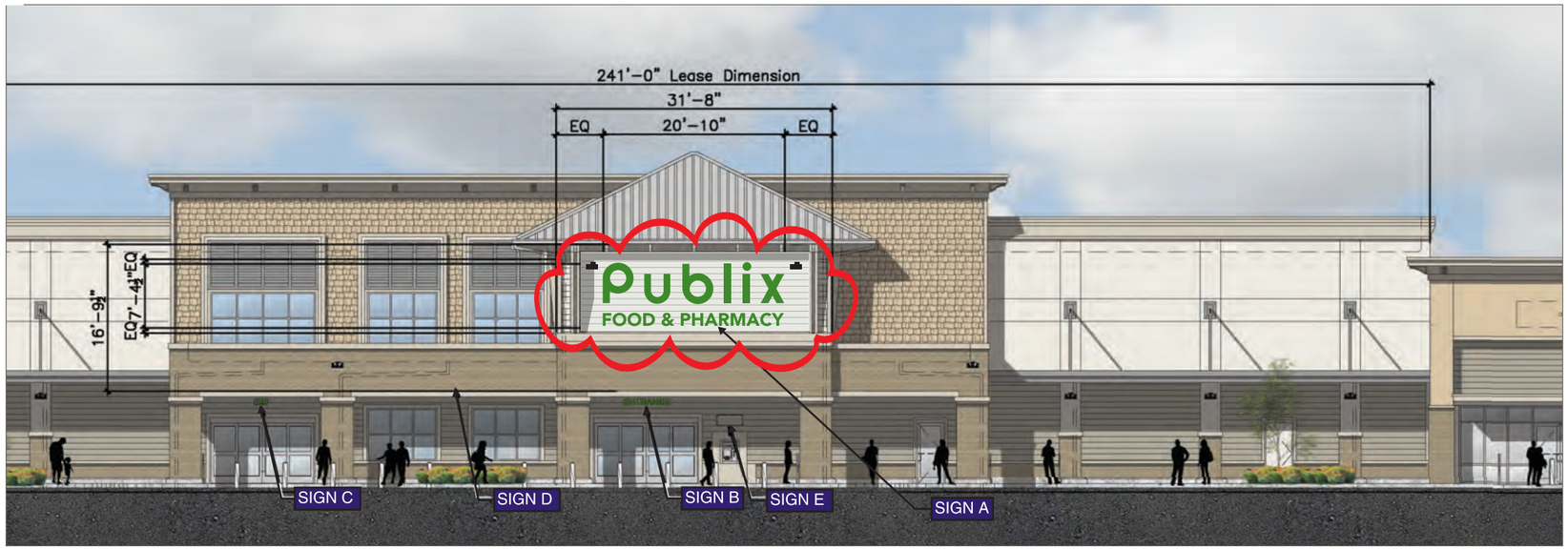
SIGN B	8" ENTRY
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	2.04
To Grade:	Top of Sign To Grade = 9' - 9" Bottom of Sign To Grade = 9' - 1"

SIGN C	8" EXIT
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	1.32
To Grade:	Top of Sign To Grade = 9' - 9" Bottom of Sign To Grade = 9' - 1"

SIGN D	Address Number
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	1.32
To Grade:	Top of Sign To Grade = 11' - 10" Bottom of Sign To Grade = 11' - 2"

SIGN E	ATM
Type:	Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	3.88
To Grade:	Top of Sign to Grade = 8'-0 1/2" Bottom of Sign to Grade = 6'-9"

ENTIRE STOREFRONT ELEVATION



FRONT (RIGHT) GROCERY ELEVATION

TENANT IDENTIFICTION SHOWN

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136
GAINESVILLE, GA
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BY P. EWING DATE 8.21.23 REVISION

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

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PROJECT ADDRESS:
THOMPSON BRIDGE RD. & PRICE RD/SR136 GAINESVILLE, GA.

SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
N/A

SQ. FT. SHOWN:
N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature:
X _____
Date:
X _____
PAGE 6

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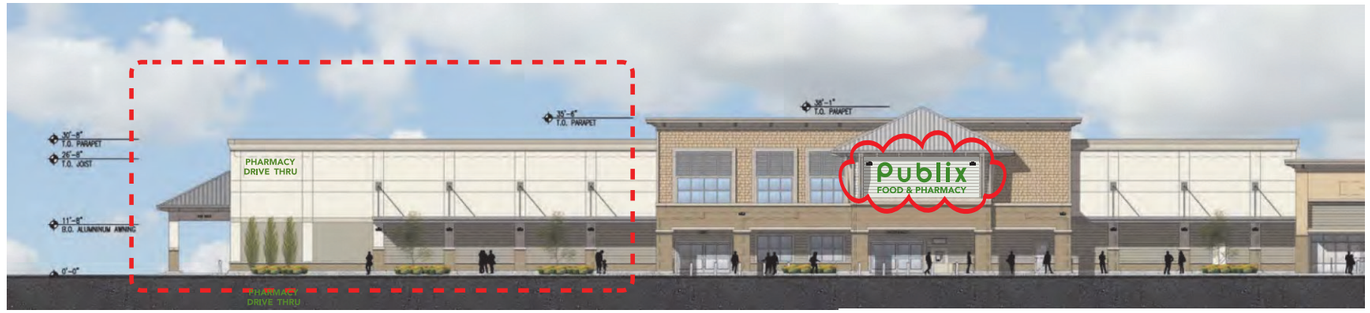
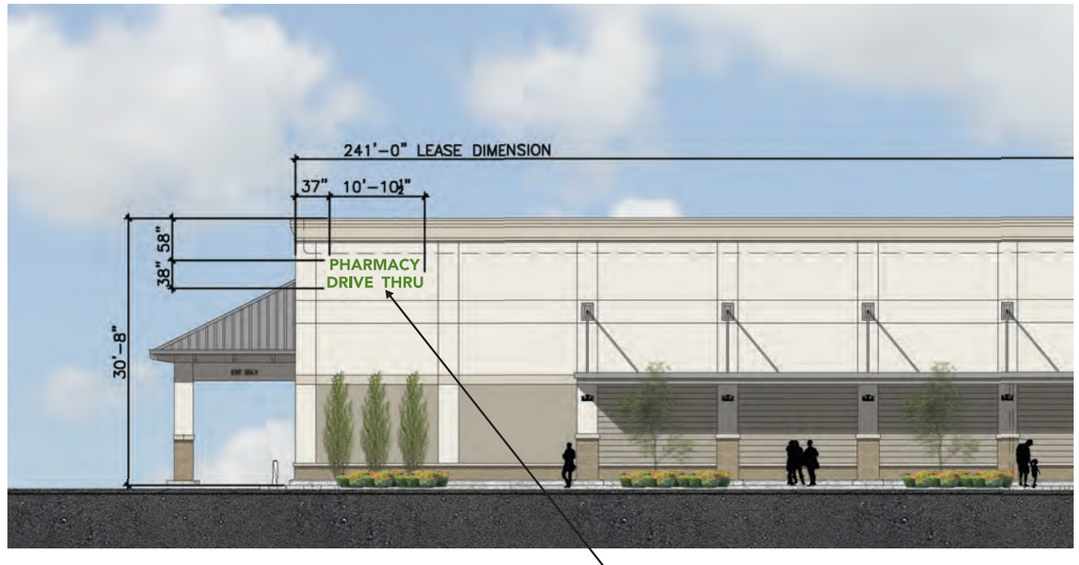
ANCHOR TENANT : FRONT ELEVATION

SIGN F	16" PHARMACY DRIVE THRU
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	34.37
To Grade:	Top of Sign To Grade = 25□ - 10□ Bottom of Sign To Grade = 22□ - 3 1/2□



ENTIRE STOREFRONT ELEVATION



FRONT (LEFT) GROCERY ELEVATION

NO CHANGE

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136
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PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature:
X _ _ _ _ _ _ _ _ _ _
Date:
X _ _ _ _ _ _ _
PAGE 7

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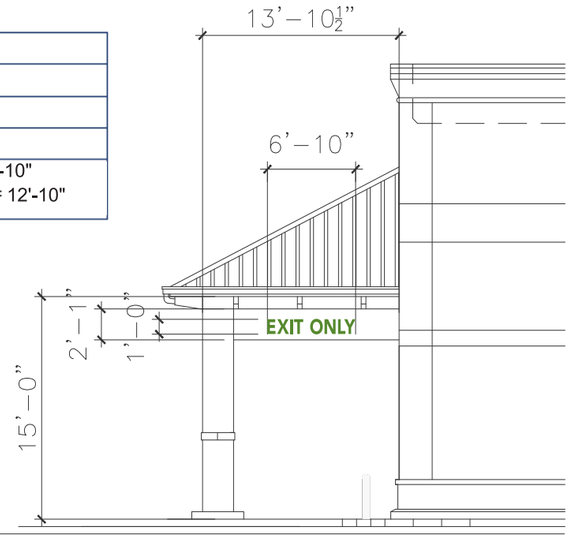
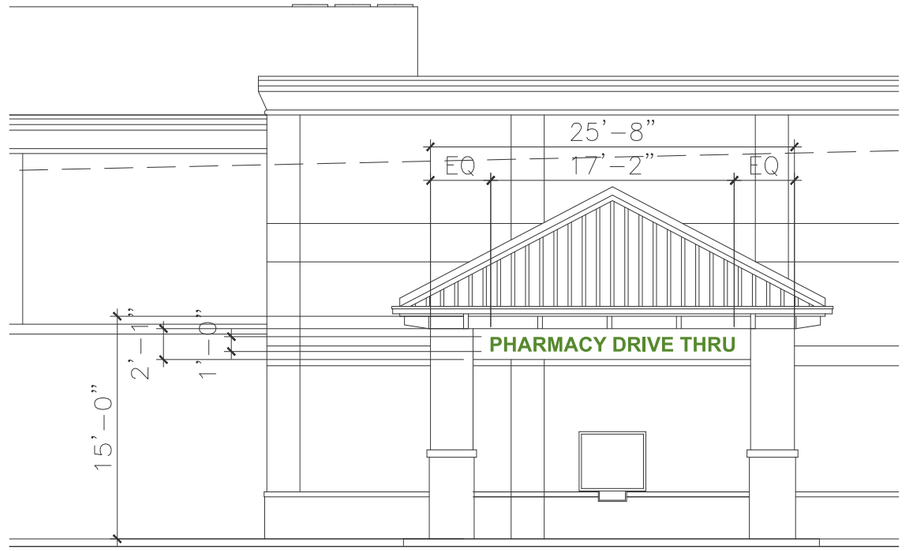
ANCHOR TENANT : PHARMACY FRONT, SIDE AND REAR ELEVATIONS

SIGN G	12" EXIT ONLY
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	6.90
To Grade:	Top of Sign To Grade = 13'-10" Bottom of Sign To Grade = 12'-10"



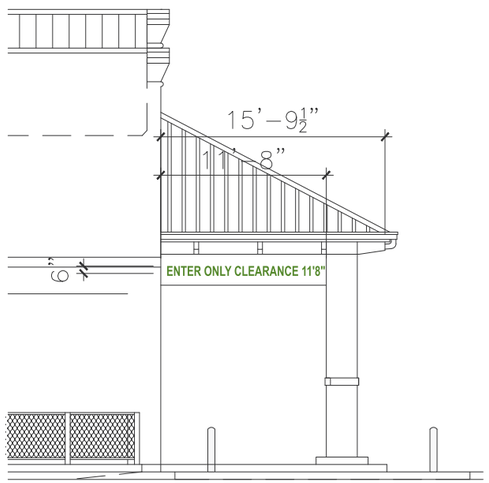
FRONT CANOPY ELEVATION

SIGN H	12" PHARMACY DRIVE THRU
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	34.37
To Grade:	Top of Sign To Grade = 13'-10" Bottom of Sign To Grade = 12'-10"



WEST CANOPY ELEVATION

SIGN I	6" ENTER ONLY..
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	TBD
To Grade:	Top of Sign To Grade = 13'-10" Bottom of Sign To Grade = 12'-10"



REAR CANOPY ELEVATION

NO CHANGE

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SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
N/A

SQ. FT. SHOWN:
N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature:
X _____
Date:
X _____
PAGE 8

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ANCHOR TENANT : LEFT SIDE ELEVATION

SIGN J	48□ Grocery I 14□ Food . Drive Thru Pharmacy
Type:	Individual Self-contained Channel Letters w/ Tagline
Illumination:	Internally Illuminated LED
Square Footage:	129.82
To Grade:	Top of Sign To Grade = 22□ - 8□ Bottom of Sign To Grade = 14□ - 9 1/2□

ENTIRE WEST GROCERY ELEVATION

WEST GROCERY ELEVATION

TENANT IDENTIFICTION SHOWN

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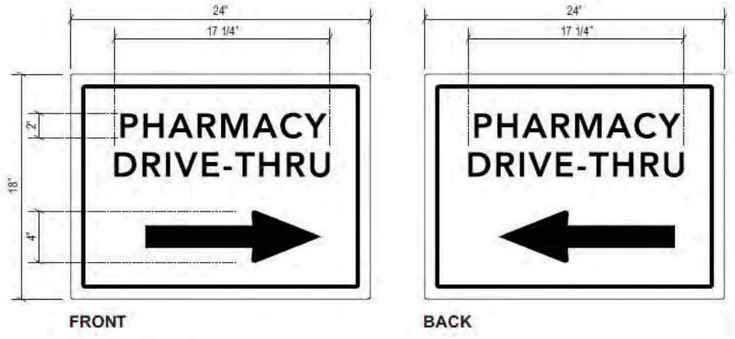
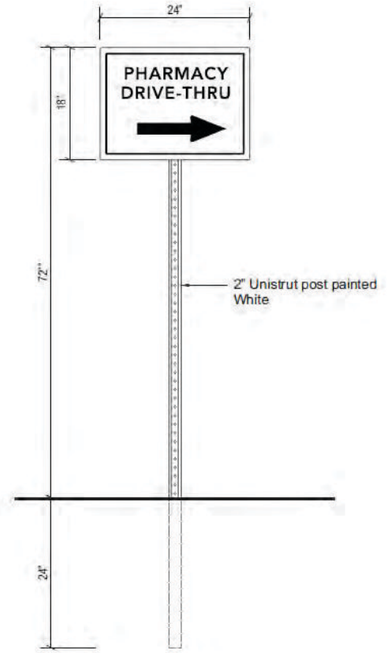
ANCHOR TENANT : PHARMACY DIRECTIONAL SIGNAGE

SIGN K	Publix	QTY 2
Sign Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	3.00	

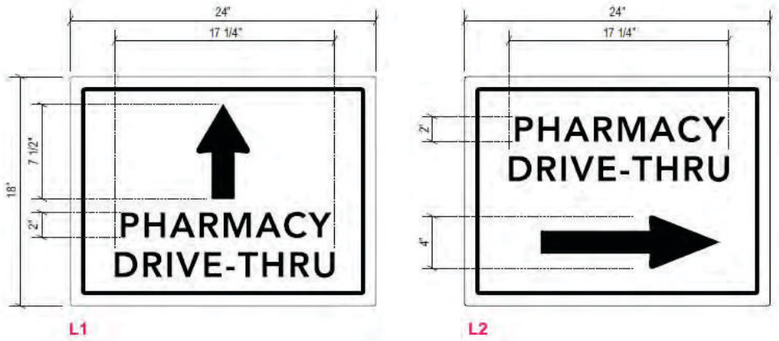


Sign Layout Detail .080" Pre-finished White aluminum panel w/ first surface Black vinyl
QTY: 2 Scale: 1 1/2" = 1'-0"

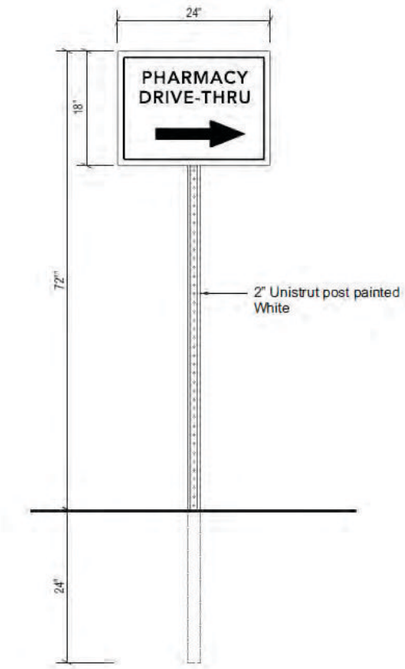


Installation Detail
Scale: 3/4" = 1'-0"

SIGN L	Publix	QTY 2
Sign Type:	S/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	3.00	



Sign Layout Detail .080" Pre-finished White aluminum panel w/ first surface Black vinyl
QTY: 2 Scale: 1 1/2" = 1'-0"



Installation Detail
Scale: 3/4" = 1'-0"

NO CHANGE

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

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Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

This Drawing is the Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings and Specs to follow upon Acceptance of Approval

FuquaDevelopment

PROJECT ADDRESS:
THOMPSON BRIDGE RD. & PRICE RD/SR136 GAINESVILLE, GA.

SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
N/A

SQ. FT. SHOWN:
N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

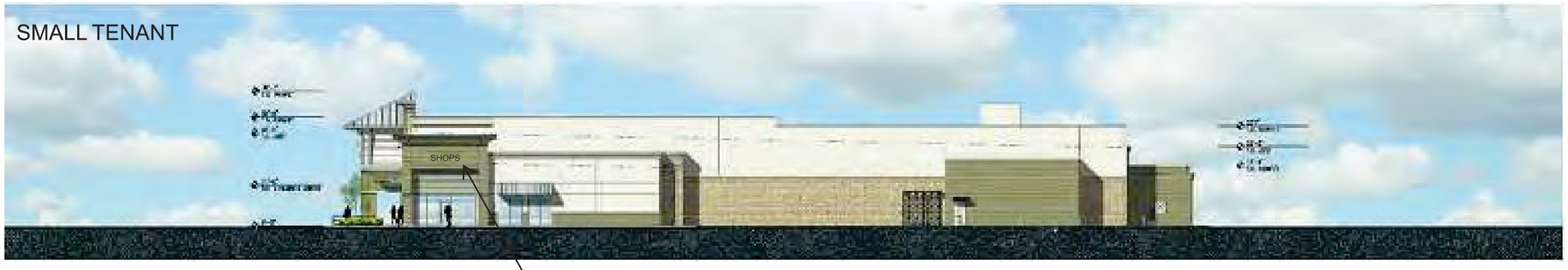
DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature:
X _ _ _ _ _ _ _ _ _ _
Date:
X _ _ _ _ _ _ _ _
PAGE 10

V:\FUQUA DEVELOPMENT\GAINESVILLE GA\DESIGN FILES

RETAIL SHOPS : FRONT AND SIDE ELEVATION



Secondary Tenants (i.e. Tenants of less than 40,000 SF) are permi tted one (1) internally illuminated wall sign or internally illuminated marquee sign for each building or leased premises, provided however, that Tenants located on a corner, in an end-cap space, or in a freestanding building, shall be permitted a second wall sign. The maximum sign area for each user or leased premises shall be 100 square feet, or one square foot per linear foot of primary store front building elevation, whichever is greater. In the event that a second sign is warranted as noted above, said second wall signs may be installed on a seco ndary elevation of the building (regardless of whether or not that side of the building includes a primary or secondary entrance)

NO CHANGE

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136
GAINESVILLE, GA
PROP.#5468 DRWG. #5468 MSP
BY P. EWING DATE 8.21.23 REVISION

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

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FuquaDevelopment

PROJECT ADDRESS:
THOMPSON BRIDGE RD. & PRICE RD/SR136 GAINESVILLE, GA.

SIGN CODE INFO:
N/A

SQ. FT. ALLOWED:
N/A

SQ. FT. SHOWN:
N/A

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

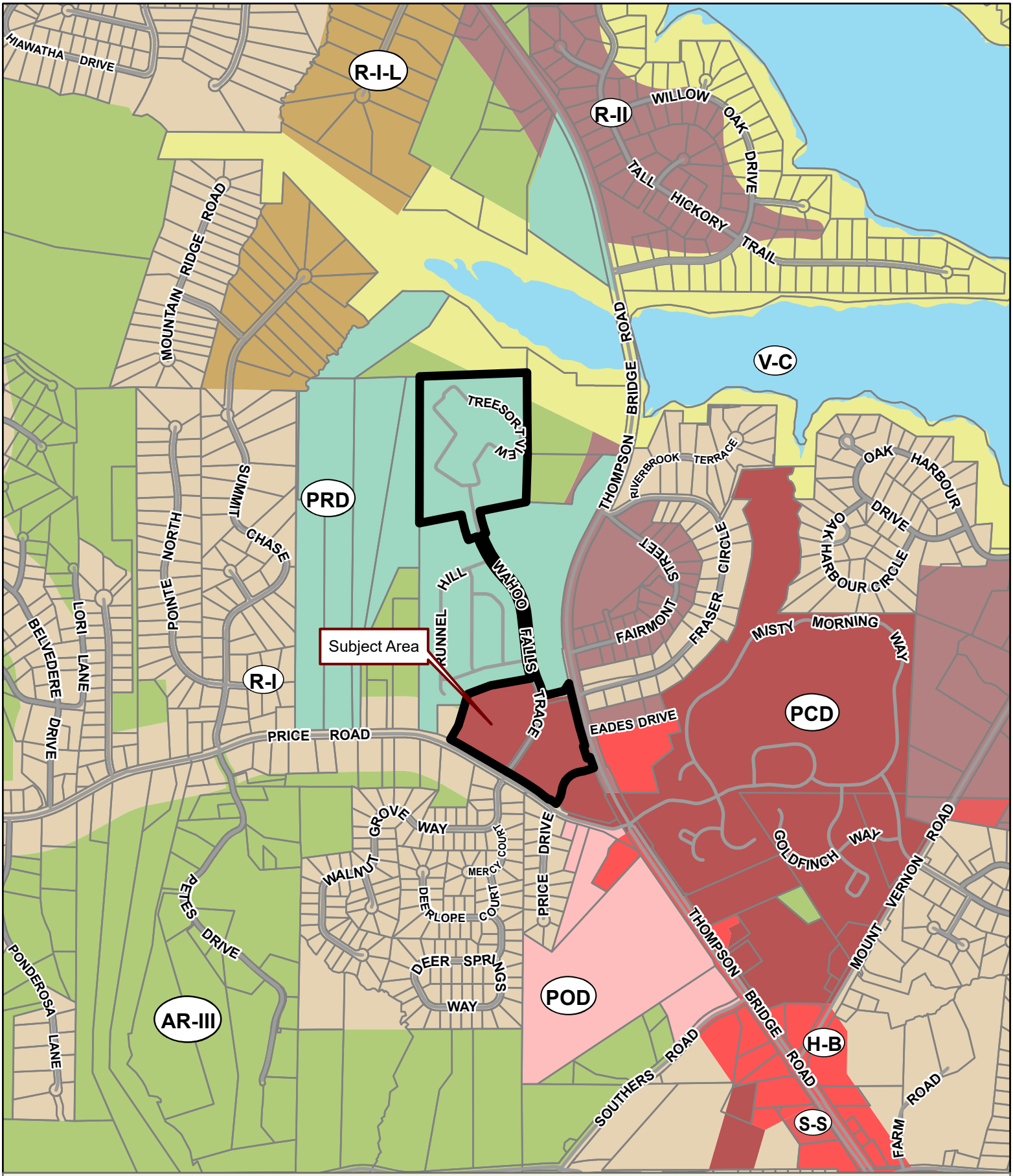
PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: **08/24/21**

FINAL APPROVAL
Authorized Signature: X _ _ _ _ _ _ _ _ _ _ _ _
Date: X _ _ _ _ _ _ _ _
PAGE 11

V:\FUQUA DEVELOPMENT\GAINESVILLE GA\DESIGN FILES



Applicant: TODD MATHES

Tax Parcel #: 10100 000156B, 000156C, & 000158

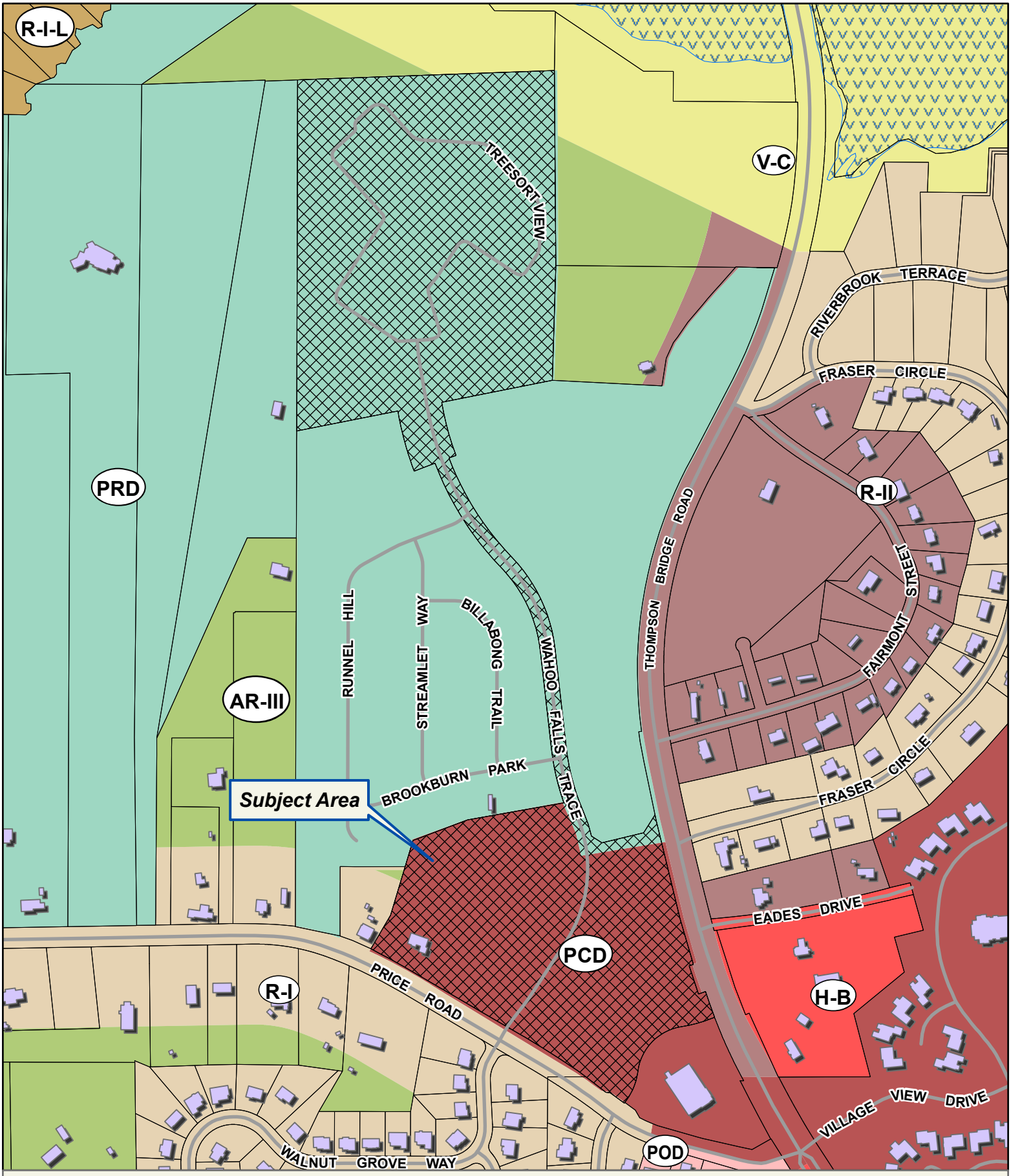
Location: 3715 WAHOO FALLS TRACE, 1000 TREESORT VIEW, & 0 PRICE ROAD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date: 11/6/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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Applicant: TODD MATHES

Tax Parcel #: 10100 000156B, 000156C, & 000158

Location: 3715 WAHOO FALLS TRACE, 1000 TREESORT VIEW, & 0 PRICE ROAD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date: 11/6/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, October 6, 2023 7:45 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 11.6.23

Please find Environmental Health comments below:

Item 1, 5991 Circle Four Ranch, Loyd: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 5540 Brookton Lula Road, Lineberry: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. 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.

Items 3A/B, 5086 Poplar Springs Road, Barrett: No comment

Item 4, 6314 J. F. Jay Road, Warren: Must meet all Environmental Health residential septic system permitting requirements.

Item 5, 3428 Cagle Road, Bishop: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 6, 3715 Wahoo Falls Trace, Mathes: No comment

Item 7, 2367/2371/0 Monroe Drive, Wood: An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more. Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 8, 6086 Atlanta Hwy, Perdomo: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, October 2, 2023 12:45 PM
To: Anael Dominguez (CDI: Planning)
Cc: Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for November 6, 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.

See comments below.

Veronica Chavers
D1TO Civil Engineer 4

GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office
706.818.4828 cell

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, September 28, 2023 10:53 AM
Subject: Tentative Planning Agenda for November 6, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 6, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Thursday, October 5th.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 16, 2023

OLD BUSINESS

1. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

NEW BUSINESS

2. **5540 Brookton Lula Road | Variance** | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road (GA Highway 52), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 (pt.) | **Proposed Use: 2-lot subdivision** | * Commission District 3 **| Allen Lineberry, applicant. GDOT coordination for any proposed access on Brookton Lula Rd**

3. **(A) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 **| Dr. Kent Barrett, applicant. No GDOT coordination required- sign not permitted in GDOT right-of-way**
4. **(B) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 **| Dr. Kent Barrett, applicant. No GDOT coordination required**

5. **6314 J F Jay Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | **Proposed use: single-family residence | *** Commission District 2 **| Daniel Warren / YDTD 3, LLC, applicant. No GDOT coordination required**

6. **3428 Cagle Road | Variance |** from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | **Proposed Use: residential addition** | * Commission District 3 | **Lee Bishop, applicant No GDOT coordination required**

7. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD |** on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C **| Proposed use: master sign plan | **** Commission District 2 **| Todd Mathes, applicant. No GDOT coordination required**

8. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage | **** Commission District 4 | **Bobby Wood, applicant. No GDOT coordination required**

9. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, applicant GDOT coordination required for access on SR 13/ Atlanta Hwy**

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

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 14, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, December 14, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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: October 5, 2023

Subject: November 6, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 6, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

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

NEW BUSINESS

2. **5540 Brookton Lula Road | Variance** | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road (GA Highway 52), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 (pt.) | **Proposed Use: 2-lot subdivision** | * Commission District 3 | **Allen Lineberry, applicant.**

   a. **Engineering:** Common driveway should have an easement.
   b. **Traffic:** Driveway will need to be permitted by GDOT.
   c. **Utilities:** No Sanitary Sewer

3. **(A) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 | **Dr. Kent Barrett, applicant.**

   (B) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 | **Dr. Kent Barrett, applicant.**

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

4. **6314 J F Jay Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | **Proposed use: single-family residence** | * Commission District 2 | **Daniel Warren / YDTD 3, LLC, applicant.**

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

5. **3428 Cagle Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | **Proposed Use: residential addition** | * Commission District 3 | **Lee Bishop, applicant**

   a. **Engineering:** Must apply for a Stream Buffer Variance with Engineering. Provide an AutoCad file with changed impervious setback.
   b. **Traffic:** No Comment
   c. **Utilities:** No Comment

6. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD** | on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan** | ** Commission District 2 | **Todd Mathes, 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.
   b. **Traffic:** No Comment
   c. **Utilities:** City of Gainesville Sewer District

7. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage** | ** Commission District 4 | **Bobby Wood, 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.
   b. **Traffic:** No Comment

c. **Utilities:** City of Gainesville Sewer District

8. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, 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.
   b. **Traffic:** Any driveway additions or modifications will need to be permitted/approved by GDOT.
   c. **Utilities:** City of Buford Sewer District

Anael Dominguez (CDI: Planning)

From: Scott Puckett (CDI: Engineering)
Sent: Tuesday, October 24, 2023 2:51 PM
To: Katie L. Greenway (CDI: Planning)
Subject: RE:

Katie,

After review, the proposed sign in question is off public right-of-way and outside our jurisdiction, however, we would recommend that any signage within a travel way meet FHWA break-a-way standards.

Thanks,

Scott

Scott G. Puckett
County Traffic Engineer
Hall County Community Development and Infrastructure
770-531-6800 | www.hallcounty.org

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

From: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Sent: Tuesday, October 24, 2023 2:36 PM
To: Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>
Subject:

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Tuesday, October 3, 2023 4:02 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, November 6, 2023 Hall County Planning Commission Meeting.

1. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD** | on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan** | ** Commission District 2 | **Todd Mathes, 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: TODD MATHIS
REQUEST: AMEND CONDITIONS OF AN EXISTING PCD FOR COMMERCIAL SIGNAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Nov. 6, 2023
Time: 5:15 p.m.
&
COUNTY COMMISSION
Date: Dec. 14, 2023
Time: 6:00 p.m.
FOR MORE INFORMATION CALL: (770) 531-6889

ZONING NOTICE
TODD MATHES
AMEND CONDITIONS OF AN EXISTING
PCD FOR COMMERCIAL SIGNAGE
Date: Nov. 9, 2023
Time: 5:15 p.m.
&
Date: Dec. 14, 2023
Time: 6:00 p.m.

ZONING NOTICE
TODD MATHIES
AMEND CONDITIONS OF AN EXISTING
PERMIT FOR COMMERCIAL SIGNAGE

NOW LEASING
PRE LEASING SPRING 2023
TREESORT
Luxury Apartment Homes
770-691-2505
TREESORT.COM
TREESORT.COM
ZONING NOTICE
TODD MATHES
AMEND CONDITIONS OF AN EXISTING
DCD FOR COMMERCIAL SIGNAGE
6:00 PM

YIELD
ZONING NOTICE

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 678/2023

SUBJECT: **2367, 2371, and 0 Monroe Drive | Rezone |** from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels 15032F000028, 000028B and 000060 **| Proposed Use: truck parking and dumpster storage |** Commission District 4 **| Bobby Wood, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the submitted site plan, dated September 18, 2023 and as described in written application materials. Minor changes can be approved by the Planning Director provided there are no reductions in any imposed buffers, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.
2. A combination plat shall be recorded, including any conditions of zoning for the three tax parcels 15032F000028, 15032F000028B, and 15032F000060.
3. Prior to development of the property, the applicant shall obtain a land disturbance permit for the proposed work. The scope of work shall look at the site as a whole, not just the proposed gravel expansion, and all applicable development standards shall be applied.
4. The existing access drive from Monroe Drive shall be brought up to industrial access standards, subject to the review and approval of the Traffic Engineer.
5. The construction of a permanent bathroom structure will be required if the property is to be occupied for at least two consecutive hours. Construction of restrooms, placement of prefabricated restroom facilities, or industrialized restroom or office building, shall require a building permit and must follow standard Hall County commercial building permit processes.
6. The applicant shall obtain a Hall County business license before conducting business operations at this site.
7. An opaque fence of no less than 6 foot height shall be installed along the front of the property where adjacent to right-of-way. All maintenance shall be the responsibility of the property owner.

Purpose of Request: **History:**

2367, 2371, and 0 Monroe Drive | Rezone | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage |** Commission District 4 | **Bobby Wood, 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
Legal Description
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: November 27, 2023

Subject: **2367, 2371, and 0 Monroe Drive | Rezone |** from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acre tract **| Proposed Use: truck parking and dumpster storage | Bobby Wood, applicant.**

The request before you is the request of Bobby Wood to Rezone from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) to allow a truck parking and dumpster storage. This item is located within Commission District 4.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with seven (7) conditions **(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 Conditions:

1. The property shall be developed in accordance with the submitted site plan, dated September 18, 2023 and as described in written application materials. Minor changes can be approved by the Planning Director provided there are no reductions in any imposed buffers, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.
2. A combination plat shall be recorded, including any conditions of zoning, for the three tax parcels, 15032F000028, 15032F000028B, and 15032F000060.
3. Prior to development of the property, the applicant shall obtain a land disturbance permit for the proposed work. The scope of work shall look

at the site as a whole, not just the proposed gravel expansion, and all applicable development standards shall be applied.

4. The existing access drive from Monroe Drive shall be brought up to industrial access standards, subject to the review and approval of the Traffic Engineer.
5. The construction of a permanent bathroom structure will be required if the property is to be occupied for at least two consecutive hours. Construction of restrooms, placement of prefabricated restroom facilities, or industrialized restroom or office building, shall require a building permit and must follow standard Hall County commercial building permit processes.
6. The applicant shall obtain a Hall County Business License before conducting business operations at this site.
7. An opaque fence of no less than 6 foot height shall be installed along the front of the property where adjacent to right-of-way. All maintenance shall be the responsibility of the property owner.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Bobby Wood

Request ..... Rezone from Agricultural Residential III (AR-III, 17.110 and Heavy Industrial (I-II 17.170) to Heavy Industrial (I-II 17.170)

Proposed Use ..... Truck parking and dumpster storage

Size ..... 1.22± acres

Zoning ..... Current Agricultural Residential III (AR-III 17.110) / Heavy Industrial (I-II 17.170) | Proposed Heavy Industrial (I-II 17.170)

Location ..... **2367, 2371 and 0 Monroe Drive |** Tax Parcels 15032F000028, 000028B and 000060

Commission District ..... Four

Planning Commission Date ..... November 6, 2023

Staff Recommendation ..... **Approval, with conditions** as the proposed use is consistent with the existing development pattern of industrial-zoned parcels along Monroe Drive

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the submitted site plan, dated September 18, 2023 and as described in written application materials. Minor changes can be approved by the Planning Director provided there are no reductions in any imposed buffers, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.
2. A combination plat shall be recorded, including any conditions of zoning, for the three tax parcels, 15032F000028, 15032F000028B, and 15032F000060.
3. Prior to development of the property, the applicant shall obtain a land disturbance permit for the proposed work. The scope of work shall look at the site as a whole, not just the proposed gravel expansion, and all applicable development standards shall be applied.
4. The existing access drive from Monroe Drive shall be brought up to industrial access standards, subject to the review and approval of the Traffic Engineer.

5. The construction of a permanent bathroom structure will be required if the property is to be occupied for at least two consecutive hours. Construction of restrooms, placement of prefabricated restroom facilities, or industrialized restroom or office building, shall require a building permit and must follow standard Hall County commercial building permit processes.
6. The applicant shall obtain a Hall County Business License before conducting business operations at this site.
7. An opaque fence of no less than 6 foot height shall be installed along the front of the property where adjacent to right-of-way. All maintenance shall be the responsibility of the property owner.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to rezone a combined 1.22± acres of Agricultural Residential III (AR-III 17.110) and Heavy Industrial (I-II 17.170) zoned property to Heavy Industrial (I-II 17.170) for the purpose of truck parking, dumpster storage, and driver dispatch. The property is currently developed with a gravel lot, a mobile storage unit, a gated gravel access drive, and chain link fencing. There are no permanent buildings on the site. The applicant states that before they acquired the property, it was used by a different company for dumpster and truck parking. There are no records of previous business licenses being issued to the subject property.

The requested zoning action, if approved, will result in 0.47± acres of new Heavy Industrial (I-II 17.170) zoning in the rear of the subject parcels. Due to the industrial nature of the vicinity, the proposed industrial zoning will not encroach on any zoning districts or residential structures further than currently exists, remaining 592 feet from residential buildings. The subject property is buffered by Heavy Industrial zoning to the east and west as well as well as Heavy Industrial zoning (City of Gainesville) to the south of Monroe Drive. A 6.82± acres tract zoned AR-III is located to the north of the property and is developed with one single family home located approximately 752 feet from the closest point of the subject property. The site plan acknowledges the required 50-foot buffer from the property line along the neighboring Agricultural Residential III (AR-III 17.110) district (17.260.020(B)).

The subject area consists of three tax parcels (15032F000028, 15032F000028B, and 15032F000060), which the applicant intends to combine into one. Each of the three subject parcels are currently split between the Agricultural Residential III (AR-III 17.110) and Heavy Industrial (I-II 17.170) districts. However, no agricultural or residential use of the property has occurred in recent history, according to property records. The site plan shows the existing gravel lot for dumpster storage, along with a smaller, adjacent storage gravel lot proposed to the northwest. The two gravel lots will likely be used together for business operations, along with an existing fenced yard to be used for both truck and employee parking; the site will be inaccessible to the general public. A storage trailer has been installed near the center of the subject property. Note: No permanent buildings are proposed for construction by the applicant.

Outdoor storage requirements are provided in section 17.260 to limit the outward effects of commercial and industrial outdoor activities on neighboring properties and public places. Any items stored as part of business inventory are required to be enclosed by fencing six feet in height (17.260.010(A)), so such fencing may need

to be erected around the perimeter of the dumpster storage lots. This section also requires that outdoor storage take place to the rear or side of the facility, as opposed to the front, where the existing dumpster storage gravel lot exists. The applicant proposes to expand upon the lot, the expansion will not occur in the front of the property. The site plan delineates relevant easement agreements, the most prominent of which is a 20-foot access easement with the neighbor to the east. It contains an asphalt drive that meets a gate, which extends to the boundary of the property line and the easement. A mobile restroom unit also exists within the easement. If the site is to be occupied for at least two consecutive hours, the construction of a permanent bathroom structure will be required, per Environmental Health comment.

Based on the future land-use plan, staff finds the requested zoning designation *inconsistent* with the Hall County Comprehensive Plan future land use designation of "Rural Residential". The intent of this character area is to preserve the established residential/rural character and create a transition between the rural and residential character areas. Future development is envisioned to include agricultural and low-density detached single-family residential uses. While identified as a residential character area in the Comprehensive Plan, a large number of parcels along Monroe Drive are zoned industrial, and the proposed use is not out of scale with the character of the area.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The zoning proposal may be suitable given the context of the surrounding area. The property exists directly alongside other industrial uses and Heavy Industrial (I-II 17.170) zoning districts and is in close proximity to Candler Road, Interstate 985, and Queen City Parkway, all of which are developed with industrial uses.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposal will bring an increase in general activity to the site and surrounding area, but staff is unable to determine any particular adversities that may arise.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to have 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; **The zoning proposal will not result in an excessive or burdensome use of local infrastructure.**

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 "Rural Residential" land use designation; however, a large number of parcels along Monroe Drive are zoned industrially, and the proposed use is not out of scale with the character of the area.**

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 developed with outdoor storage yards. This use was established at the property no later than 2021.**

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 zoning change to Heavy Industrial (I-II 17.170) would not create an isolated district within Hall County, as all neighboring parcels along Monroe Drive share an industrial zoning designation.**

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 proposal may be out of scale with the needs of the neighborhood; however, Hall County has a growing, in-demand industrial sector.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are many sites within Hall County appropriately zoned to accommodate the applicant's proposal.**

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; **Staff is unable to determine the extent to which ecological and pollution impacts may occur as a result of the applicant's request.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

The **Heavy Industrial (I-II 17.170)** district allows for large-scale industrial development. This includes manufacturing, equipment storage, truck terminals, service stations, and other uses that may emit significant sound, noise, or fumes.

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. **The proposal meets the requirement. The 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 much of 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. **This standard is not applicable, as the site development does not include a slow rate land treatment system. Any development will be subject the review and approval of applicable departments in regards to waste management.**

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 criterion is not applicable.**

Development Support and Constraints

Hall County Environmental Health

In an email dated October 6, 2023, Emily McGahee stated “An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more. Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.”

Hall County Fire Marshal

In an email dated October 4, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

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 October 5, 2023, Bill Nash, Director, stated the following:

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.

Traffic:
No comment

Utilities:
City of Gainesville Sewer District.

Georgia Department of Transportation
In an email dated October 2, 2023, Veronica Chavers, D1TO Civil Engineer 3, stated "No GDOT coordination required."

- **Excerpts from the minutes of the November 6, 2023 meeting**

Applicant's Presentation:

Katie Greenway, Principal Planner, presented a summary of the request.

Bobby Wood, 2269 Merritt Drive, Buford, presented the request.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned if the applicant read the staff recommendations. The applicant stated he has.

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 developed in accordance with the submitted site plan, dated September 18, 2023 and as described in written application materials. Minor changes can be approved by the Planning Director provided there are no reductions in any imposed buffers, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.

2. A combination plat shall be recorded, including any conditions of zoning, for the three tax parcels, 15032F000028, 15032F000028B, and 15032F000060.
3. Prior to development of the property, the applicant shall obtain a land disturbance permit for the proposed work. The scope of work shall look at the site as a whole, not just the proposed gravel expansion, and all applicable development standards shall be applied.
4. The existing access drive from Monroe Drive shall be brought up to industrial access standards, subject to the review and approval of the Traffic Engineer.
5. The construction of a permanent bathroom structure will be required if the property is to be occupied for at least two consecutive hours. Construction of restrooms, placement of prefabricated restroom facilities, or industrialized restroom or office building, shall require a building permit and must follow standard Hall County commercial building permit processes.
6. The applicant shall obtain a Hall County Business License before conducting business operations at this site.
7. An opaque fence of no less than 6 foot height shall be installed along the front of the property where adjacent to right-of-way. All maintenance shall be the responsibility of the property owner.

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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ZONING APPLICATION

Applicant (Name & Mailing Address)

BOBBY WOOD
2764 MERRITT DRIVE
BUFORD, GA 30518
Phone 678-571-5680
Email Address bobbywood1460@gmail.com

Property Owner (Name & Mailing Address)

SABCO SALES | WASTE HAND LLC
POBOX 1493
GAINESVILLE, GA 30503
Phone 678-873-6534
Email Address bobbywood1460@gmail.com

Proposed Use DUMPSTER RENTAL COMPANY, LOT TO SERVE FOR EMPLOYEES TO PICKUP AND DROPOFF DUMPSTERS.

Contact Person (Name & Mailing Address)

BOBBY WOOD
2764 MERRITT DRIVE
BUFORD, GA 30518
Phone 678-571-5680
Email Address bobbywood1460@gmail.com

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other tenant under contract to purchase

Requested Action

Existing Zoning: HEAVY INDUSTRIAL / AGRICULTURAL
Rezone to: HEAVY INDUSTRIAL
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15032F000028 / 15032F000028B 15032F000060 Acreage ~1.98 ACRES per legal description
Location Address 2367 / 2371 / 0 MONROE DRIVE, GAINESVILLE, GA 30507

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

Sign _____ Date: Aug 30, 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: _____

Evenson

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HALL COUNTY PLANNING AND DEVELOPMENT
AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s): WASTE HAND, LLC

Address: PO Box 1493
Gainesville, GA 30503

Phone Number: 770-294-0411

Name of applicant(s): TRASH PANDA RENTALS / BOBBY WOOD

Address: 2764 MERRITT DRIVE
BUFORD, GA 30518

Phone Number: 678-571-5680

Purpose of Permit: Rezone and combine parcels

Site Address: 2371 & 2367 MONROE DRIVE, GAINESVILLE

I swear that I am the owner of the property, which is the subject matter of the attached applications as shown in the records of Hall County, Georgia. I authorize the person named above to act as applicant in the pursuit of a permit as described above for the subject property.

Signature of Owner(s): William Evenson

Personally appeared before me: Melisa Jean Harbison
Notary Public (Print Name)

MELISA JEAN HARBISON NOTARY PUBLIC EXP. December 20, 2026 HALL COUNTY, GA

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

Notary Public Signature

9-1-23
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

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Sabco Sales & Waste Land LLC by Greg Preston

Address P.O. Box 1493 2367 Monroe Drive
Gainesville, GA 30503

Phone Number 678-873-6534

Name of applicant(s) Trash Panda / Bobby Wood

Address 2764 Meredith Dr
Buford, GA 30518

Phone Number 678-365-0299

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me
April D. Worley

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

April D. Worley
Notary Public

12/27/23
Date

APRIL D. WORLEY
NOTARY PUBLIC
Jackson County
State of Georgia
My Comm. Expires February 26, 2026

PLANNING AND DEVELOPMENT DEPARTMENT
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HALL COUNTY
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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: William Eavenson **Date:** 9/1/2023

Applicant's/Owner's Name (Printed): William Eavenson

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 9/1/23

Applicant's/Owner's Name (Printed): Gregory Preston

PLANNING AND DEVELOPMENT DEPARTMENT
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I hereby certify that I have read the above and that:

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** Aug 30, 2023

Applicant's/Owner's Name (Printed): Bobby Wood

Bobby Wood
2764 Merritt Drive
Buford, GA 30518
(678)571-5680
bobbywood460@gmail.com

30th September 2023

Hall County Planning and Zoning
RE: Zoning change for 2367/2371/0 Monroe Drive, Gainesville, GA 30507

Ms Garmon,

At your request, we are submitting an application for the rezoning of these three parcels to make the zoning uniform. The current zoning is heavy industrial in the front, and the rear portion has an agricultural zoning sliver that cuts through it.

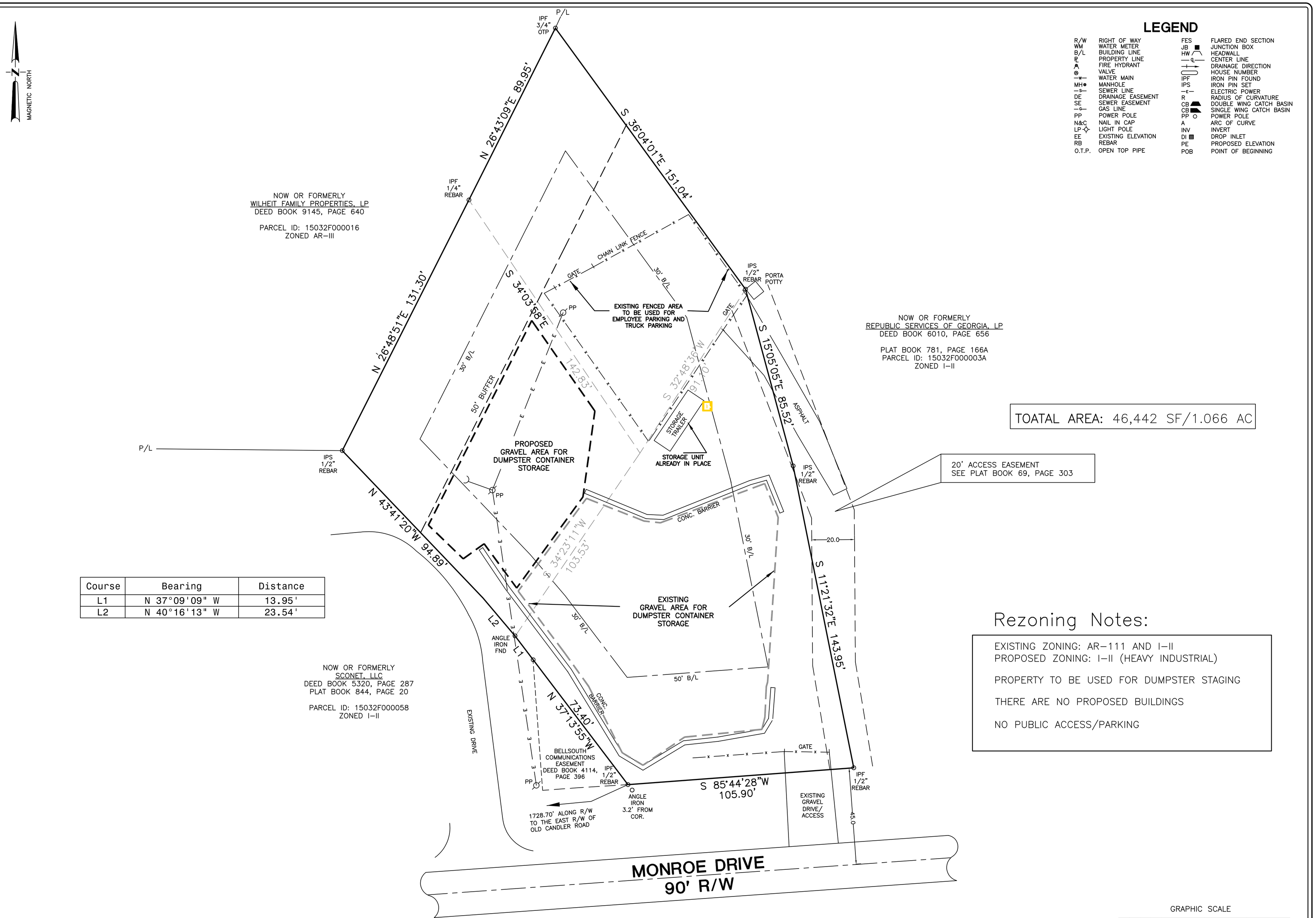
We purchased the dumpster company that owns the property and was using this property previously to park their dumpsters and trucks on the lot and to operate out of. We currently have our business license and operate out of Sugar Hill, GA, and will use this lot to dispatch our drivers to pickup and deliver dumpsters to, like the previous business.

We currently have this property under contract to purchase, and would like them combined into one parcel.

We have also spoken with the business licensing department at Hall County. They have instructed us that we do not need a business permit to operate since there is no building on site, and we have a current business license. Obtaining a business license in Hall County is not a problem with us, we were just told we did not have to and technically couldn't being there was no structure. Please let us know if we need to do something different.

Thank you for your consideration. You can reach me anytime at the contact information above if you need anything. This is my first rodeo with planning and zoning and trying to learn as I go

Bobby Wood



Course	Bearing	Distance
L1	N 37°09'09" W	13.95'
L2	N 40°16'13" W	23.54'

LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
PL	PROPERTY LINE	—q—	CENTER LINE
	FIRE HYDRANT		DRAINAGE DIRECTION
	VALVE		HOUSE NUMBER
—w—	WATER MAIN	IPF	IRON PIN FOUND
MH	MANHOLE	IPS	IRON PIN SET
—s—	SEWER LINE	—e—	ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
—G—	GAS LINE	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
N&C	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RB	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING

TOATAL AREA: 46,442 SF/1.066 AC

Rezoning Notes:

EXISTING ZONING: AR-111 AND I-II
PROPOSED ZONING: I-II (HEAVY INDUSTRIAL)

PROPERTY TO BE USED FOR DUMPSTER STAGING

THERE ARE NO PROPOSED BUILDINGS

NO PUBLIC ACCESS/PARKING

GRAPHIC SCALE
20 10 0 20 40 60

REVISIONS

NO.	DATE	BY	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS – LAND PLANNERS
Land Surveying Firm License# 587
2700 BRASELTON HIGHWAY
SUITE 10-430
DACULA, GEORGIA 30019
PH. 770-614-7095
EMAIL: DtgSurvey@yahoo.com

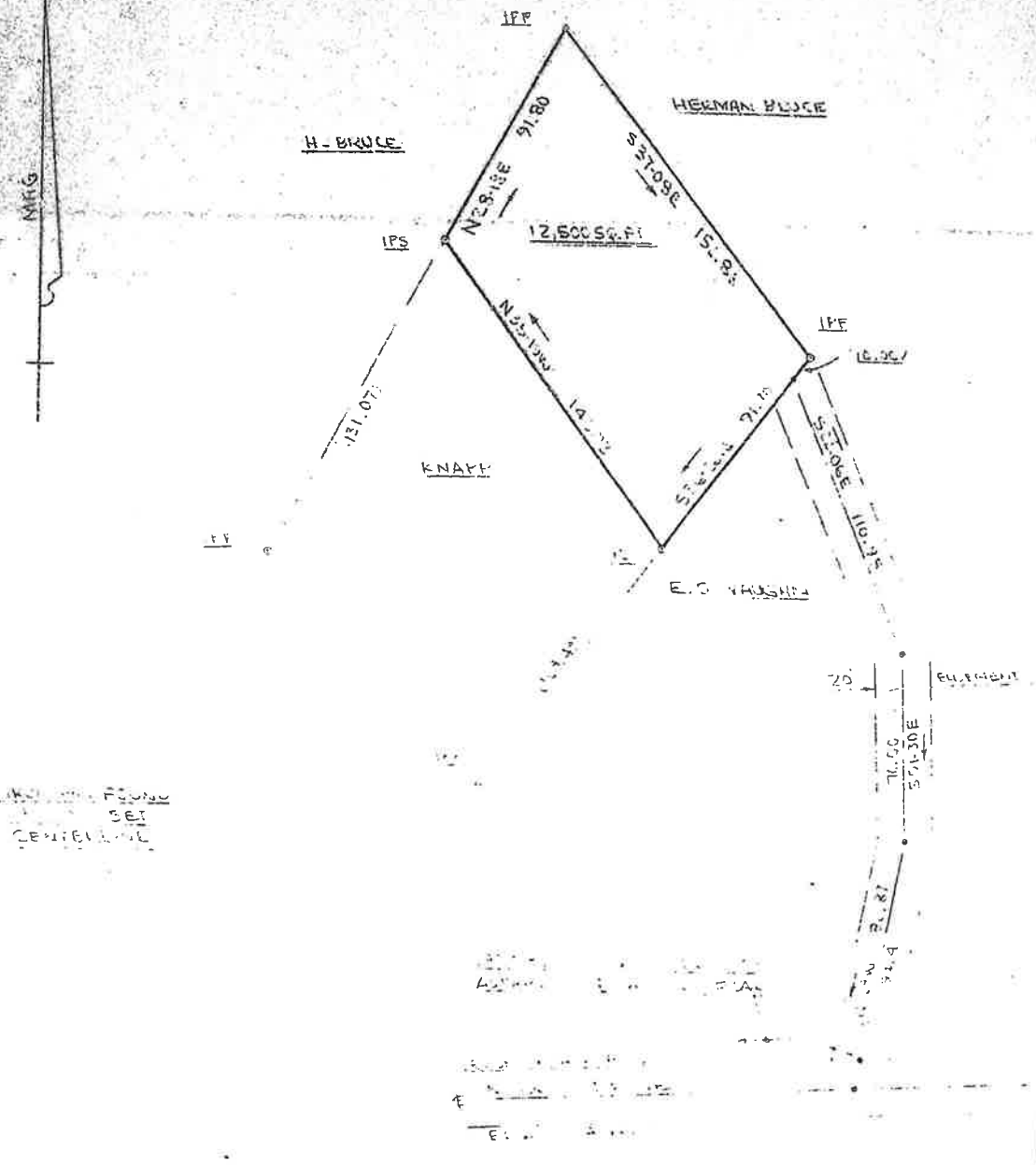
GEORGIA REGISTERED NO. 3014 EXPIRES 12/31/2023 LAND SURVEYOR J. SCOTT SMITH

Rezoning Plat
Trash Panda Rentals, LLC
2367 MONROE DRIVE
GMD(S): 411
HALL COUNTY, GEORGIA

DATE	DRAWN	CHECKED
9/18/23	J.S.S.	J.S.S.

SCALE 1"= 20'
SHEET TITLE
Rezoning Plat

PROJECT NUMBER
23184-RZ
1
DRAWING NUMBER



RE . . DING CERTIFICATE

This plat doe not qualify as a subdivision under the definition of . . contained in the Land Development Resolu . . d may be recorded without approval of the . . County Planning Commission.

By: Ed Little *
Chairma. . Hall County Planning Commission

Date: 4/18/78

* Approved by the Planning Commission in session 4/3/78

REVISED 4-3-78

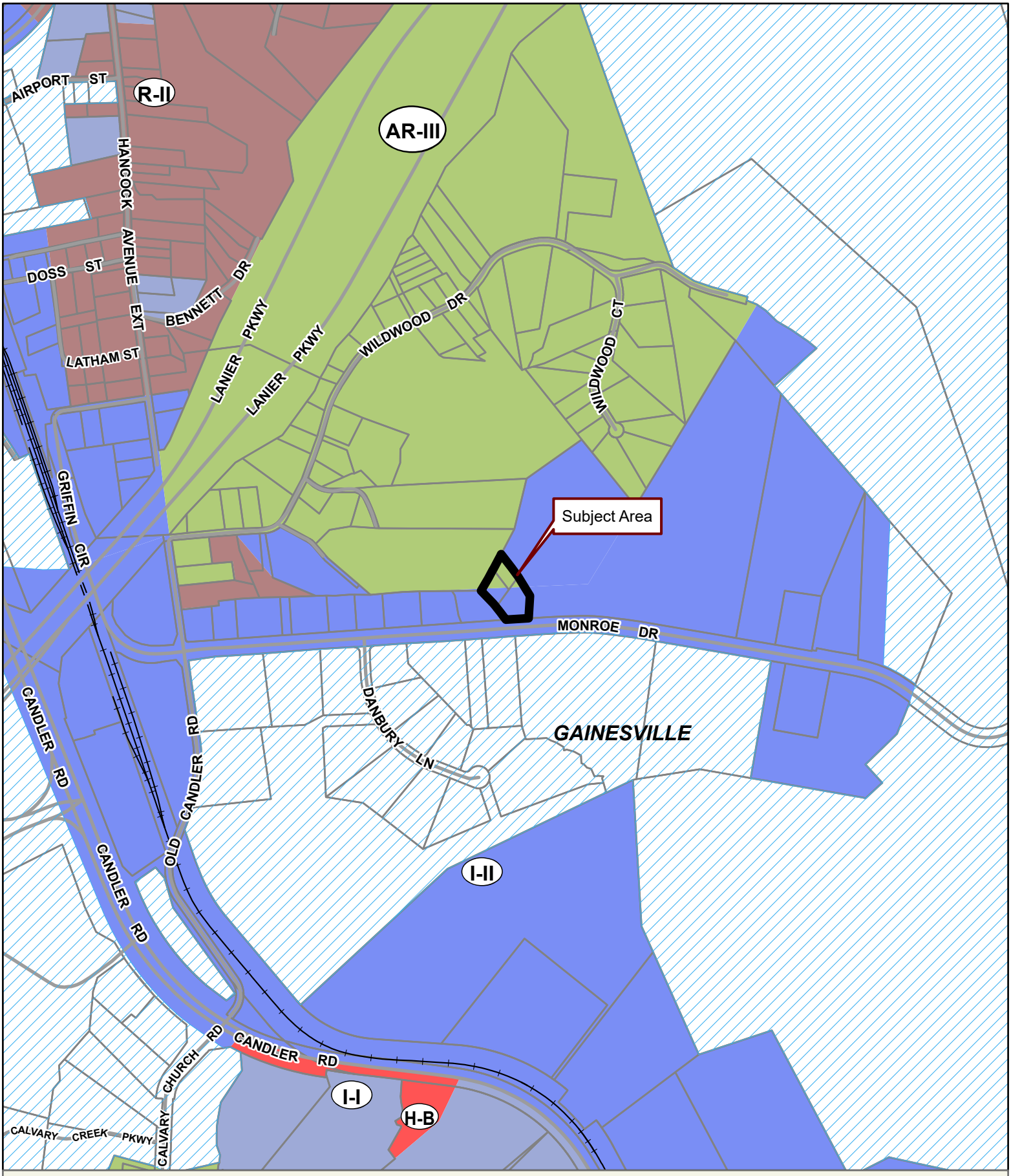
FARMEY-COLLINS ASSOC.
P. O. BOX 731 532-1001
1201 THOMPSON BRIDGE ROAD
GAINESVILLE, GA.

SCALE: 1"=40'
DATE: 3-29-78

PROPERTY OF
MRS. I. P. OWEN
GAINESVILLE (G.M.4th) DISTRICT
HALL COUNTY, GA.

Resolved April 19, 1971

H. Grady Watson - Clerk



Applicant: BOBBY WOOD

Tax Parcel #: 15032F000028, 000028B, & 000060

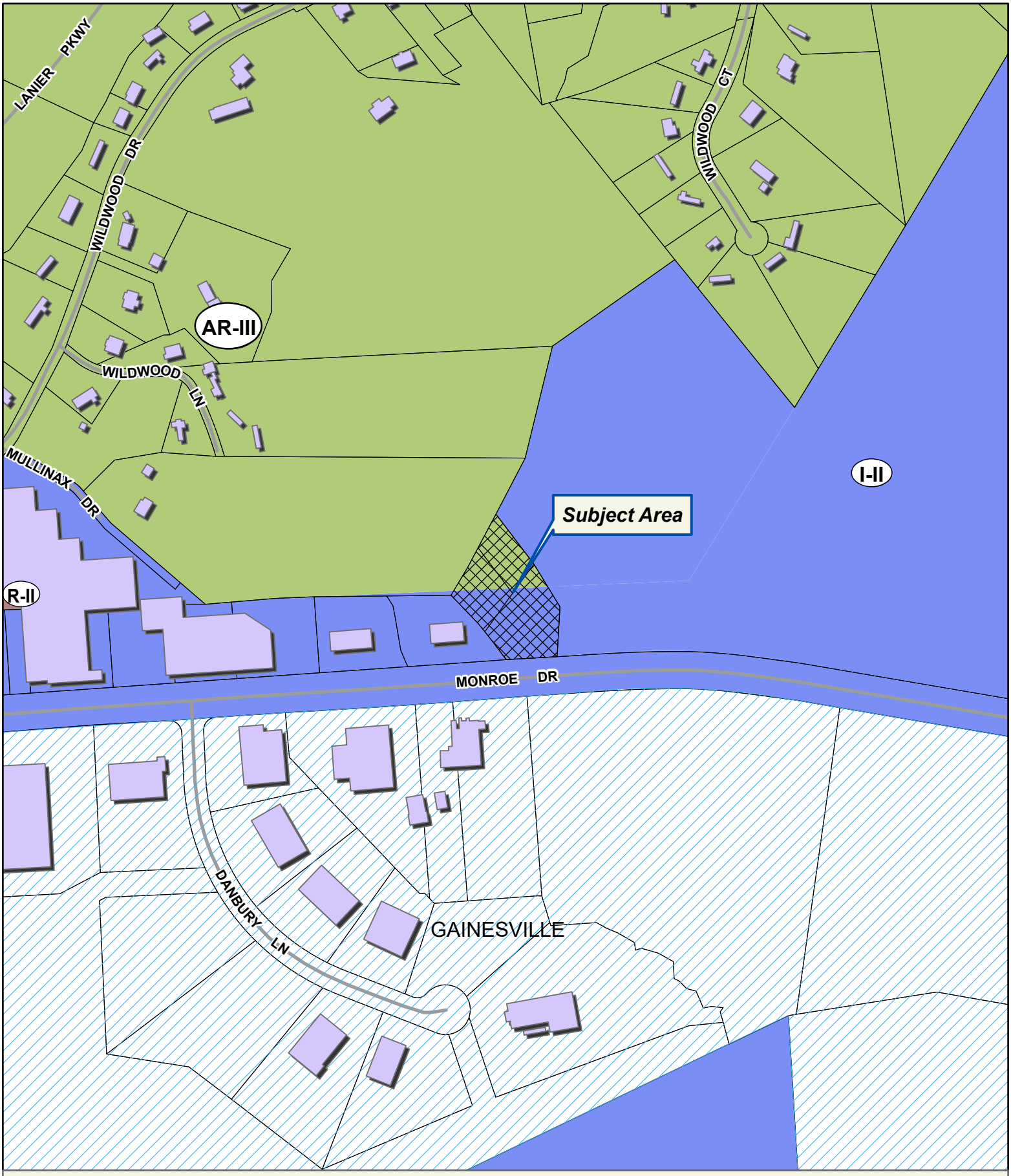
Location: 2367, 2371, & 0 MONROE DRIVE, GAINESVILLE, GA 30507

Commission District 4 **PC Mtg. Date: 11/6/23**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: BOBBY WOOD
Tax Parcel #: 15032F000028, 000028B, & 000060
Location: 2367, 2371, & 0 MONROE DRIVE, GAINESVILLE, GA 30507
Commission District 4 **PC Mtg. Date: 11/6/23**

0 90 180 360
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: BOBBY WOOD
Tax Parcel #: 15032F000028, 000028B, & 000060
Location: 2367, 2371, & 0 MONROE DRIVE, GAINESVILLE, GA 30507
Commission District 4 **PC Mtg. Date: 11/6/23**

0 90 180 360
Feet

Zoning Boundary
City Limits
Subject Area

N

Authentisign ID: FA9626A7-C8D3-ED11-BA77-501AC56BC74B

EXHIBIT "A" TO COMMERCIAL PURCHASE AND SALE AGREEMENT

Legal Description
[Insert legal description]

2023 Printing

2367, 2371, and 0 Monroe Drive Gainesville GA 30507

1. All that tract or parcel of land described in Deed Book 8079, Page 237, Hall County, Georgia records, transferred from Carolyn Marie Stokes n/k/a Carolyn Long to Waste Land, LLC, on or about April 30, 2018, that references the tract being one and the same parcel as described in a deed from E.S. Vaughan to Mary and Claude Knapp dated August 1, 1972 and recorded in Deed Book 487, Page 84 of the Hall County, Georgia Deed Records. Also to be conveyed is the non exclusive perpetual easement for ingress and egress along the existing gravel drive twenty (20) feet in width to provide access from the subject property to Monroe Drive, the location of said easement being more particularly shown on the plat referenced in said deed, which is recorded as Exhibit "B" in the Administrator's Deed recorded in Deed Book 5951, Pages 270-272, Hall County, Georgia deed records.

2. All that tract or parcel of land described in Deed Book 8115, Pages 275-276, Hall County, Georgia records, transferred from Judy Knapp to Waste Land, LLC, and Sabco Sales, LLC, on or about July 6, 2018, that references the tract being one and the same parcel as described in a deed from Ida Vaughn to Richard Knapp and Judy Knapp recorded in Deed Book 1092, Page 63, Hall County, Georgia records.

AND

3. All that tract or parcel of land described in Deed Book 8079, Page 215, Hall County, Georgia records, transferred from Carolyn Marie Stokes n/k/a Carolyn Long to Sabco Sales, LLC, on or about April 30, 2018, that references that certain plat of survey entitled "Property of Mrs. LP Owen" prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, dated March 29, 1978, revised April 3, 1978, and recorded in Plat Book 69, Page 303 of the Hall County, Georgia Plat Records, which is incorporated herein by reference.

Properties shall be subject to conveyance of or no longer needing due to one owner for all tracts any and all easements of ingress, egress and utilities referenced in above referenced deeds of record above.

Contract shall be contingent upon the conveyance of all three properties at the same time to buyer comprising of a combined .98 acres, more or less.

Buyer's Initials: BRW

Seller's Initials: GRP MCC

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH _____ IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
Copyright© 2023 by Georgia Association of REALTORS®, Inc.

TRANSACTIONS

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, October 6, 2023 7:45 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 11.6.23

Please find Environmental Health comments below:

Item 1, 5991 Circle Four Ranch, Loyd: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 5540 Brookton Lula Road, Lineberry: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. 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.

Items 3A/B, 5086 Poplar Springs Road, Barrett: No comment

Item 4, 6314 J. F. Jay Road, Warren: Must meet all Environmental Health residential septic system permitting requirements.

Item 5, 3428 Cagle Road, Bishop: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 6, 3715 Wahoo Falls Trace, Mathes: No comment

Item 7, 2367/2371/0 Monroe Drive, Wood: An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more. Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 8, 6086 Atlanta Hwy, Perdomo: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, October 2, 2023 12:45 PM
To: Anael Dominguez (CDI: Planning)
Cc: Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for November 6, 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.

See comments below.

Veronica Chavers
D1TO Civil Engineer 4

GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office
706.818.4828 cell

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, September 28, 2023 10:53 AM
Subject: Tentative Planning Agenda for November 6, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 6, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Thursday, October 5th.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 16, 2023

OLD BUSINESS

1. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

NEW BUSINESS

2. **5540 Brookton Lula Road | Variance** | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road (GA Highway 52), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 (pt.) | **Proposed Use: 2-lot subdivision** | * Commission District 3 **| Allen Lineberry, applicant. GDOT coordination for any proposed access on Brookton Lula Rd**

3. **(A) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 **| Dr. Kent Barrett, applicant. No GDOT coordination required- sign not permitted in GDOT right-of-way**
4. **(B) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 **| Dr. Kent Barrett, applicant. No GDOT coordination required**

5. **6314 J F Jay Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | **Proposed use: single-family residence | *** Commission District 2 **| Daniel Warren / YDTD 3, LLC, applicant. No GDOT coordination required**

6. **3428 Cagle Road | Variance |** from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | **Proposed Use: residential addition** | * Commission District 3 | **Lee Bishop, applicant No GDOT coordination required**

7. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD |** on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C **| Proposed use: master sign plan | **** Commission District 2 **| Todd Mathes, applicant. No GDOT coordination required**

8. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage | **** Commission District 4 | **Bobby Wood, applicant. No GDOT coordination required**

9. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, applicant GDOT coordination required for access on SR 13/ Atlanta Hwy**

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

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 14, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, December 14, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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: October 5, 2023

Subject: November 6, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 6, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

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

NEW BUSINESS

2. **5540 Brookton Lula Road | Variance** | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road (GA Highway 52), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 (pt.) | **Proposed Use: 2-lot subdivision** | * Commission District 3 | **Allen Lineberry, applicant.**

   a. **Engineering:** Common driveway should have an easement.
   b. **Traffic:** Driveway will need to be permitted by GDOT.
   c. **Utilities:** No Sanitary Sewer

3. **(A) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 | **Dr. Kent Barrett, applicant.**

   (B) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 | **Dr. Kent Barrett, applicant.**

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

4. **6314 J F Jay Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | **Proposed use: single-family residence** | * Commission District 2 | **Daniel Warren / YDTD 3, LLC, applicant.**

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

5. **3428 Cagle Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | **Proposed Use: residential addition** | * Commission District 3 | **Lee Bishop, applicant**

   a. **Engineering:** Must apply for a Stream Buffer Variance with Engineering. Provide an AutoCad file with changed impervious setback.
   b. **Traffic:** No Comment
   c. **Utilities:** No Comment

6. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD** | on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan** | ** Commission District 2 | **Todd Mathes, 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.
   b. **Traffic:** No Comment
   c. **Utilities:** City of Gainesville Sewer District

7. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage** | ** Commission District 4 | **Bobby Wood, 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.
   b. **Traffic:** No Comment

c. **Utilities:** City of Gainesville Sewer District

8. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, 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.
   b. **Traffic:** Any driveway additions or modifications will need to be permitted/approved by GDOT.
   c. **Utilities:** City of Buford Sewer District

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, October 4, 2023 3:46 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, November 6, 2023 Hall County Planning Commission Meeting.

1. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage** | ** Commission District 4 | **Bobby Wood, 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: BOBBY WOOD

REQUEST: REZONE FROM AR-III & I-II TO I-II FOR TRUCK PARKING AND DUMPSTER STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Nov 6, 2023
Time: 5:15 p.m.

&

COUNTY COMMISSION
Date: Dec 14, 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 (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 681/2023

SUBJECT: **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III (GCOD), Tax Parcel 08139 003001 **| Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 **| Daniel Perdomo, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

Conditions:

1. Prior to the issuance of a building permit, the property shall be brought into compliance with the non-residential design standards of the Gateway Corridors Overlay District (17.420.050) excluding the existing structure which may be exempt from 17.420.050.H. - Architectural standards for non-residential buildings. Any new structure erecting on the subject lot must meet the standards of 17.420.050.H. - Architectural standards for non-residential buildings.
2. The existing structure must be brought into compliance with commercial building code standards prior to the issuance of a commercial occupancy.
3. The commercial driveway shall be permitted by GDOT. All required improvements shall be at the developer's cost.
4. The property shall be utilized as described in the Letter of Intent dated September 14, 2023 or as any other permissible use within the Highway Business (H-B, 17.150) district with the following uses prohibited: bus stations, drive-in theaters, hotels, motels, parks for leisure and scenic appeal, restaurant, subdivision, family day care, group day care, construction trailer, adult establishments. Uses which require Planning Commission or County Commission approval shall apply for a conditional use approval as required by the Zoning Ordinance.
5. No variances have been granted to the development standards of the Zoning Ordinance other than those shown of the site plan dated September 14, 2023 which includes the location of the existing one story structure. If the current request is approved, the applicant shall be required to seek a variance to allow the encroachment into the 20-foot right side yard setback.

Purpose of Request: **History:**

6086 Atlanta Highway | Rezone | from Agricultural Residential III (AR-III) to Highway Business (H-B) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III (GCOD), Tax Parcel: 08139 003001 | **Proposed Use: permitted uses within Highway Business (H-B) |** Commission District 1 | **Daniel Perdomo, 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
Existing Conditions
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: November 27, 2023

Subject: **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel **| Proposed Use: permitted uses within H-B (GCOD) | Daniel Perdomo, applicant.**

The request before you is the request of Daniel Perdomo to Rezone from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) to allow permitted uses within H-B (GCOD). This item is located within Commission District 1.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(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 Conditions:

1. Prior to the issuance of a building permit, the property shall be brought into compliance with the non-residential design standards of the Gateway Corridors Overlay District (17.420.050) excluding the existing structure which may be exempt from 17.420.050.H. - *Architectural standards for non-residential buildings*. Any new structure erecting on the subject lot must meet the standards of 17.420.050.H. - *Architectural standards for non-residential buildings.*
2. The existing structure must be brought into compliance with commercial building code standards prior to the issuance of a commercial occupancy.
3. The commercial driveway shall be permitted by GDOT. All required improvements shall be at the developer's cost.

4. The property shall be utilized as described in the Letter of Intent dated September 14, 2023 or as any other permissible use within the Highway Business (H-B, 17.150) district with the following uses prohibited: bus stations, drive-in theaters, hotels, motels, parks for leisure and scenic appeal, restaurant, subdivision, family day care, group day care, construction trailer, adult establishments. Uses which require Planning Commission or County Commission approval shall apply for a conditional use approval as required by the Zoning Ordinance.
5. No variances have been granted to the development standards of the Zoning Ordinance other than those shown of the site plan dated September 14, 2023 which includes the location of the existing one story structure. If the current request is approved, the applicant shall be required to seek a variance to allow the encroachment into the 20-foot right side yard setback.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Daniel Perdomo

Request ..... Rezone from Agricultural Residential III (AR-III, 17.110 to Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420)

Proposed Use ..... Permitted uses within H-B (GCOD)

Size ..... 0.53± acres

Zoning ..... Current Agricultural Residential III (AR-III 17.110)| Proposed Highway Business (H-B, 17.150) / Gateway Corridors Overlay District (GCOD, 17.420)

Location ..... **6086 Atlanta Highway |** Tax Parcel 08139 003001

Commission District ..... One

Planning Commission Date ..... November 6, 2023

Staff Recommendation ..... **Approval,** as the requested use is consistent with adjacent properties and the Mixed Use Corridor in the Hall County Comprehensive Plan.

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

Planning Commission Conditions:

1. Prior to the issuance of a building permit, the property shall be brought into compliance with the non-residential design standards of the Gateway Corridors Overlay District (17.420.050) excluding the existing structure which may be exempt from 17.420.050.H. - *Architectural standards for non-residential buildings*. Any new structure erecting on the subject lot must meet the standards of 17.420.050.H. - *Architectural standards for non-residential buildings.*
2. The existing structure must be brought into compliance with commercial building code standards prior to the issuance of a commercial occupancy.
3. The commercial driveway shall be permitted by GDOT. All required improvements shall be at the developer's cost.
4. The property shall be utilized as described in the Letter of Intent dated September 14, 2023 or as any other permissible use within the Highway Business (H-B, 17.150) district with the following uses prohibited: bus stations, drive-in theaters, hotels, motels, parks for leisure and scenic

appeal, restaurant, subdivision, family day care, group day care, construction trailer, adult establishments. Uses which require Planning Commission or County Commission approval shall apply for a conditional use approval as required by the Zoning Ordinance.

5. No variances have been granted to the development standards of the Zoning Ordinance other than those shown of the site plan dated September 14, 2023 which includes the location of the existing one story structure. If the current request is approved, the applicant shall be required to seek a variance to allow the encroachment into the 20-foot right side yard setback.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to rezone 0.53± acres of Agricultural Residential III (AR-III 17.110) property to Highway Business (H-B, 17.150). The subject property is located within unincorporated Hall County though it is surrounded by property located within the City of Buford. The purpose of the request is to allow permitted uses within the Highway Business (H-B, 17.150) district. The property is part of the Gateway Corridors Overlay District (GCOD, 17.420) which provides supplemental design standards for non-residential property development.

The applicant's submitted letter of intent states that the property will be used as an office in the future but does not specify the nature of the office business. No structural modifications, additions or improvements to the site have been specified. The site plan shows the existing single-family residence coming within 12.7 feet of the right-side property line. The minimum side yard setback is 15 feet for Agricultural Residential III (AR-III 17.110) and 20 feet for Highway Business (H-B, 17.150), as found in Table 17.240.010. The applicant's request, if granted, would create a greater setback nonconformity and relief would need to be obtained from the Planning Commission.

The property is currently developed with a single-family residence, a series of privacy and chain-link fences enclosing the property, and a gated, gravel driveway. The applicant has stated that the property will meet applicable Gateway Corridors Overlay District (GCOD, 17.420) standards prior to obtaining a business license at the site but has not submitted plans showing the redevelopment of site.

Prior to the rezoning application, the property was developed with perimeter fencing and vegetation, according to applicant submissions. These existing conditions are shown in the table below.

Yard	Vegetation			Fencing
	Quantity	Species	Height	
Front	14	Cryptomeria	16 feet	6-foot, chain link, 20-foot-wide entrance gate
Left Side	4	Holly	6 feet	8-foot, wood
Right Side	5	Holly	6 feet	8-foot, wood
Rear	15	Cryptomeria	16 feet	6-foot, material unknown

The applicant's Letter of Intent states that the subject property has commercial properties to the left, right, and across the street. The property is bordered in the rear by a residential subdivision within the City of Buford's jurisdiction. The two nearest commercially-zoned parcels located in unincorporated Hall County are approximately 130 and 780 feet away. The applicant intends to use the property as an office, which is similar in use of the two adjacent properties.

GCOD Analysis

With regard to the Gateway Corridor Overlay District (GCOD, 17.420) staff has developed a chart to summarize recommendations for establishing or bringing properties into compliance with the standards in the Corridor. Decision makers may use the assessment in developing conditions that warrant compliance based on the scale and scope of proposed development.

Standard	Compliance?	Notes
17.420.050.C – Transitional buffers	Deficient	Applicant has noted intention to comply with these provisions based on letter of intent.
17.420.050.D – Other landscape and screening standards	Deficient	Applicant has noted intention to comply with these provisions based on letter of intent.
17.420.050.E – Parking lot design	Deficient	Applicant has noted intention to comply with these provisions based on letter of intent.
17.420.050.F – Outdoor lighting	Deficient	Applicant has noted intention to comply with these provisions based on letter of intent.
17.420.050.G – Interparcel access	Unknown	Both neighboring parcels along Atlanta Highway are within the City of Buford.
17.420.050.H – Architectural standards for non-residential buildings	Likely	Applicant has not specified plans to modify or replace the existing building.
17.420.060 – Signs	Likely	Staff has not identified any existing signage on the property, nor is any proposed.

To meet the above standards, the applicant must undertake a series of projects prior to the issuance of a business license for the property. The necessary actions include the installation of a transitional buffer no less than 25 feet wide, installing perimeter landscaping, paving parking areas and addressing the outdoor lighting (17.420.050).

Based on the future land-use plan, staff finds the requested zoning designation *consistent* with the Hall County Comprehensive Plan future land use designation of "Mixed Use Corridor". While the subject parcel exists within the Lake Area Residential character area, intended to preserve established neighborhoods and promote single-family home construction, it is within the Atlanta Highway (SR 13) Revitalization Corridor.

Revitalization Corridors are envisioned to create employment opportunities and include office-based businesses.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The zoning proposal may be suitable given the context of the surrounding area. The property exists within a Revitalization Corridor, and is in the vicinity of several other businesses.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **Screening and buffer requirements (17.420.050) will be adhered to as to not adversely affect adjacent properties.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic use as currently zoned (Agricultural Residential III (AR-III 17.110)), and is developed with a single-family residence.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The zoning proposal will not result in an excessive or burdensome use of local infrastructure.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposal conforms to the designation of "Revitalization Corridor", which envisions local, office-based employment opportunities.**

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 developed with a single-family residence constructed in 1955.**

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 zoning change to Highway Business (H-B, 17.150) would not create an isolated district within Hall County, as**

such a district exists across Atlanta Highway. Additionally, the property is adjacent to two non-residentially zoned parcels within the City of Buford.

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 proposal is not out of scale with the needs of the neighborhood or the county, as population growth has increased the need for local employment opportunities.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are many sites within Hall County appropriately zoned to accommodate the applicant's proposal.**

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; **Staff is unable to determine the extent to which ecological and pollution impacts may occur as a result of the applicant's request.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

The **Highway Business (H-B, 17.150) district** allows for a variety of commercial uses to meet a variety of resident needs. The proposed use of an office building is consistent with the surrounding development pattern. The residence will need to be brought into compliance with commercial building code standards prior to the issuance of a commercial occupancy.

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. **The proposal meets the requirement. The 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**. The proposal does not meet the requirement, as no site plan has been provided by the applicant. Instead, a map has been provided containing existing conditions and property lines.**

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. **As there are not 100 or more residential dwelling units proposed, this criterion is not applicable.**

Development Support and Constraints

Hall County Environmental Health

In an email dated October 6, 2023, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Hall County Fire Marshal

In an email dated October 4, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

Hall County Fire Marshal's Office comments: If rezoning is approved the proposed office business will have to meet international Fire Code standards for the site and Life Safety Code standards for the building.

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated October 5, 2023, Bill Nash, Director, stated the following:

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.

Traffic:

Any driveway additions or modifications will need to be permitted/approved by GDOT.

Utilities:

City of Buford Sewer District.

Georgia Department of Transportation

In an email dated October 2, 2023, Veronica Chavers, D1TO Civil Engineer 3, stated "GDOT coordination required for access on SR 13/Atlanta Hwy."

- **Excerpts from the minutes of the November 6, 2023 meeting**

Applicant's Presentation:

Katie Greenway, Principal Planner, presented a summary of the request.

Mark Altschuler, 6304 Brighton Way, Flowery Branch, presented the request. The applicant stated that they would like to match the zoning with what is surrounding and potentially open up an office. The applicant stated that he is aware the property will have to follow the Gateway Corridor Overlay District regulations.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

No Comments.

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

Conditions:

1. Prior to the issuance of a building permit, the property shall be brought into compliance with the non-residential design standards of the Gateway Corridors Overlay District (17.420.050) excluding the existing structure which may be exempt from 17.420.050.H. - *Architectural standards for non-residential buildings*. Any new structure erecting on the subject lot must meet the standards of 17.420.050.H. - *Architectural standards for non-residential buildings.*
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PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

HALL COUNTY
GEORGIA
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ZONING APPLICATION

Applicant (Name & Mailing Address)
Daniel Perdomo.
6208 Stillwater Ct
Flowery Branch Ga, 30542.
Phone 678-521-9929.
Email Address DPGeneralCleaning75@gmail.com
Proposed Use Commercial Property.

Property Owner (Name & Mailing Address)
Daniel Perdomo.
6208 Stillwater Ct.
Flowery Branch Ga 30542.
Phone 678-524-29929
Email Address DPGeneralCleaning75@gmail.com
Commercial Property.

Contact Person (Name & Mailing Address)
Mark Altschuler
6304 Brighton Way
Flowery Branch GA 30542
Phone 770 940 6827
Email Address LAKELANIERMARK@GMAIL.com

Status of Applicant
- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action
Existing Zoning: AR-III
Rezone to: H-B
Fee:$ 450.00
Receipt #:
Check #:

** Tax Parcel Number 08139 003001 Acreage 0.539
Location Address 6086 Atlanta Hwy Flowery Branch Ga 30542.

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

Sign _____ Date: 04-13-2023

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

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

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Daniel Perdomo.

Address 6086 Hunters Key Flowery Branch GA 30542.

Phone Number 678-521-9929.

Name of applicant(s) Mark Altschuler

Address 6304 Brighton WAY
Flowery Branch GA 30542

Phone Number 770 940 6827

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Daniel Perdomo

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

Notary Public

9/14/2023
Date

PRANAV DATTA
Forsyth County
Notary Public
Expires 09-14-2026
STATE OF GEORGIA

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
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HALL COUNTY
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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: _____ **Date:** 09-13-2023.

Applicant's/Owner's Name (Printed): Daniel Pearlman

PLANNING AND DEVELOPMENT DEPARTMENT
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Mark A. Altschuler **Date:** 9/13/2023

Applicant's/Owner's Name (Printed): Mark A. Altschuler

Daniel Perdomo
6208 Stillwater Cove
Flowery Branch Ga 30542
678-521-9929
Dpgeneralcleanin75@gmail.com

Applicant's Letter of Intent

The applicant requests to rezone property located at 6086 Atlanta Hwy Flowery Branch GA 30542. The site sits between Gaines Ferry Road and Friendship Rd on Atlanta HWY. To develop the site as proposed, the applicant requests to rezone the subject site from ARR3 to HB (Commercial High Business).

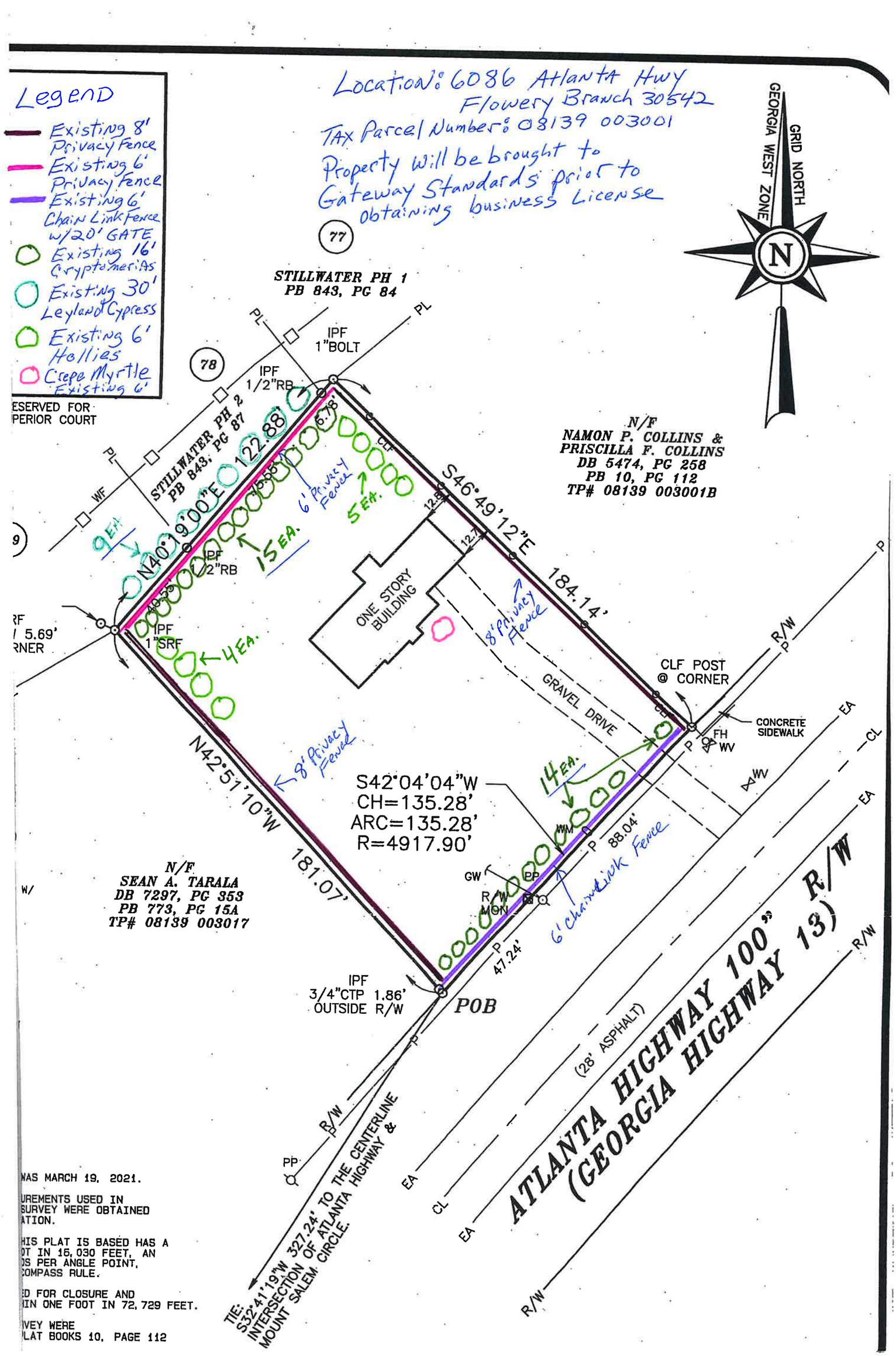
As planned, the property will be used as future office business. The property currently has commercial businesses on both sides and across the street. It doesn't make sense to have one residential property surrounded by businesses. I own a business across the street; and want to increase the property value to be consistent with surrounding properties.

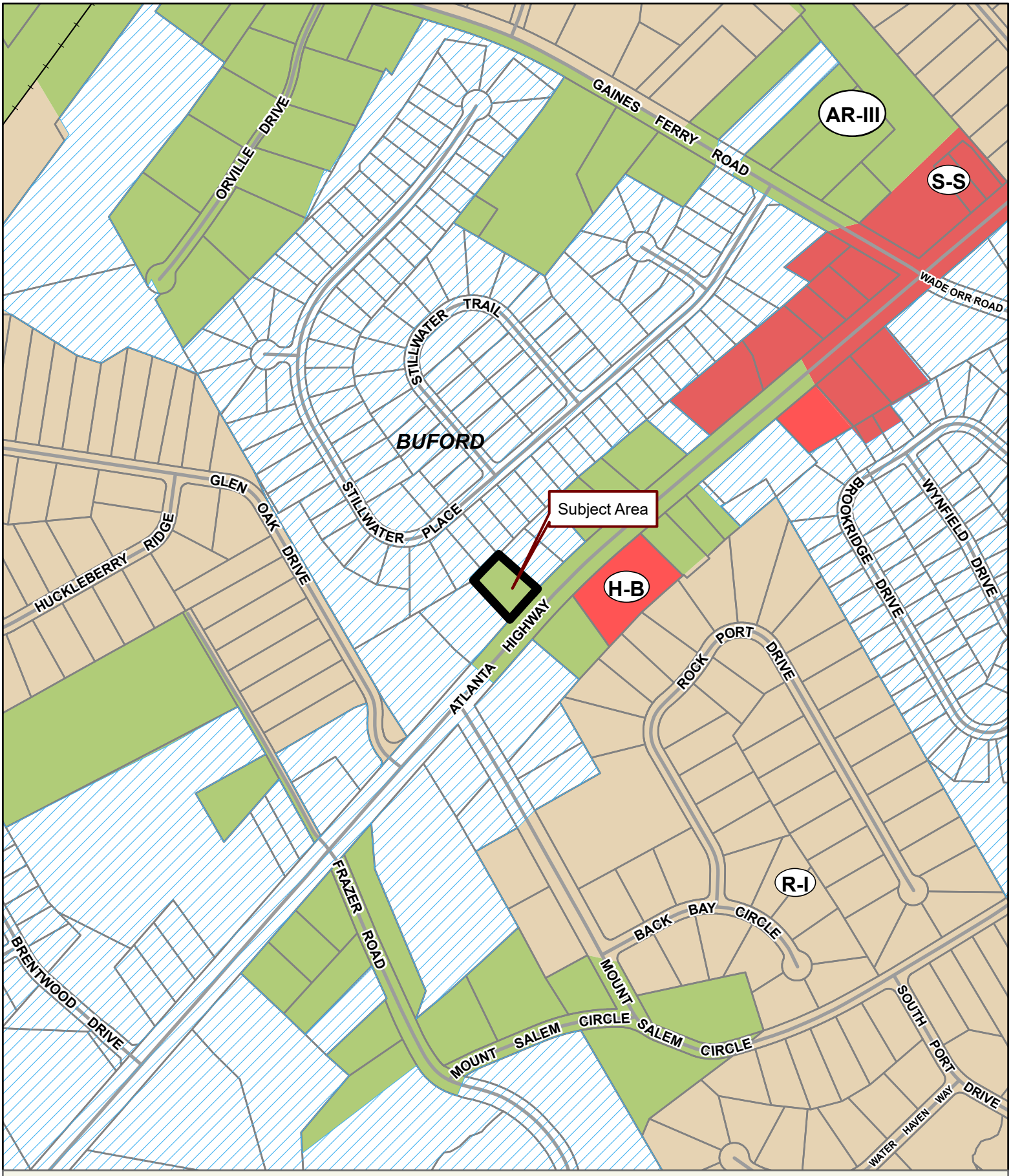
The property will be brought to GCOD standards prior to business Licenses obtained.

The applicant looks forward to meeting with staff and the community to answer all questions or concerns.

X
Applicant/Owner

09-14-2023
Date


Legend
Existing 8' Privacy Fence
Existing 6' Privacy Fence
Existing 6' Chain Link Fence w/20' GATE
Existing 16' Cryptomerias
Existing 30' Leyland Cypress
Existing 6' Hollies
Crepe Myrtle
Existing 6'
Location: 6086 Atlanta Hwy Flowery Branch 30542
Tax Parcel Number: 08139 003001
Property will be brought to Gateway Standards prior to obtaining business License
GRID NORTH
GEORGIA WEST ZONE
N
77
STILLWATER PH 1
PB 843, PG 84
78
STILLWATER PH 2
PB 843, PG 87
IPF 1"BOLT
IPF 1/2"RB
IPF 1/2"RB
IPF 1"SRF
IPF 3/4"CTP 1.86' OUTSIDE R/W
POB
N40°19'00"E 122.88'
S46°49'12"E 184.14'
N42°51'10"W 181.07'
S42°04'04"W
CH=135.28'
ARC=135.28'
R=4917.90'
88.04'
47.24'
6' Privacy Fence
8' Privacy Fence
6' Chain Link Fence
9 EA.
15 EA.
5 EA.
4 EA.
14 EA.
ONE STORY BUILDING
GRAVEL DRIVE
CLF POST @ CORNER
CONCRETE SIDEWALK
FH
WV
WM
GW
PP
R/W MON
N/F
NAMON P. COLLINS & PRISCILLA F. COLLINS
DB 5474, PG 258
PB 10, PG 112
TP# 08139 003001B
N/F
SEAN A. TARALA
DB 7297, PG 353
PB 773, PG 15A
TP# 08139 003017
ATLANTA HIGHWAY 100' R/W
(GEORGIA HIGHWAY 13)
(28' ASPHALT)
TIE: S32°41'19"W 327.24' TO THE CENTERLINE INTERSECTION OF ATLANTA HIGHWAY & MOUNT SALEM CIRCLE.
RESERVED FOR SUPERIOR COURT
WAS MARCH 19, 2021.
UREMENTS USED IN SURVEY WERE OBTAINED ATION.
HIS PLAT IS BASED HAS A OT IN 15,030 FEET, AN OS PER ANGLE POINT, COMPASS RULE.
ED FOR CLOSURE AND IN ONE FOOT IN 72,729 FEET.
VEY WERE LAT BOOKS 10, PAGE 112



Applicant: DANIEL PERDOMO
Tax Parcel #: 08139 003001
Location: 6086 ATLANTA HIGHWAY, FLOWERY BRANCH, GA 30542
Commission District 1 **PC Mtg. Date: 11/6/23**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

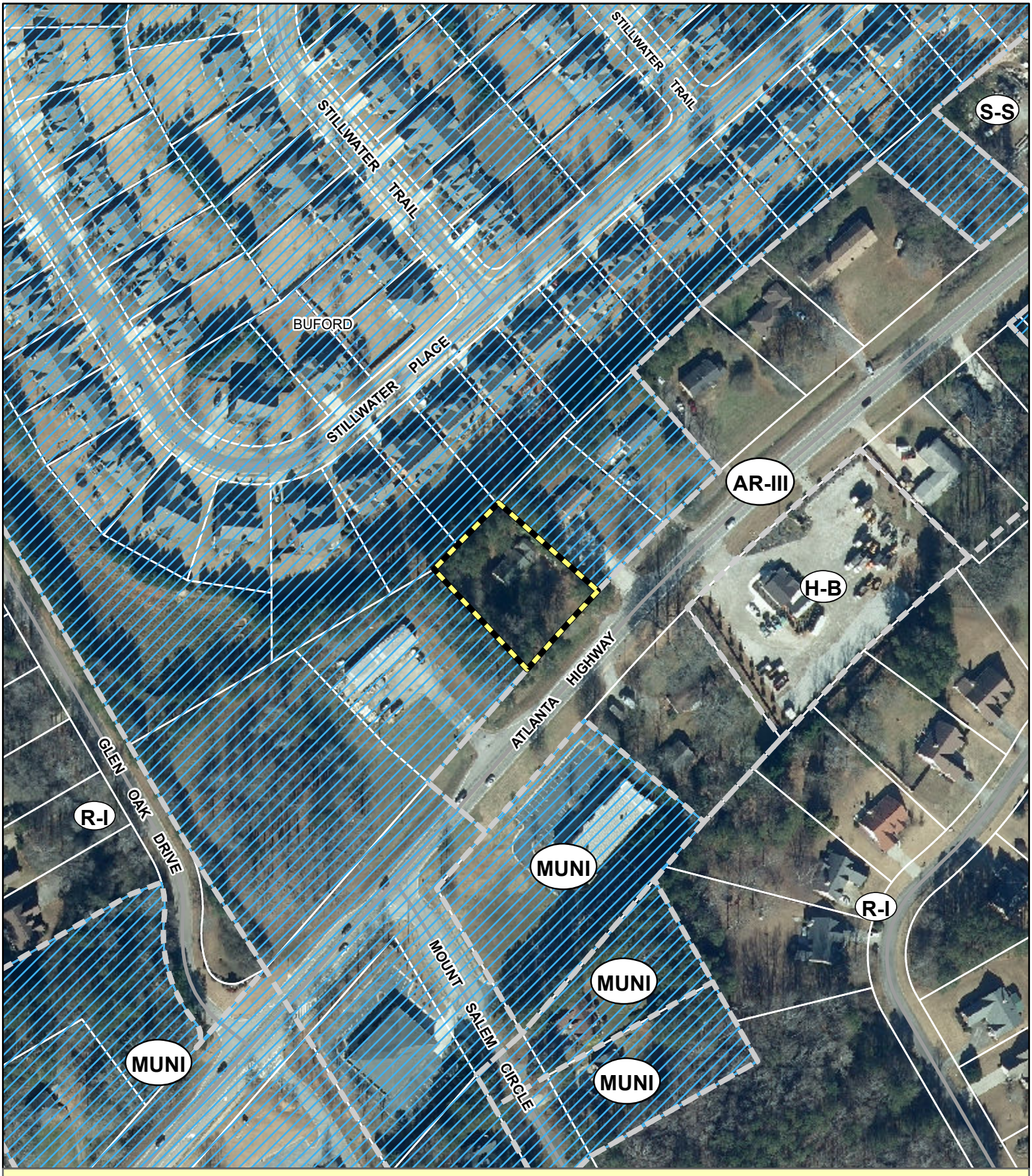
N

Applicant: DANIEL PERDOMO
Tax Parcel #: 08139 003001
Location: 6086 ATLANTA HIGHWAY, FLOWERY BRANCH, GA 30542
Commission District 1 **PC Mtg. Date: 11/6/23**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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0 50 100 200
Feet

Zoning Boundary
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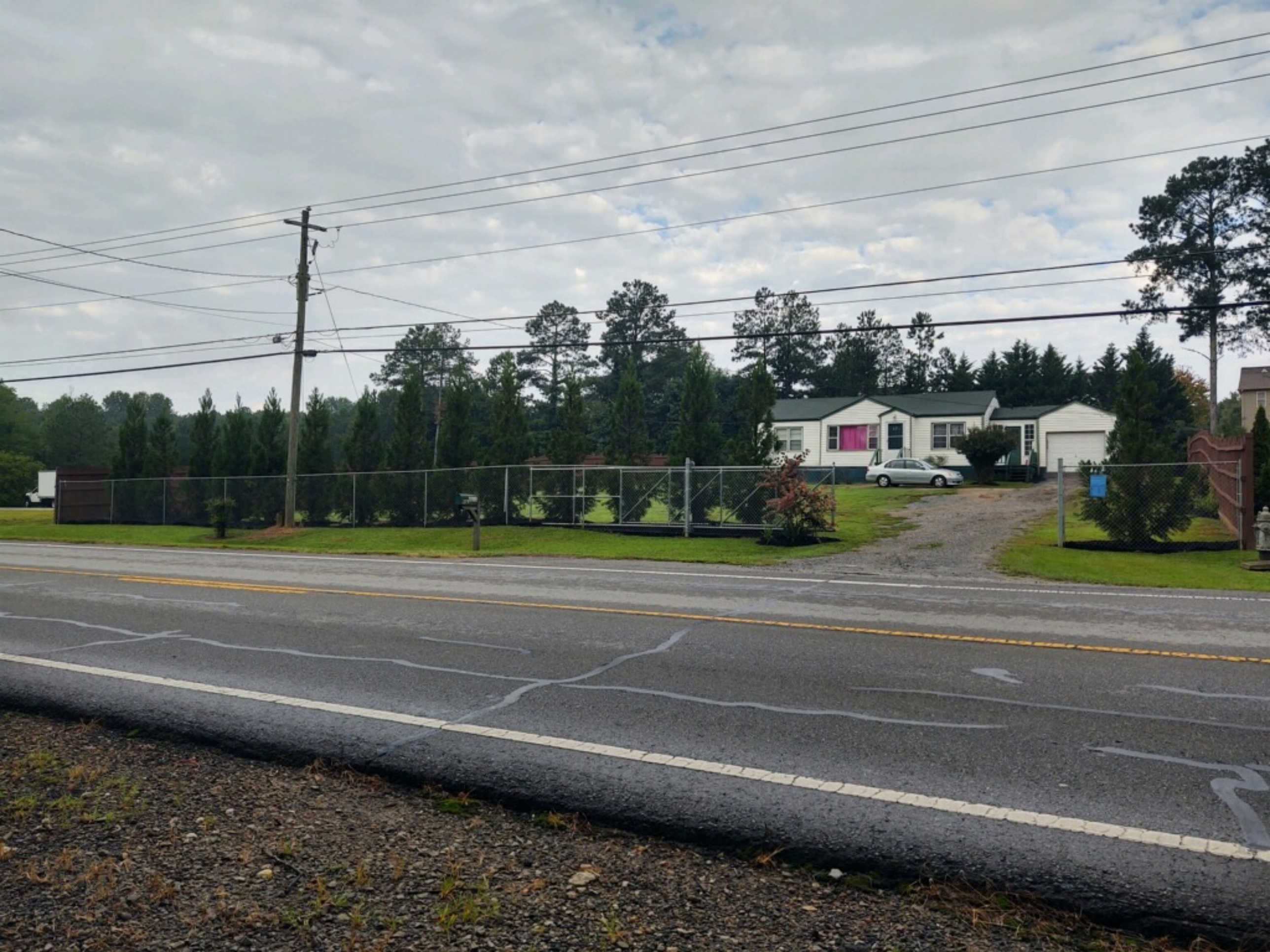
N



Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, October 6, 2023 7:45 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 11.6.23

Please find Environmental Health comments below:

Item 1, 5991 Circle Four Ranch, Loyd: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 5540 Brookton Lula Road, Lineberry: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. 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.

Items 3A/B, 5086 Poplar Springs Road, Barrett: No comment

Item 4, 6314 J. F. Jay Road, Warren: Must meet all Environmental Health residential septic system permitting requirements.

Item 5, 3428 Cagle Road, Bishop: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 6, 3715 Wahoo Falls Trace, Mathes: No comment

Item 7, 2367/2371/0 Monroe Drive, Wood: An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more. Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 8, 6086 Atlanta Hwy, Perdomo: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, October 2, 2023 12:45 PM
To: Anael Dominguez (CDI: Planning)
Cc: Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for November 6, 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.

See comments below.

Veronica Chavers
D1TO Civil Engineer 4

GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office
706.818.4828 cell

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, September 28, 2023 10:53 AM
Subject: Tentative Planning Agenda for November 6, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 6, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Thursday, October 5th.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 16, 2023

OLD BUSINESS

1. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

NEW BUSINESS

2. **5540 Brookton Lula Road | Variance** | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road (GA Highway 52), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 (pt.) | **Proposed Use: 2-lot subdivision** | * Commission District 3 **| Allen Lineberry, applicant. GDOT coordination for any proposed access on Brookton Lula Rd**

3. **(A) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 **| Dr. Kent Barrett, applicant. No GDOT coordination required- sign not permitted in GDOT right-of-way**
4. **(B) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 **| Dr. Kent Barrett, applicant. No GDOT coordination required**

5. **6314 J F Jay Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | **Proposed use: single-family residence | *** Commission District 2 **| Daniel Warren / YDTD 3, LLC, applicant. No GDOT coordination required**

6. **3428 Cagle Road | Variance |** from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | **Proposed Use: residential addition** | * Commission District 3 | **Lee Bishop, applicant No GDOT coordination required**

7. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD |** on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C **| Proposed use: master sign plan | **** Commission District 2 **| Todd Mathes, applicant. No GDOT coordination required**

8. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage | **** Commission District 4 | **Bobby Wood, applicant. No GDOT coordination required**

9. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, applicant GDOT coordination required for access on SR 13/ Atlanta Hwy**

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

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 14, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, December 14, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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: October 5, 2023

Subject: November 6, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 6, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **5991 Circle Four Ranch | Use Subject to Planning Commission Approval** | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | **Proposed use: caretaker residence** | * Commission District 1 | **Greg Loyd, applicant.**

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

NEW BUSINESS

2. **5540 Brookton Lula Road | Variance** | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road (GA Highway 52), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 (pt.) | **Proposed Use: 2-lot subdivision** | * Commission District 3 | **Allen Lineberry, applicant.**

   a. **Engineering:** Common driveway should have an easement.
   b. **Traffic:** Driveway will need to be permitted by GDOT.
   c. **Utilities:** No Sanitary Sewer

3. **(A) 5086 Poplar Springs Road | Variance** | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 | **Dr. Kent Barrett, applicant.**

   (B) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV (GCOD), Tax Parcel 15030A000029 | **Proposed Use: church signage** | * Commission District 3 | **Dr. Kent Barrett, applicant.**

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

4. **6314 J F Jay Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | **Proposed use: single-family residence** | * Commission District 2 | **Daniel Warren / YDTD 3, LLC, applicant.**

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

5. **3428 Cagle Road | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | **Proposed Use: residential addition** | * Commission District 3 | **Lee Bishop, applicant**

   a. **Engineering:** Must apply for a Stream Buffer Variance with Engineering. Provide an AutoCad file with changed impervious setback.
   b. **Traffic:** No Comment
   c. **Utilities:** No Comment

6. **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD** | on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan** | ** Commission District 2 | **Todd Mathes, 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.
   b. **Traffic:** No Comment
   c. **Utilities:** City of Gainesville Sewer District

7. **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | **Proposed Use: truck parking and dumpster storage** | ** Commission District 4 | **Bobby Wood, 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.
   b. **Traffic:** No Comment

c. **Utilities:** City of Gainesville Sewer District

8. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, 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.
   b. **Traffic:** Any driveway additions or modifications will need to be permitted/approved by GDOT.
   c. **Utilities:** City of Buford Sewer District

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, October 4, 2023 4:10 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comment

Monday, November 6, 2023 Hall County Planning Commission Meeting.

1. **6086 Atlanta Highway | Rezone |** from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B(GCOD) | ** Commission District 1 | **Daniel Perdomo, applicant**

Hall County Fire Marshal's Office comments: If rezoning is approved the proposed office business will have to meet International Fire Code standards for the site and Life Safety Code standards for the building.

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: DANIEL PERDOMO

REQUEST: REZONE FROM AR-III TO H-B/GCOD FOR PERMITTED USES WITHIN H-B/GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: NOV 6, 2023
Time: 5:15 PM

&

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 682/2023

SUBJECT: **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 **| Proposed use: welding service |** Commission District 3 **| Paden M. Dunagan, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD
Recommendation:

Approval.

Conditions:

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. 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. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. All parking and storage areas shall be paved with either asphalt or concrete, if located within the 300 feet that defines the Gateway Corridor Overlay District.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation (GDOT) requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

Purpose of Request:

0 Candler Road | Rezone | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 | **Proposed use: welding service |** Commission District 3 | **Paden M. Dunagan, 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
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: November 27, 2023

Subject: **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract **| Proposed use: welding service | Paden M. Dunagan, applicant.**

The request before you is the request of Paden M. Dunagan to Rezone from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) to allow a welding service. This item is located within Commission District 3.

At their October 16, 2023 meeting, the Hall County Planning Commission voted to recommend approval with eleven (11) conditions **(4-0, Sosebee absent)**.

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 Conditions:

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. 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. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.

3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. All parking and storage areas shall be paved with either asphalt or concrete, if located within the 300 feet that defines the Gateway Corridor Overlay District.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Paden M. Dunagan

Request ..... Rezone from Agricultural Residential IV (AR-IV, 17.120) / Gateway Corridors Overlay District (GCOD, 17.420) to Heavy Industrial (I-II, 17.170) / Gateway Corridors Overlay District (GCOD, 17.420).

Proposed Use ..... Welding service

Size ..... 51.47± acres

Zoning ..... Current Agricultural Residential IV (AR-IV, 17.120) / Gateway Corridors Overlay District (GCOD, 17.420) | Proposed Heavy Industrial (I-II, 17.170) and Gateway Corridors Overlay District (GCOD, 17.420).

Location ..... **0 Candler Road** | Tax Parcel 15031A000001

Commission District ..... Three

Planning Commission Date ..... August 7, 2023

Staff Recommendation ..... **Approval with Conditions as the proposed use is consistent with the Comprehensive Plan future land use classification of employment corridor.**

Planning Commission Recommendation……Approval, with conditions
Vote: 4-0 (Sosebee absent)

Conditions:

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. 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. No variances are granted as part of this request other than those specifically granted herein.

2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. All parking and storage areas shall be paved with either asphalt or concrete, if located within the 300 feet that defines the Gateway Corridor Overlay District.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to rezone 51.47± acres from Agricultural Residential IV (AR-IV, 17.120) to Heavy Industrial (I-II, 17.170) for the purpose of relocating an existing welding business to the property. The property also falls within the Gateway Corridors Overlay District (GCOD, 17.420), which provides supplemental development standards for non-residential development. The narrative states the site will be developed with a 45,000 – 50,000 square foot building and accessed by two (2) GDOT approved entrances from Candler Road, although only one driveway is shown on the site plan.

The submitted site plan shows a 450 foot by 100 foot building with multiple overhead doors and 27 parking spaces. The building and parking lot are situated between two streams located on the subject property. Per the submitted narrative, the proposed building crosses the common property line of tax parcel 15031A000002, an 8.0± acre Heavy Industrial (I-II-C, 17.170) tract to the north, also owned by the applicant. The 8.0± acre parcel was rezoned, with conditions, in 2021 for use as both a welding service and a trucking company. The applicant's narrative indicates that their intention is to utilize the 51.47± acres in the same manner and that the site will be compliant with all requirements of the county ordinances and building codes.

No variances have been requested as part of this application.

Based on the future land-use plan, staff finds the *zoning request consistent* with the Employment Corridor future land use classification in the Comprehensive Plan, which anticipates the primary future land uses to include industrial uses, business parks, and technology based operations.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the planning commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use of the property as a welding service is consistent with the development pattern of nearby properties. To the north is an adjacent 8.0± acre parcel also zoned Heavy Industrial (I-II, 17.170). A Suburban Shopping (S-S, 17.140) zoned parcel is located to the east, adjacent to Candler Road and the east side of Candler Road contains Light Industrial (I-I, 17.160) zoned properties. To the south and west are other Agricultural Residential IV (AR-IV, 17.120) properties.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed zoning classification of Heavy Industrial (I-II, 17.170) is consistent with the existing development along Candler Road.**

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential IV (AR-IV, 17.120), but the proposed business cannot occur as described without approval of the rezoning request to Heavy Industrial (I-II, 17.170).**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The parcels fall within the Employment Corridor of the Comprehensive Plan. The intent of Employment Corridor is to enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Additionally, these corridors should create employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns. Primary future land uses should be industrial uses, business parks, and technology based operations.**

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; **Aerial imagery shows that the property is primarily undeveloped. If any recent unpermitted land disturbance has occurred, this work will need to be brought into compliance during 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; **There are no known changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The rezoning of the property to Heavy Industrial (I-II, 17.170) would be a more intensive use than the existing Agricultural Residential IV (AR-IV, 17.120) classification but it would not create an isolated district unrelated to the surrounding districts, as there is I-II zoning established to the north.**

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. The Candler Road corridor has trended towards industrial developments as the road intersects with both I-985 to the north and I-85 to the south.**

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 industrially zoned properties in the county where the proposed use would be permitted without zoning action, though the current request is adjacent to a parcel of land already zoned Heavy Industrial (I-II, 17.170), which is owned by the applicant and intended to be used as part of the site development.**

15. Whether the need for rezoning could be handled instead by a variance request to the [planning commission]; **No, the request could not be handled instead by a variance as a welding service is not a permitted use within the Agricultural Residential IV (AR-IV, 17.120).**

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and**

federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

17.380.050. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **Proposal meets the requirement. Applicant has paid the appropriate fees and understands that someone must be present at the Hall County Planning Commission.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The applicant has submitted a narrative and site plan but has not explicitly addressed the criteria listed in 17.350.120.**

2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district**. The applicant submitted the site plan drawn to scale.**

C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **This standard is not applicable as the site will be served by 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 criteria is not applicable.**

Development Support and Constraints / Departmental Comments

Hall County Environmental Health

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

Hall County Fire Marshal

In an email dated July 6, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following comments:

If approved, engineered site plan will have to be submitted to Hall County for review and approval by the Development Review Committee.

Hall County Public Works and Utilities

In a memo dated July 6, 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.
Show stream buffer and impervious setback from wrested vegetation not center line of stream.
FEMA and Hall County studied floodplains present on site.

Traffic:

Proposed driveways ties into existing Candler Road (SR60) driveways, however, GDOT will need to approve expanded use of existing driveway.

Utilities

City of Gainesville sewer district.

Georgia Department of Transportation

In an email dated July 6, 2023 from Parker Niebauer, Traffic Operations Supervisor, confirmed that the project will require GDOT coordination.

- **Excerpts from the minutes of the October 16, 2023 meeting**

Applicant's Presentation:

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

Paden Dunagan, 3263 Tanners Mill Road, Gainesville, presented the request. The applicant stated that the proposed building is larger than what was previously approved.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that the building will be about 1,000 feet from the road and 80 feet below road grade. Mr. Hunt questioned the type of material being used on the building. The applicant stated he will block up to 10 feet and everything else will be steel. Mr. Hunt questioned the type of parking lot material. The applicant stated that it would be asphalt, with curb and gutter. Mr. Hunt questioned the use of the gravel parking spots around the property. The applicant stated that it would be abandoned.

***Motion:* A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 4-0 (Sosebee absent)**

Conditions:

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. 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. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. All parking and storage areas shall be paved with either asphalt or concrete, if located within the 300 feet that defines the Gateway Corridor Overlay District.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

H20N23-0030

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
P: 770-531-6800 | F: 770-531-3902

HALL COUNTY
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)
Paden M. Dunagan
1205 Industrial Blvd
Gainesville, GA 30501
Phone 678-936-9371
Email Address paden@LDweldingservice.com
Proposed Use Heavy Industrial for Welding Service

Property Owner (Name & Mailing Address)
Same
Phone
Email Address

Contact Person (Name & Mailing Address)
Paden M. Dunagan
1205 Industrial Blvd
Gainesville, GA 30501
Phone 678-936-9371
Email Address paden@LDweldingservice.com

Status of Applicant
✓ Owner
– Option to Purchase
– Area Resident
– Other

Requested Action
Existing Zoning: AR-IV
Rezone to: I-II
Fee:$ 1,500
Receipt #: 859145
Check #: 40191

Tax Parcel Number
Acreage 51 Acres (Total)
Location Address ~~2010~~ 0 Candler Road Gainesville, GA 30507 → 51.47 acres

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

Sign [signature] Date: 5-23-2023

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: 5-26-23 Taken by: [signature]
Tentative Planning Commission Date: 8/7/23 Tentative County Commission Date: 9/14/23
County Commission District: 3

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

HALL COUNTY
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:** 5-23-2023

Applicant's/Owner's Name (Printed): PADEN M. DUNCAN

Lanny Dunagan's Welding Service Inc.

1205 Industrial Blvd

Gainesville, GA 30501

To The Board Of Commissioners,

This letter is to inform the public and Hall County of the desired use for the 2010 Candler Road Property. Lanny Dunagan's Welding Service Inc. keeps growing and needs more space. We need to be able to develop the 57 acres we have at our future site. The property already has 2 DOT approved turning lanes in place. The building will be between 45,000-50,000 SQFT. We will be moving our operations from 1205 Industrial Blvd Gainesville, GA 30501 to the new site at 2010 Candler Road Gainesville, GA 30507. The first 8 acres have already been re-zoned, but we did not own the other acreage at the time of re-zoning. The use will be the same as the use proposed for the re-zoning of the 8 acres except the expansion of the site will require all 3 tracts to be used. The commercial building will have ample parking and be up to code with all requirements per county ordinances and building codes. Please review this application and consider this growth for more employment and tax base for the residents of Hall County.

Thank You,

Paden M. Dunagan

Owner/CEO

678-936-9371

Paden@LDweldingservice.com

foothills land design

164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsd.com

OWNER/ DEVELOPER:
PADEN M DUNAGAN
C/O LANNY
DUNAGAN WELDING
1205 INDUSTRIAL BLVD.
GAINESVILLE, GA 30501

CONCEPT PLAN

DUNAGAN WELDING

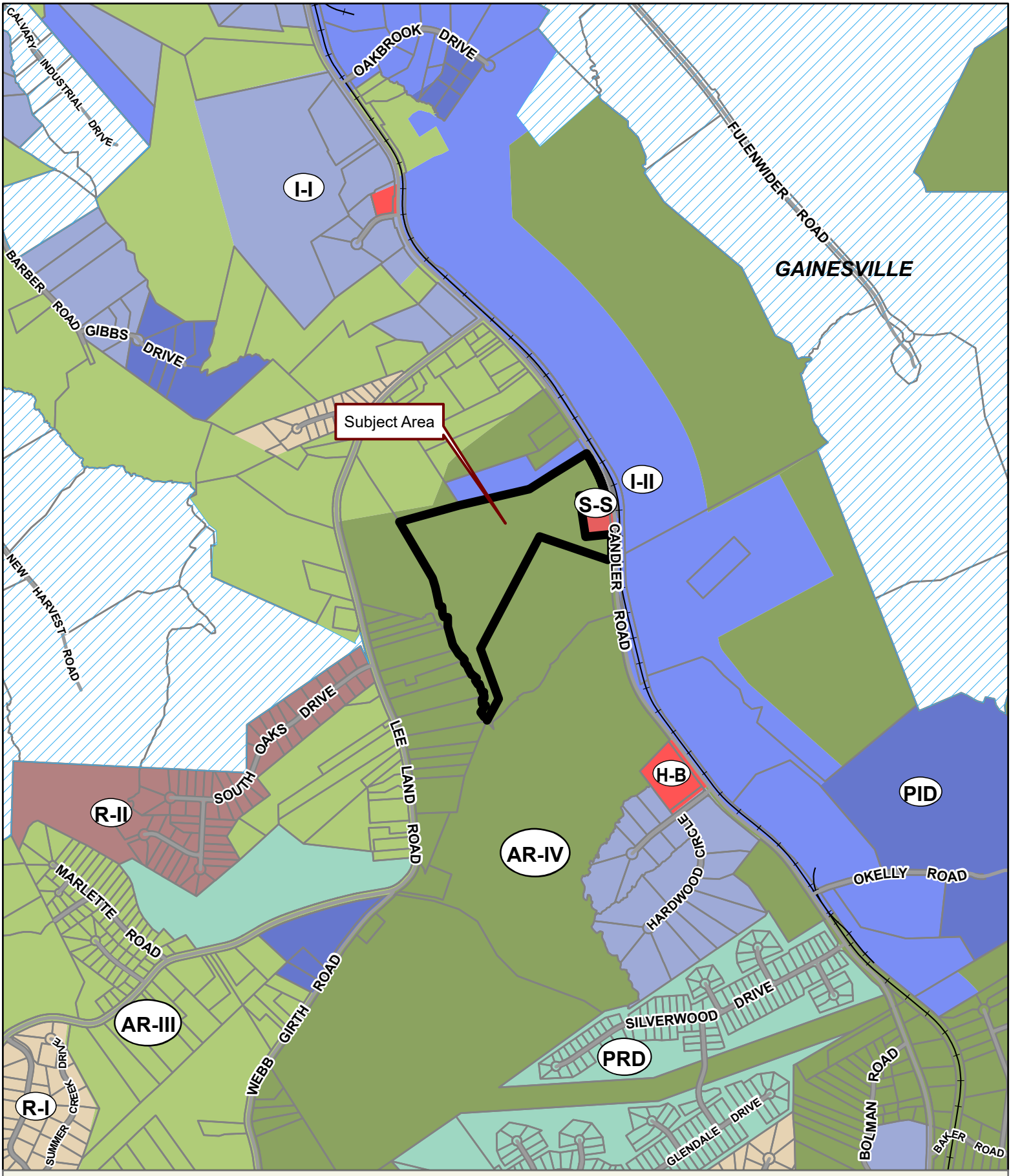
2010 CANDLER ROAD
HALL COUNTY, GA

REVISIONS: NO.	DESCRIPTION	DATE

DATE: APRIL 14, 2021

SCALE: 1" = 50'

SHEET:
1
JOB #21062

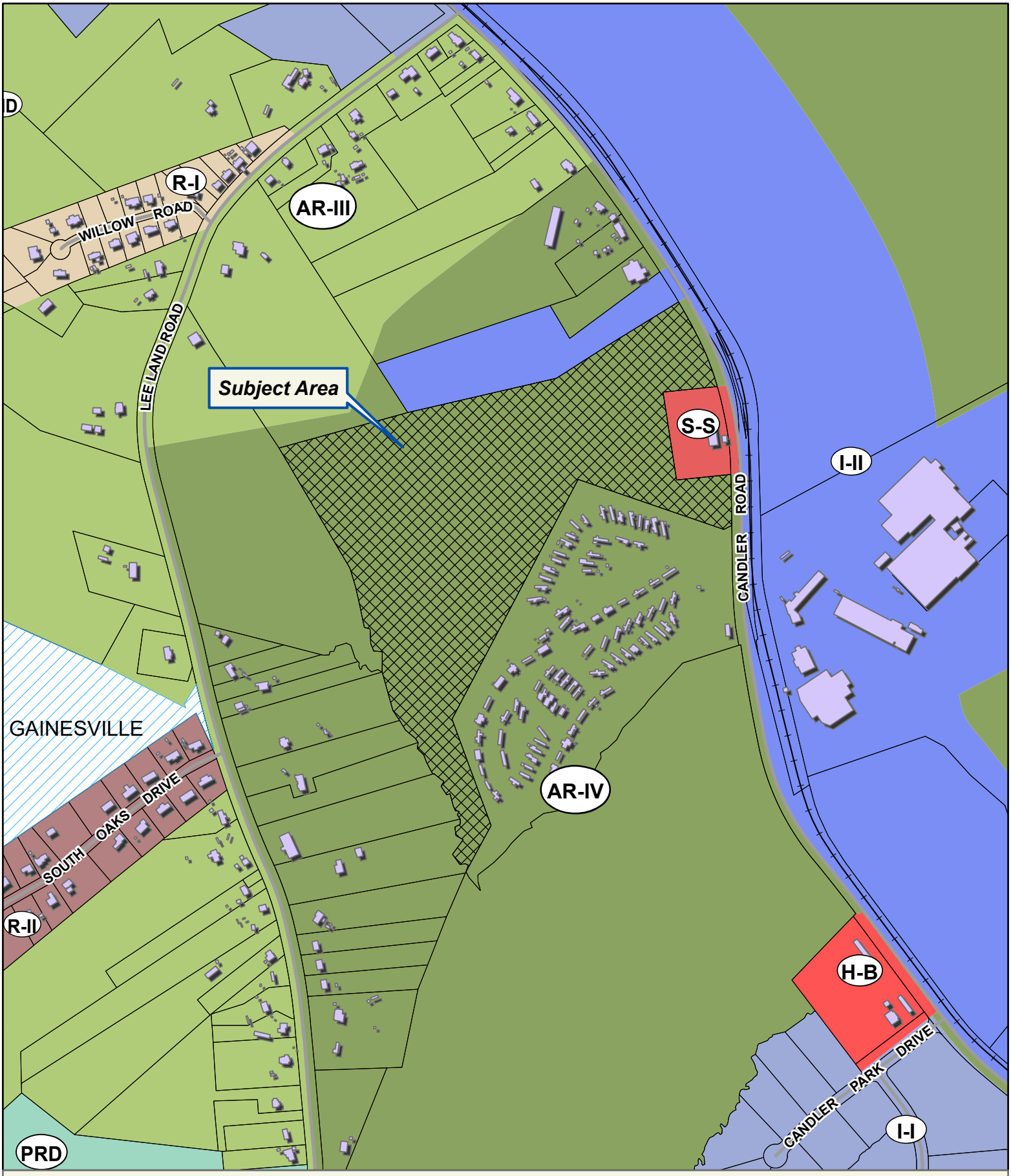


Applicant: PADEN M. DUNAGAN
Tax Parcel #: 15031A000001
Location: 0 CANDLER ROAD, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date: 10/16/23**

0 350 700 1,400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: PADEN M. DUNAGAN
Tax Parcel #: 15031A000001
Location: 0 CANDLER ROAD, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date: 10/16/23**

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: PADEN M. DUNAGAN

Tax Parcel #: 15031A000001

Location: 0 CANDLER ROAD, GAINESVILLE, GA 30507

Commission District 3 **PC Mtg. Date: 10/16/23**

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area

N

AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION: T. Wesley Robinson

eFiled and eRecorded
DATE: 12/23/2021
TIME: 8:55 AM
DEED BOOK: 9020
PAGE: 724 - 727
FILING FEES: $25.00
TRANSFER TAX: $500.00
PARTICIPANT ID: 6515028652
PT61: 069-2021-012922
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between **W.W. Roberts Construction Co., Inc.**, Grantor, and **Paden Dunagan,** Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten ($10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that 54.26 acre tract or parcel of land lying and being in the Candler District, Georgia Militia District 1385, and being denominated as Tracts I, II and III of the O.W. West Estate as shown on a survey prepared for the O.W. West Estate by Henry Bailey, Registered Surveyor, dated February 20, 1974, and being described according to said survey as follows:

BEGINNING at an iron pin corner located at a point common to the within described property and property now or formerly belonging to J.D. Smallwood, said point being located on the westerly right of way of State Highway #60; thence South 65 degrees 08 minutes West 43.14 feet to an iron pin corner; thence North 69 degrees 52 minutes West 776.77 feet to rock corner; thence South 29 degrees 00 minutes West 1,363.93 feet to a rock corner; thence South 14 degrees 55 minutes East 594.84 feet to a rock corner; thence South 26 degrees 01 minutes West 249.23 feet to an iron pin corner; thence continuing South 26 degrees 01 minutes West 15 feet to a point located in the centerline of a creek; thence in a northerly direction along the meanderings of said creek the following courses and distances: North 34 degrees 12 minutes West 62.43 feet; thence North 22 degrees 21 minutes East 63.37 feet; thence North 53 degrees 37 minutes West 72.06 feet; thence North 01 degrees 08 minutes East 146.45 feet; thence North 00 degrees 21

minutes East 75.52 feet; thence North 43 degrees 41 minutes West 27.09 feet; thence North 09 degrees 11 minutes West 71.94 feet; thence North 27 degrees 20 minutes West 114.27 feet; thence North 29 degrees 56 minutes West 86.14 feet; thence North 27 degrees 19 minutes West 165.19 feet; thence North. 39 degrees 07 minutes West 79.29 feet; thence North 06 degrees 14 minutes East 55.11 feet; thence North 47 degrees 01 minutes West 96.36 feet; thence North 12 degrees 08 minutes East 70.92 feet; thence North 14 degrees 38 minutes West 71.91 feet; thence North 01 degrees 22 minutes East 97.29 feet; thence North 84 degrees 01 minutes West 42.82 feet; thence North 20 degrees 35 minutes West 40.14 feet; thence North 01 degrees 31 minutes West 73.62 feet; thence North 73 degrees 38 minutes West 29.79 feet; thence North 10 degrees 36 minutes West 128.01 feet; thence North 11 degrees 54 minutes West 78.28 feet; thence North 15 degrees 10 minutes West 95.22 feet; thence leaving the centerline of said creek and running North 25 degrees 47 minutes West 10 feet to a point; thence North 29 degrees 55 minutes West 700.87 feet to an axle located at a point common to the within described property, property of Ewin W. Head and property of Horace C. Land; thence North 75 degrees 08 minutes East 671.56 feet to an iron pin corner; thence North 76 degrees 52 minutes East 863.81 feet to a rock corner; thence North 59 degrees 12 minutes East 634.48 feet to an iron pin corner located on the westerly right of way of Georgia Highway #60; thence South 29 degrees East along the westerly right of way of Highway #60 a distance of 88.68 feet to an iron pin; thence South 21 degrees 32 minutes East along the westerly right of way of Highway #60 a distance of 429.52 feet to an iron pin corner; thence South 06 degrees 34 minutes East along the westerly right of way of Highway #60 a distance of 429.52 feet to an iron pin corner; thence South 00 degrees 54 minutes West along the westerly right of way of Highway #60 a distance of 275.18 feet to the point of beginning.

LESS AND EXCEPT:
All that tract or parcel of land lying and being in Georgia Militia District 1385, Hall County, Georgia and being more particularly described as follows:

To locate the TRUE PLACE OR POINT OF BEGINNING, COMMENCE at the point of intersection of the westerly right-of-way boundary line of Candler Road (an 80' right-of-way) and the centerline of Lee Land Road; proceed thence, along the westerly right-of-way boundary line of said Candler Road and, following the meanderings thereof in a southeasterly direction for a distance of 2,260 feet to a point on the westerly right-of-way boundary line of Candler Road marked by a ½" rebar set, said point being the TRUE PLACE OR POINT OF BEGINNING. From the True Place or Point of Beginning as thus established, proceed thence along the westerly right-of-way boundary line of said Candler Road, following the arc of a curve to the right an arc distance of 449.73 feet to a point marked by a P.K. nail set (said arc having a radius of 1,738.61 feet and being subtended by a chord having a bearing of South 09 degrees 37 minutes 10 seconds East and a length of 448.48 feet); thence, leaving the westerly right-of-way boundary line of said

Candler Road, proceed South 83 degrees 16 minutes 20 seconds West a distance of 275.00 feet to a point marked by a 1/2" rebar set; thence, proceed North 09 degrees 37 minutes 10 seconds West a distance of 448.48 feet to a point marked by a 1/2" rebar set; thence, proceed North 83 degrees 16 minutes 20 seconds East a distance of 275.00 feet to a point marked by a 1/2" rebar set on the westerly right-of-way boundary line of said Candler Road, said point being the TRUE PLACE OR POINT OF BEGINNING. Said tract or parcel of land is shown to have an area of 2.927 acres as depicted on a plat of survey prepared by Carlan Land Surveyors for W.W. Roberts Construction Co., dated September 29, 2016 and bearing the signature and seal of Christopher J. Carlan.

LESS AND EXCEPT:
All that tract or parcel of land lying and being in GMD 1385 (Candler), Hall County, Georgia, containing 12.0383 acres, more or less, according to a survey for Paden M. Dunagan dated December 19, 2019, prepared by Kytle Engineering & Land Surveying, LLC, GRLS, and more particularly described according to said survey as follows:

BEGINNING at a 1/2" rebar located on the West right-of-way of Georgia Highway 60/Candler Road, said road having an 80' ROW, said pin being located South 37°31'35" East, 1,802.60' from the centerline intersection of Georgia Highway 60 and L. E. Land Road; thence along the said right-of-way an arc distance of 432.84', said arc being subtended by a chord bearing South 26°73'41" East, 431.61' and having a radius of 1,656.69' to a 1/2" rebar found; thence leaving said right-of-way South 81°53'48" West, 275.06' to an iron pin; thence South 74°05'39" West, 1,587.35' to an iron pin set; thence North 32°15'15" West, 218.73' to an iron pin; thence North 73°15'02" East, 672.24' to an iron pin found; thence North 73°03'10" East, 664.27' to a rock found; thence North 57°25'38" East, 634.43' to an iron pin, said pin being located at the TRUE POINT OF BEGINNING.

Reference to said survey is hereby made for a more full and complete description of said property.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal this 22nd day of December, 2021.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

T. WESLEY ROBINSON NOTARY PUBLIC COMMISSION EXPIRES Aug 4, 2022 HALL COUNTY, GA

TWR/jbp/T8534/260731

W.W. Roberts Construction Co., Inc.

By: (SEAL)
Donald W. Roberts, President

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80231233&key1=9020&key2=724&county=69&countyname=HALL&userid=120898&appid=4 1/1

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Monday, July 3, 2023 8:08 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 8.7.23

Please find Environmental Health comments below:

Item 1A-C, 6814 Cleveland Hwy, McIntyre: No comment.

Item 2, 5571 Our Road, Dragomirescu: All proposed structures must meet required setbacks to existing septic system

Items 3A/B, 6956 Dee Lane, Johnson: All proposed structures must meet required setbacks to existing septic system and future repair areas.

Item 4, 5010 McKinzey Lane, English: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 7896 Calvary Cross Road, Candler Road Estate: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 6, O Candler Road, Dunagan: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
http://www.hallcounty.org/devserv/environmental.asp (County Website & Forms)

Anael Dominguez (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 6, 2023 9:01 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E; Nembhard, Nakia L
Subject: RE: Tentative Planning Agenda for August 7, 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.

The new business items below will require GDOT coordination

5. Candler Rd Estate, Calvary Cross Rd
6. Paden M Dunagan, Candler Rd

Thank you,

Parker Niebauer
D1TO Traffic Operations Supervisor

GDOT Georgia Department of Transportation

District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Wednesday, June 28, 2023 3:58 PM
Subject: Tentative Planning Agenda for August 7, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, August 7, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Friday, July 7th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – July 24, 2023

OLD BUSINESS

1. **(A) 6814 Cleveland Highway | Rezone |** from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 **| Proposed use: truck terminal |** ** Commission District 3 **| Ronald McIntyre, LLC, applicant.**
   (B) 6814 Cleveland Highway | Use Subject to County Commission Approval | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 **| Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD) |** ** Commission District 3 **| Ronald McIntyre, LLC, applicant.**
   (C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) **|** on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 **| Proposed use: truck terminal |** ** Commission District 3 **| Ronald McIntyre, LLC, applicant.**

NEW BUSINESS

2. **5571 Our Road | Variance** | from 17.240.010 to reduce the right side yard setback from 10 feet to 5 feet | on a 0.24± acre tract located at the terminus of Our Road | Zoned V-C, Tax Parcel 08089A002027 **| Proposed Use: attached garage** | * Commission District 2 **| Concord Commercial Contracting Co. Inc. / Alexandru Dragomirescu, applicant.**

3. **(A) 6956 Dee Lane | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 50 feet from centerline of the road | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B **| Proposed Use: detached garage** | * Commission District 2 **| Sharon & Chris Johnson, applicant.**
   (B) 6956 Dee Lane | Variance | from 17.240.010 to reduce the left yard setback from 10 feet to 5 feet | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B **| Proposed Use: detached garage** | * Commission District 2 **| Sharon & Chris Johnson, applicant.**

4. **5010 McKinzey Lane | Use Subject to County Commission Approval** | on a 3.05± acre tract located on the east side of McKinzey Lane at its intersection with Stephens Road | Zoned V-C, Tax Parcel 08089 001019 **| Proposed Use: 3-lot subdivision** | ** Commission District 2 **| Garry L. & Gale W. English, applicants.**

5. **7896 Calvary Cross Road | Rezone |** from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 53.98± acre tract located on north side of Calvary Cross Road at its intersection with Lula Road | Zoned PCFD; Tax Parcel 12104 000005 **| Proposed use: 12-lot subdivision |** ** Commission District 3 **| Candler Road Estate, applicant.**

6. **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 **| Proposed use: welding service |** ** Commission District 3 **| Paden M. Dunagan, applicant.**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, September 14, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, September 14, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,
Ana Dominguez

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

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

HALL COUNTY
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: July 6, 2023

Subject: August 7, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the August 7, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **(A) 6814 Cleveland Highway | Rezone |** from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 **| Proposed use: truck terminal |** ** Commission District 3 **| Ronald McIntyre, LLC, applicant.**

   (B) 6814 Cleveland Highway | Use Subject to County Commission Approval | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 **| Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD) |** ** Commission District 3 **| Ronald McIntyre, LLC, applicant.**

   (C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) **|** on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 **| Proposed use: truck terminal |** ** Commission District 3 **| Ronald McIntyre, LLC, applicant.**

   a) **Engineering: :** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage Show stream buffer and impervious setback from wrested vegetation not center line of stream
   To include detention/ Water quality
   b) **Traffic:** GDOT permit would be required for any required driveway modifications.
   c) **Utilities:** No sanitary sewer in area.

2. **5571 Our Road | Variance** | from 17.240.010 to reduce the right side yard setback from 10 feet to 5 feet | on a 0.24± acre tract located at the

terminus of Our Road | Zoned V-C, Tax Parcel 08089A002027 | **Proposed Use: attached garage** | * Commission District 2 **| Concord Commercial Contracting Co. Inc. / Alexandru Dragomirescu, applicant.**

a) **Engineering:** Must remain clear of Corp of Engineer property.
b) **Traffic:** No Comment
c) **Utilities:** No Comment

3. **(A) 6956 Dee Lane | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 50 feet from centerline of the road | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B **| Proposed Use: detached garage** | * Commission District 2 **| Sharon & Chris Johnson, applicant.**

(B) 6956 Dee Lane | Variance | from 17.240.010 to reduce the left yard setback from 10 feet to 5 feet | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B **| Proposed Use: detached garage** | * Commission District 2 **| Sharon & Chris Johnson, applicant.**

a) **Engineering:** Must remain clear of Army Corp of Engineer property
b) **Traffic:** No comment
c) **Utilities:** No Comment

4. **5010 McKinzey Lane | Use Subject to County Commission Approval** | on a 3.05± acre tract located on the east side of McKinzey Lane at its intersection with Stephens Road | Zoned V-C, Tax Parcel 08089 001019 **| Proposed Use: 3-lot subdivision** | ** Commission District 2 **| Garry L. & Gale W. English, applicants.**

a) **Engineering:** Further subdivision of these lots will results in necessity of a storm water management plan if the total number of lots reaches more than 6.
b) **Traffic:** Ten foot right-of-way dedication will be required along Mckinzey Lane in order to bring up to Hall County standard for ditched section. Driveways must meet Hall County driveways regulations.
c) **Utilities:** Flowery Branch sewer district but no feasible connection for sewer lines. Septic system shall comply with all Environmental Health requirements.

5. **7896 Calvary Cross Road | Rezone |** from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 53.98± acre tract located on north side of Calvary Cross Road at its intersection with Lula Road | Zoned PCFD; Tax Parcel 12104 000005 **| Proposed use: 12-lot subdivision |** ** Commission District 3 **| Candler Road Estate, applicant.**

a) **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds

for impervious surfaces and/or disturbed acreage Show stream buffer and impervious setback from wrested vegetation not center line of stream.

b) **Traffic:** GDOT permit will be required for driveways on Lula Road (SR52). Driveways on Calvary Cross Road must meet Hall County requirements.

c) **Utilities:** Hall county sewer district but no feasible sewer connection.

6. **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 **| Proposed use: welding service |** ** Commission District 3 **| Paden M. Dunagan, applicant.**

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

b) **Traffic:** Proposed driveways ties into existing Candler Road (SR60) driveways, however, GDOT will need to approve expanded use of existing driveway.

c) **Utilities:** City of Gainesville sewer district.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, July 6, 2023 10:32 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, August 7, 2023 Hall County Planning Commission Meeting.

1. **0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 **| Proposed use: welding service |** ** Commission District 3 **| Paden M. Dunagan, applicant.**

   Hall County Fire Marshal Office Comments.
   1) If approved, engineered site plan will have to be submitted to Hall County for review and approval by the Development Review Committee.

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: PADEN M. DUNAGAN
REQUEST: REZONE FROM AR-IV TO I-II FOR A WELDING SERVICE.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Oct 16. 2023
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: Dec 14, 2023
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809
NO PARKING

AGENDA ITEM

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

REPORT TO: **Work Session (12/11/23)**

REPORT TO: **Voting Meeting (12/14/23)**

ITEM NO: 687/2023

SUBJECT: **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** Commission District 2 **| Zachary Lewis Boyd Milne, applicant.**

Meetings:

Work Session Date: 12/11/23 **Voting Meeting Date:** 12/14/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

Conditions:

1. The property shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 and the updated narrative dated October 16, 2023.
2. All development within the subdivision shall conform to Residential-I (R-I, 17.60) zoning guidelines and restrictions, with the exception of the prohibition of the following uses:
   a. "I" Family Daycare;
   b. "J" Community Residences.
3. Manufactured homes are prohibited within the subdivision. All principal structures shall be site-built.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for any of the subject properties established and approved herein: 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 shall be prepared to expect the effects of such practices.
5. No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.
6. The minimum heated floor area shall be no less than 1,500 square feet.

Purpose of Request: **History:**

3321 Montvale Drive | Use Subject to County Commission Approval | on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 | **Proposed use: 4-lot subdivision |** Commission District 2 | **Zachary Lewis Boyd Milne, 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
Updated Narrative
Original Narrative
Site Plan
Maps
Heated Area Map
Heated Floor Analysis
Deed
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Public Comments Rec'd After Planning Commission Action
Notice Sign Photos
Proffered Conditions - Rec'd 12/11/2023

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: November 27, 2023

Subject: **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract **| Proposed use: 4-lot subdivision | Zachary Lewis Boyd Milne, applicant.**

The request before you is the request of Zachary Lewis Boyd Milne for a Use Subject to County Commission Approval to allow a 4-lot subdivision. This item is located within Commission District 2.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with six (6) conditions **(5-0)**.

There were **fifteen (15) comments submitted** in advance of the Planning Commission meeting. **One (1) person spoke in favor and seven (7) people spoke in opposition during the October 16, 2023 public hearing and one (1) person spoke in opposition during the November 6, 2023 public hearing.**

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

Planning Commission Conditions:

1. The land shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 and the updated narrative dated October 16, 2023.
2. All development within the subdivision shall conform to Residential-I (R-I, 17.60) zoning guidelines and restrictions, with the exception of the prohibition of the following uses: 1) "I" Family Daycare; 2) "J" Community Residences.
3. Manufactured homes are prohibited within the subdivision. All principal structures shall be site-built.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for any of the subject properties established and approved herein:

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 shall be prepared to expect the effects of such practices.

5. No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.
6. The minimum heated floor area shall be no less than 1,500 square feet.

HALL COUNTY PLANNING COMMISSION
RECOMENDATION REPORT

Applicant ..... Zachary Lewis Boyd Milne

Request ..... Use Subject to County Commission Approval | 17.60.040 4-lot subdivision

Proposed Use ..... 4-lot residential subdivision

Size ..... 7.88± acres

Zoning ..... Residential-I (R-I, 17.60) and Agricultural Residential III (AR-III, 17.110)

Location ..... **3321 Montvale Drive** | Tax Parcel 10046 000015

Commission District ..... Two

Planning Commission Date ..... November 6, 2023

Staff Recommendation ..... **Approval,** as the proposal is consistent with the Lake Area Residential Character Area of the Comprehensive Plan.

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

Planning Commission Conditions:

1. The land shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 and the updated narrative dated October 16, 2023.
2. All development within the subdivision shall conform to Residential-I (R-I, 17.60) zoning guidelines and restrictions, with the exception of the prohibition of the following uses: 1) "I" Family Daycare; 2) "J" Community Residences.
3. Manufactured homes are prohibited within the subdivision. All principal structures shall be site-built.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for any of the subject properties established and approved herein:
   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 shall be prepared to expect the effects of such practices.

5. No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.
6. The minimum heated floor area shall be no less than 1,500 square feet.

Note: This application was tabled to this date at the October 2, 2023 Planning Commission meeting.

10-2-2023 Public Forum:

Joey Taylor, 3015 Manor Ridge, Gainesville, spoke in favor. Stated he has never had issues with short term renters.

Glen Walter, 3245 Manor Ridge, Gainesville, spoke in opposition. Concerns were intent, short term rentals, inconsistency, and constrains.

Lenny Moniz, 3348 Montvale Drive, Gainesville, spoke in opposition. Concerns were property value, crime, and interest.

Sarah Hopkins, 3235 Manor Ridge, Gainesville, spoke in opposition. Concerns were safety, narrow & shared driveway, fire hydrants, emergency vehicle access, type of structures, and septic systems.

Sandra Landergott, 3174 Manor Ridge, Gainesville, spoke in opposition. Concerns were short term rentals, clear cutting, noise, privacy, safety,

Mark Gailey, 3345 Montvale Drive, Gainesville, spoke in opposition. Concerns were covenants, short term rentals, and privacy.

Corrine VanBibbes, 3418 Lake Crest Drive, Gainesville, spoke in opposition. Concerns were short term rentals, traffic, crime, narrow road, safety, noise, wildlife, and home value.

Tom Child, 3424 Lake Crest Drive, Gainesville, spoke in opposition. Concerns were short term rentals, size of lots, safety, street access, and development.

11-6-2023 Public Forum:

Skip Patterson, President of Volunteer HOA for Lanier Northwest, spoke in opposition. Concerns were the size of the homes, short term rental restrictions, erosion, privacy, clear cutting of trees, style of homes, and lack of details.

Summary Analysis

The applicant is requesting County Commission approval to subdivide 7.88± acres of Residential-I (R-I, 17.60) and Agricultural Residential III (AR-III, 17.110) into four separate lots. Per the requirements of 17.60.040 ,

uses subject to approval of the county commission, within the Residential I (R-I, 17.60) zoning district, subdivisions require Board of Commissioner approval. According to the submitted narrative, the applicant and his family will continue to live on the largest portion of the subdivided land, designated as tract one in the submitted plan, measuring 5.42± acres. The land is currently occupied by a single-family dwelling, and several secondary structures. This dwelling has been licensed to operate as a Short Term Rental (17.216) since December of 2022, although the rental listing indicates a different structure which has not been recognized as a primary residence, and which was not permitted as a dwelling but a storage and office structure. Since this discovery, the applicant is no longer advertising the accessory structure as a short term rental and is in compliance.

The proposed lots identified as lots two, three, and four on the site plan, are currently unimproved, except for a gravel driveway and gravel lot within proposed tract four.

The proposed subdivision plat has been submitted to reflect the desired layout of the lots as follows:

- Tract one is comprised of 5.42± acres and is primarily located within Residential-I (R-I, 17.60) zoning, though some of the southern portion of this tract is zoned Agricultural Residential III (AR-III, 17.110).
- Tracts two (0.86± acres), three (0.83± acres), and four (0.80± acres) are Residential-I (R-I, 17.60)-zoned. Each of the newly created lots, as proposed, meets the minimum lot area and frontage requirement for the Residential-I (R-I, 17.60) district as established in table 17.240.010(A). The density of the entire subdivision will be 0.52 units per acre.

The applicant provided general concept plans and architectural inspiration for the subject lots which are included in your packet. Lot 2 shows a general location of a 2 or 3 bedroom homes. The narrative states that the home on tract 2 may be a modern farmhouse, ranch, and timber frame or craftsman style. The concept plan for tract 2 shows a 1,500 square foot home that is intended to be the applicant's mom's home as indicted in the narrative as well in the purchase agreement provided by the applicant. The desired style will be traditional or contemporary; however, the applicant has stated his desire to ensure the homes fits the surrounding environment. The concept plan for tract 4 shows a 2,500± square-foot home with a 2 car garage with an exterior features of pine wood ceilings and/or wood accents. No improvement plans exist for the proposed new lots.

The applicant's narrative states that the provided details are not to be considered as final.

Based on the future land-use plan, staff finds the zoning request *consistent* with the future land use classifications of Lake Residential in the Comprehensive Plan, which allows for low-density residential development of up to one unit per acre. The intent of the Lake Area Residential land use category is to preserve established neighborhoods and create opportunities for permanent vacation residences similar in land use patterns to Residential Areas but at lower residential densities. Future development will continue to be detached, single family homes at low densities. The Lake Area Residential designation envisions a maximum density of 1 dwelling unit per acre; the development has proposed a density of 0.52 DU/acre.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the Planning Commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use is consistent with the use, development, and zoning of adjacent and nearby properties, as most neighboring parcels are also zoned Residential-I (R-I, 17.60)**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed minor subdivision of the parcel will not adversely affect the existing use or usability of adjacent and nearby property.**

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Residential-I (R-I, 17.60) and Agricultural Residential III (AR-III, 17.110) and is currently occupied by a single-family residence. This residence has been licensed as a Short Term Rental (17.216) since December of 2022 and will continue to operate the Rental as long as the property remains compliant with 17.216.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use of a residential subdivision conforms to the Comprehensive Plan's future land use classification of "Lake Area Residential." The Residential-I (R-I, 17.60) zoning will foster responsible development of the vacant lots, although as individually considered, they will be developed at a slightly higher density than is recommended within the Lake Area Residential Character area. When considered in aggregate, the subdivision density is calculated to be 0.52 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; **Tax parcel 10046 000015 is currently developed with a 2,432 square foot single family residence, constructed in 1997.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The current request is a conditional use request, and there are no proposed changes to the underlying zoning.**

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. Housing is in high demand throughout Hall County, and with easy access to State Highway 53, this proposal is an optimal site to subdivide land for the future construction of residences.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **Because subdivisions within the Residential-I (R-I, 17.60) zoning district require conditional use approval, it would necessitate the same request elsewhere.**

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **No, the request could not be handled instead by a variance. The tracts are proposed to be developed in accordance with the underlying bulk and area standards.**

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **There are no significant changes proposed to the site. Further, 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.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

17.380.050. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement, and the applicant understands that someone must be present at the Hall County Planning Commission.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The applicant has submitted a narrative, but has not explicitly addressed 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 applicant submitted a subdivision plat to demonstrate the proposed improvements to date. The applicant has not submitted a site plan, but there are no improvements or additions planned for the property until the lots are formally subdivided. At that time, plans shall be submitted to verify compliance with all applicable land development and building requirements.**

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 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 criterion is not applicable.**

Development Support and Constraints

Hall County Environmental Health

In an email dated August 31, 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 30, 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 31, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:
No comment.

Utilities:
No comment.

Georgia Department of Transportation
In an email dated August 25, 2023 from Veronica Chavers, D1TO Civil Engineer 3, stated that GDOT coordination will not be required.

- **Excerpts from the minutes of the October 2, 2023 meeting**

Applicant's Presentation:

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

Zack Mine, 3321 Montvale Drive, presented the request. The applicant stated that he and his family live on the property and are requesting to subdivide. The applicant stated that the property has no HOA covenants. The applicant stated that the guest home was previously utilized as a short term rental.

Rebuttal

The applicant stated that the neighborhood doesn't legally have an HOA and they did not want to speak with him. The applicant stated that the building on his lot was built as an accessory building at first. The applicant stated that one of the lots will be for his mother to build an 1,800 sq. ft. building. The applicant stated that the property across the street was purchased as a buffer since it is very steep.

Public Forum:

Joey Taylor, 3015 Manor Ridge, Gainesville, spoke in favor. Stated he has never had issues with short term renters.

Glen Walter, 3245 Manor Ridge, Gainesville, spoke in opposition. Concerns were intent, short term rentals, inconsistency, and constrains.

Lenny Moniz, 3348 Montvale Drive, Gainesville, spoke in opposition. Concerns were property value, crime, and interest.

Sarah Hopkins, 3235 Manor Ridge, Gainesville, spoke in opposition. Concerns were safety, narrow & shared driveway, fire hydrants, emergency vehicle access, type of structures, and septic systems.

Sandra Landergott, 3174 Manor Ridge, Gainesville, spoke in opposition. Concerns were short term rentals, clear cutting, noise, privacy, safety,

Mark Gailey, 3345 Montvale Drive, Gainesville, spoke in opposition. Concerns were covenants, short term rentals, and privacy.

Corrine VanBibbes, 3418 Lake Crest Drive, Gainesville, spoke in opposition. Concerns were short term rentals, traffic, crime, narrow road, safety, noise, wildlife, and home value.

Tom Child, 3424 Lake Crest Drive, Gainesville, spoke in opposition. Concerns were short term rentals, size of lots, safety, street access, and development.

Planning Commission Comments:

Mr. Hunt questioned if the property was originally subdivided in 4 lots. The applicant stated that was correct according to the plat. Mr. Braswell questioned the driveway access. The applicant stated the driveways would be off Manor Ridge. Ms. Garmon referenced the history of the plats. Mr. Braswell questioned if the applicant would be opposed to deed restrictions. The applicant stated he intended to require only something along the lines of not restricting his view. Mr. Braswell clarified adding short term rental restrictions. The applicant stated he would not want that. Mr. Hunt questioned if there are any other short term rentals down the neighborhood. The applicant stated there is. Mr. Varner stated that there needs to be clarity on what will be built. Mr. Sosebee suggested that the applicant meet with the neighborhood. Mr. Braswell stated that the public forum has been closed and will not be open at the next meeting.

***Motion:* A motion to table to November 6, 2023 was made by Ms. Pilcher and seconded by Mr. Sosebee. Vote: 4-1 (Hunt opposed)**

- **Excerpts from the minutes of the November 6, 2023 meeting**

Applicant's Presentation:

Katie Greenway, Principal Planner, presented a summary of the request.

Zachary Milne, 3321 Montvale Drive, Gainesville, presented the request. The applicant explained the updated narrative and renderings. The applicant stated that there were meetings with the neighborhood to discuss the updated plans.

Public Forum:

Skip Patterson, President of Volunteer HOA for Lanier Northwest, spoke in opposition. Concerns were the size of the homes, short term rental restrictions, erosion, privacy, clear cutting of trees, style of homes, and lack of details.

Planning Commission Comments:

Mr. Braswell stated that the public forum was closed at the previous meeting so there will only be one public comment allowed to represent the neighborhood. Mr. Braswell thanked the applicant and neighborhood for meeting to discuss the plans for the lots. Ms. Pilcher questioned if any of the homes would be sold or rented. The applicant stated that lot 2 would be put up for sale, lot 3 would serve as his mother's residence, and development of lot 4 would be delayed for some time. Mr. Braswell stated that this application is not applicable to the lots across the street. Ms. Garmon stated that Building Inspections will assess erosion and silt fence is typically required.

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

Conditions:

1. The land shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 and the updated narrative dated October 16, 2023.
2. All development within the subdivision shall conform to Residential-I (R-I, 17.60) zoning guidelines and restrictions, with the exception of the prohibition of the following uses: 1) "I" Family Daycare; 2) "J" Community Residences.
3. Manufactured homes are prohibited within the subdivision. All principal structures shall be site-built.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for any of the subject properties established and approved herein:
   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 shall be prepared to expect the effects of such practices.
5. No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.
6. The minimum heated floor area shall be no less than 1,500 square feet.

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

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Applicant is the owner

Phone _____

Email Address _____

Property Owner (Name & Mailing Address)

Zachary Milne
3321 Montvale Dr.
Gainesville, GA 30506

Phone 910-795-7550

Email Address zachmilne@gmail.com

Proposed Use _____

Contact Person (Name & Mailing Address)

Contact is the owner

Phone _____

Email Address _____

Status of Applicant

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

Requested Action

Permissive Use:

☐ HCPC ☑ HCC

Fee:$ 400.00

Receipt #: _____

Check #: _____

Zoning: VC/R-1

Acreage 7.88

Tax Parcel Number 10046000015

Location Address 3321 Montvale Dr. Gainesville, GA 30506

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

Sign Zachary P Milne Date: 08/02/2023

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
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
T: 770-531-6526 | F: 770-531-3902

HALL COUNTY
GEORGIA

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: Zachary L Milne **Date:** 08/02/2023

Applicant's/Owner's Name (Printed): Zachary Milne

3321 MONTVALE DR. GAINESVILLE, GA 30506

Subdivision Narrative

Received 10-16-2023

Prepared for: Hall County
Prepared by: Zach Milne, Owner
August 3, 2023
Revised Oct 15, 2023

3321 MONTVALE DR. GAINESVILLE, GA 30506

NARRATIVE:

Objective

The objective is to subdivide this property as described by the survey provided. The proposed area of land for subdivision is zoned R-1 and meets all the legal requirements to be separate lots. This property was purchased in May 2021, after discussion with Hall County Planning and Development and with the understanding that this property fits the criteria and is eligible to be split up into separate building lots similar to as they were in the past.

Proposed Use

Current zoning is R-1. The proposed use is to construct residential homes and to be used for any approved use for R-1 zoning.

Proposed Standards for Development

I believe the property is the third highest point in Hall County with views of both the landscape on one side and the lake with the mountains lining the horizon on the other. Tract 1 is also my personal property where I live with my family. It's only fitting that the build quality including materials be on the higher end to maintain and improve the value of this property and surrounding community. However, I do not propose any additional restrictions other than those already imposed on lots zoned R-1.

Utilities

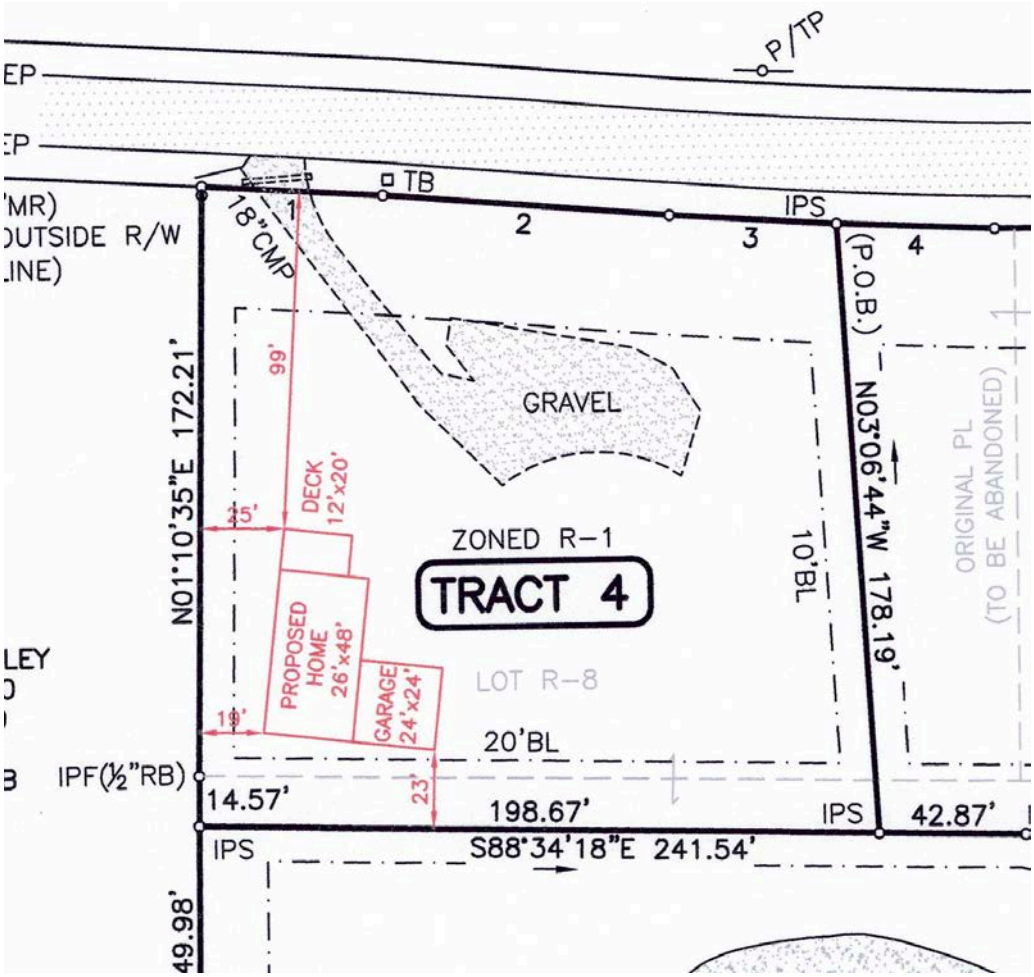
- Gainesville city water is available at the roadside
- Traditional septic systems for black and gray water
- Electric is available via Jackson EMC

****THE FOLLOWING IS A RECORD OF PLANS AND IDEAS MADE PRIOR TO THE SUBDIVISION APPLICATION. THESE DETAILS ARE TO PROVIDE AS MUCH TRANSPARENCY AS POSSIBLE TO THE PLANNING COMMISSION BUT ARE NOT TO BE CONSIDERED FINAL IN ANY WAY.**

TRACT 4:

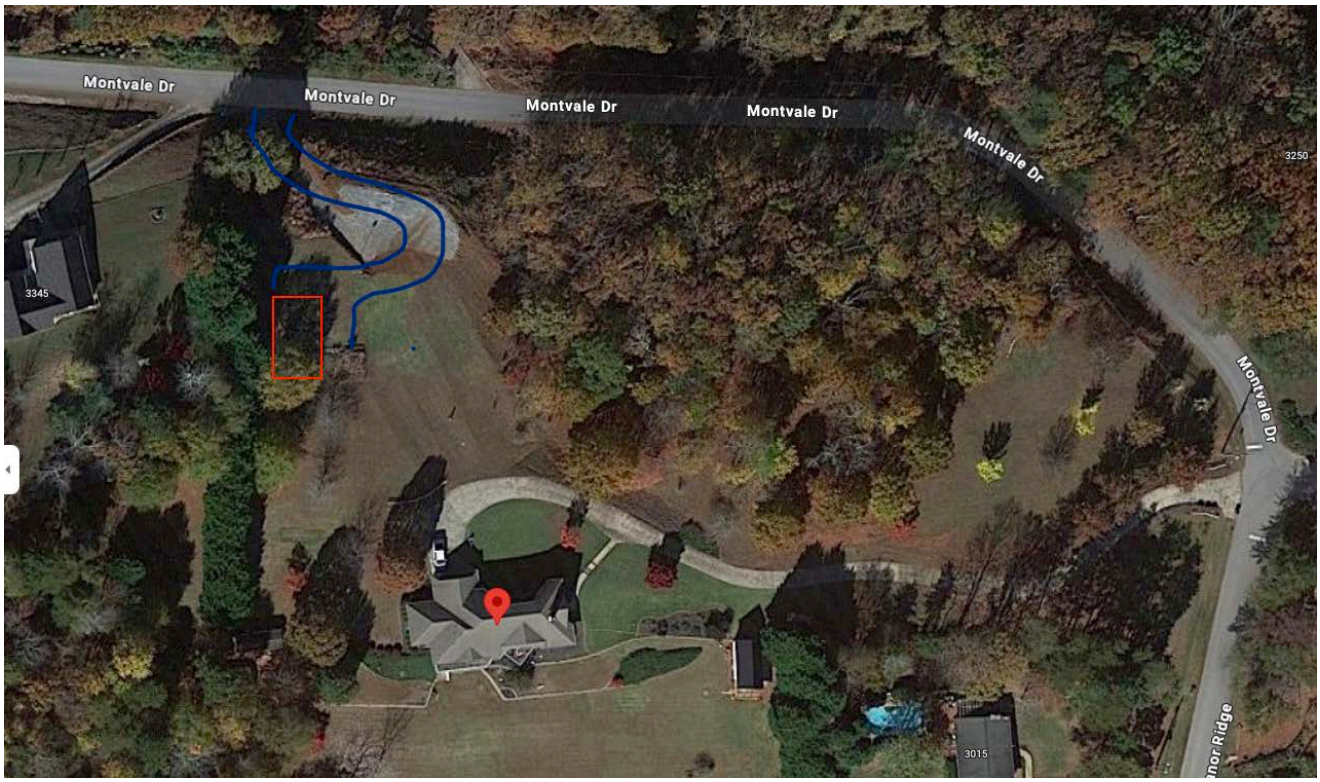
- House is positioned in south west corner of lot away from the street
- Massive 45ft plus tall privacy trees (Giant Arborvitae)
- Very limited visibility of future home from the street
- Much better looking drive way will be created
- Overgrowth will be cleaned up

Created by surveyor on July 27, 2023 in preparation for subdivision application and building permit:



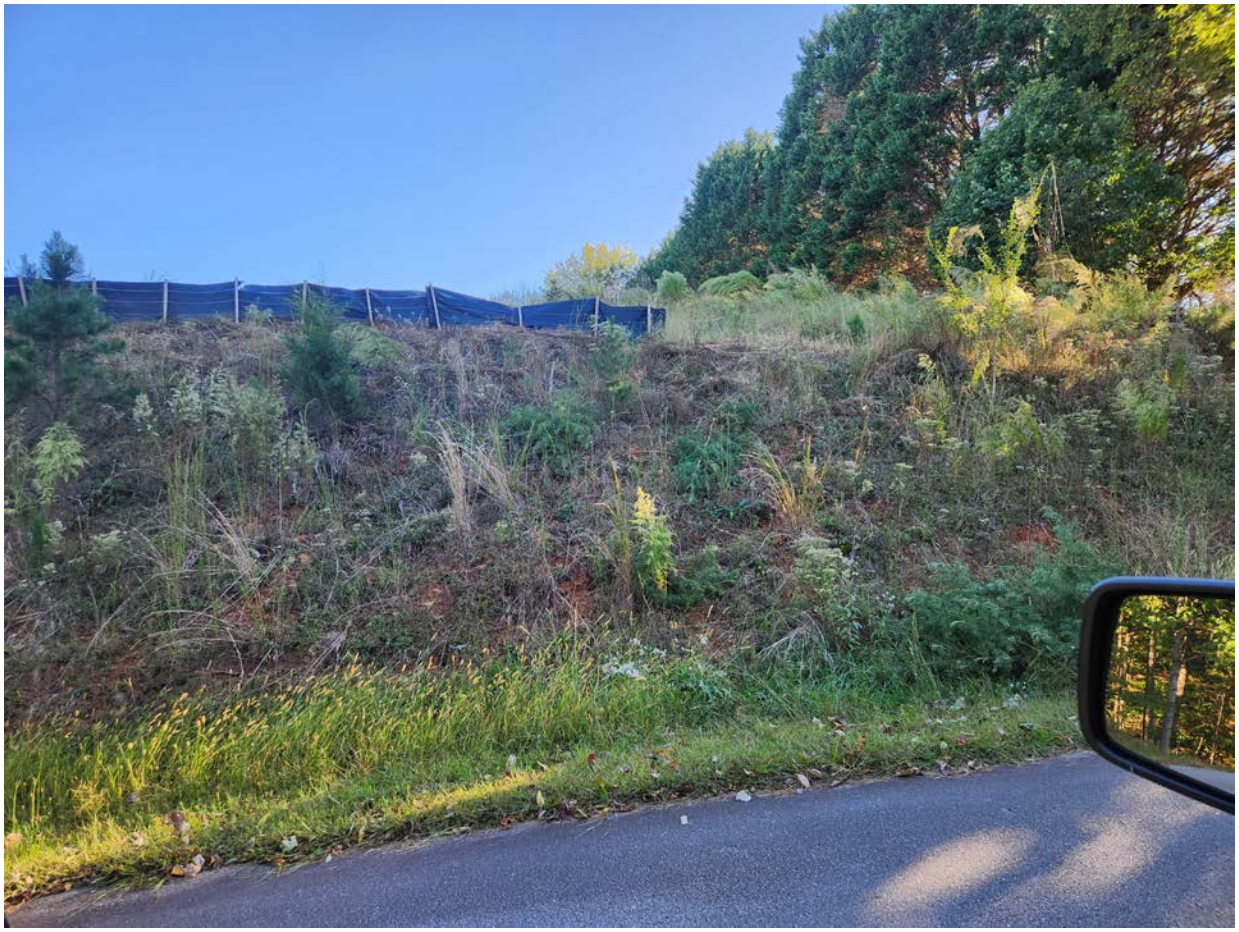
To show house

placement and driveway:



Picture from owner's home to show privacy trees on the left (west). Trees on the right also provide privacy for Montvale Dr.

Limited visibility of house from Montvale Dr. Overgrowth can be cleaned up and maintained when developed.



Driveway will be concrete and look much better

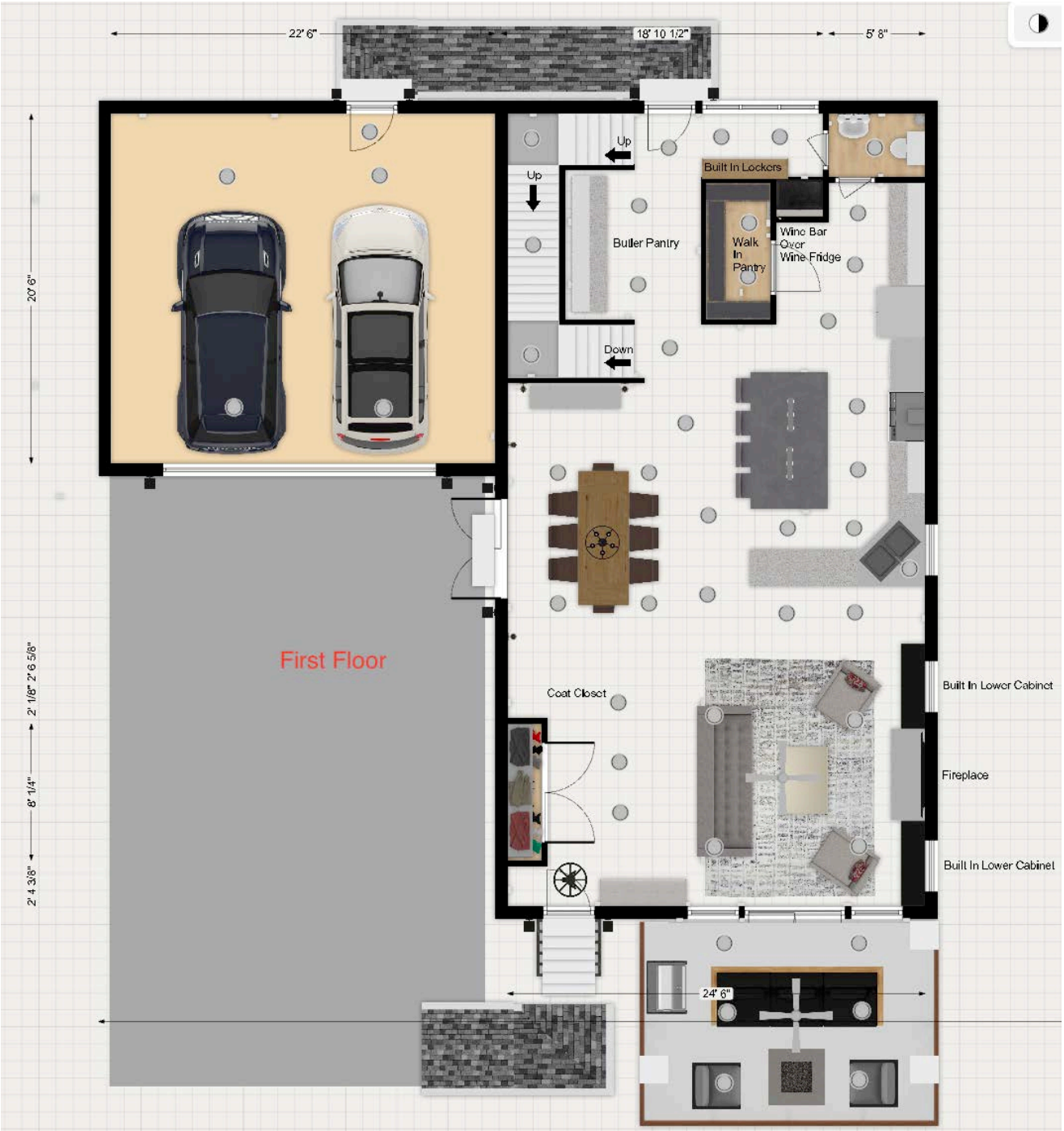
TRACT 4 HOUSE DESIGN

- 2 stories
- Higher end home
- Approximately 2500 sq. ft. (2496 sq. ft.)
- 2 car garage
- Exterior features:
  - Pine wood ceilings
  - Wood accents

Exterior Inspiration

Exterior Inspiration

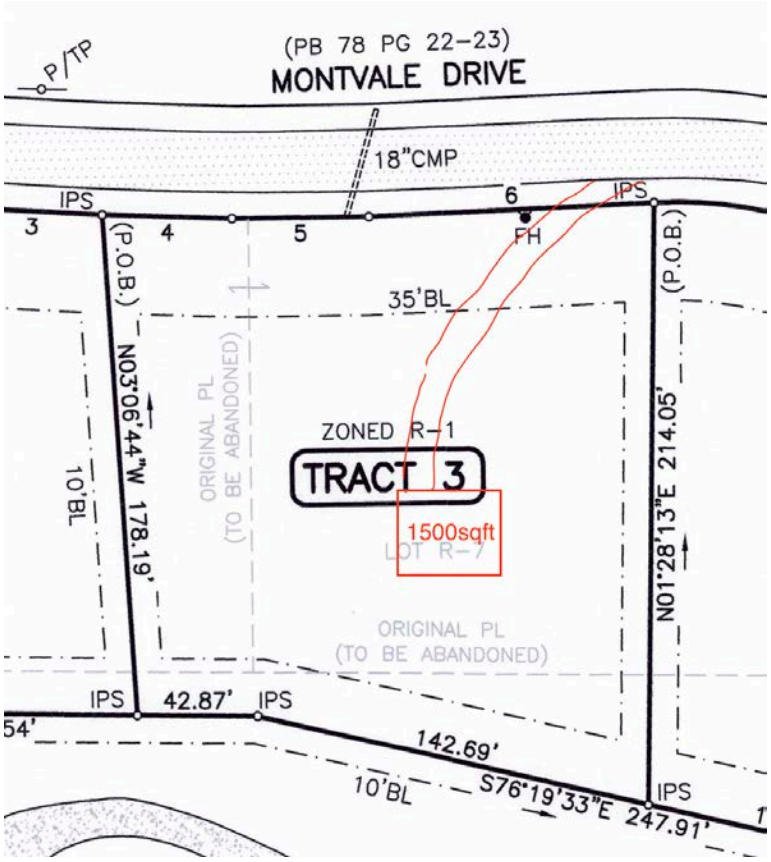
Floor plan Main Level:



Floor plan 2nd floor:

TRACT 3 (MOM'S LOT)

- Set back toward rear of lot on edge of ridge as shown on topographical map
- She has expressed desire for a Traditional or Contemporary style, but has not selected a house plan yet. It may be a custom drawn plan by a professional.
- I mentioned 1600 - 1800 sqft in our last meeting. When asked again, she said the following:
    - " 1500 sq ft exterior to blend with the area. Open floor plan. I like contemporary / traditional but want to blend to fit environment / area so it doesn't look out of place."



House setback is planned to be far from the road:

Current plan is to set it at the edge of the ridge

Picture of ridge. Placement of house to be right on the ridge.

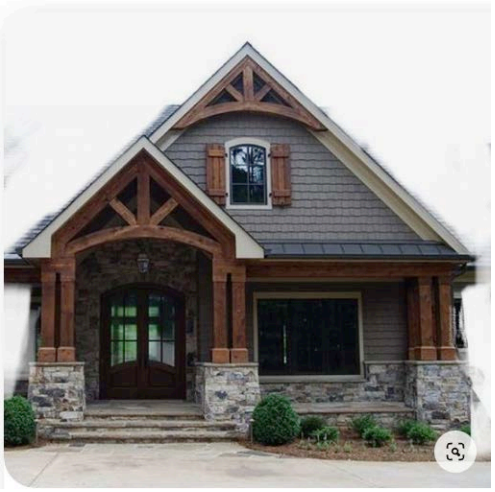
TRACT 2

- 2 or 3 bedroom
- Style: Modern farmhouse, ranch, tiimber frame or craftsman
- High / higher end finishes for exterior and interior
- Improved landscaping along Montvale Dr
- Privacy hedges along Montvale Dr

Picture of tract2

The property boarding Montvale will be landscaped and beautified:

TRACT2 POSSIBLE HOUSE STYLES



ADDRESSING NEIGHBOR'S CONCERNS

- I have discussed and shared the above details with Jerry Guhl a representative of some neighbors that will be disseminated.
- I have offered to meet with individuals one on one via phone or in person to hear and understand their concerns and opinions.

ASKING FOR FAIR AND EQUAL TREATMENT

- No other existing homes and vacant building lots have any restrictions. Including 3415 Lake Crest Dr. which just sold on Sept 18, 2023 (https://www.redfin.com/GA/Gainesville/3415-Lake-Crest-Dr-30506/home/24034273)
- Sq Ft. Limitation:
  - This is a restriction that should be handled and imposed by HOA's across the entire neighborhood.
  - This doesn't address quality of construction. Smaller does not always mean lesser value.
- STR limitation: This should be handled by county STR laws or neighborhood HOA's that apply the law equally to all properties.
- Limitations on my land don't prevent current property owners and vacant lots in the neighborhood from breaking those same limitations.
- Restrictions or conditions inherently devalue the land that we purchased.
- Buying property with HOA/covenants is a choice and is a voluntary contract. We chose to purchase outside of an HOA.
- Mom's lot is already under contract and needs to be unencumbered.

3321 MONTVALE DR. GAINESVILLE, GA 30506

Subdivision Narrative

Prepared for: Hall County

Prepared by: Zach Milne, Owner

August 3, 2023

3321 MONTVALE DR. GAINESVILLE, GA 30506

NARRATIVE:

Objective

The objective is to subdivide this property as described by the survey provided. The proposed area of land for subdivision is zoned R-1 and meets all the legal requirements to be separate lots. This property was purchased in May 2021, after discussion with Hall County Planning and Development and with the understanding that this property fits the criteria and is eligible to be split up into separate building lots similar to as they were in the past.

Proposed Use

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Proposed Standards for Development

I believe the property is the third highest point in Hall County with views of both the landscape on one side and the lake with the mountains lining the horizon on the other. Tract 1 is also my personal property where I live with my family. It's only fitting that the build quality including materials be on the higher end to maintain and improve the value of this property and surrounding community. However, I do not propose any additional restrictions other than those already imposed on lots zoned R-1.

Utilities

- Gainesville city water is available at the roadside
- Traditional septic systems for black and gray water
- Electric is available via Jackson EMC

THIS BLOCK RESERVED FOR
THE CLERK OF SUPERIOR COURT

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA

COMMUNITY PANEL NUMBER: 130466 0175 G
EFFECTIVE DATE: APRIL 4, 2018
REVISION DATE: APRIL 4, 2018

A LEICA TS 06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 344,623 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE (NO ADJUST.) RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 218,380 (TOTAL) FEET.

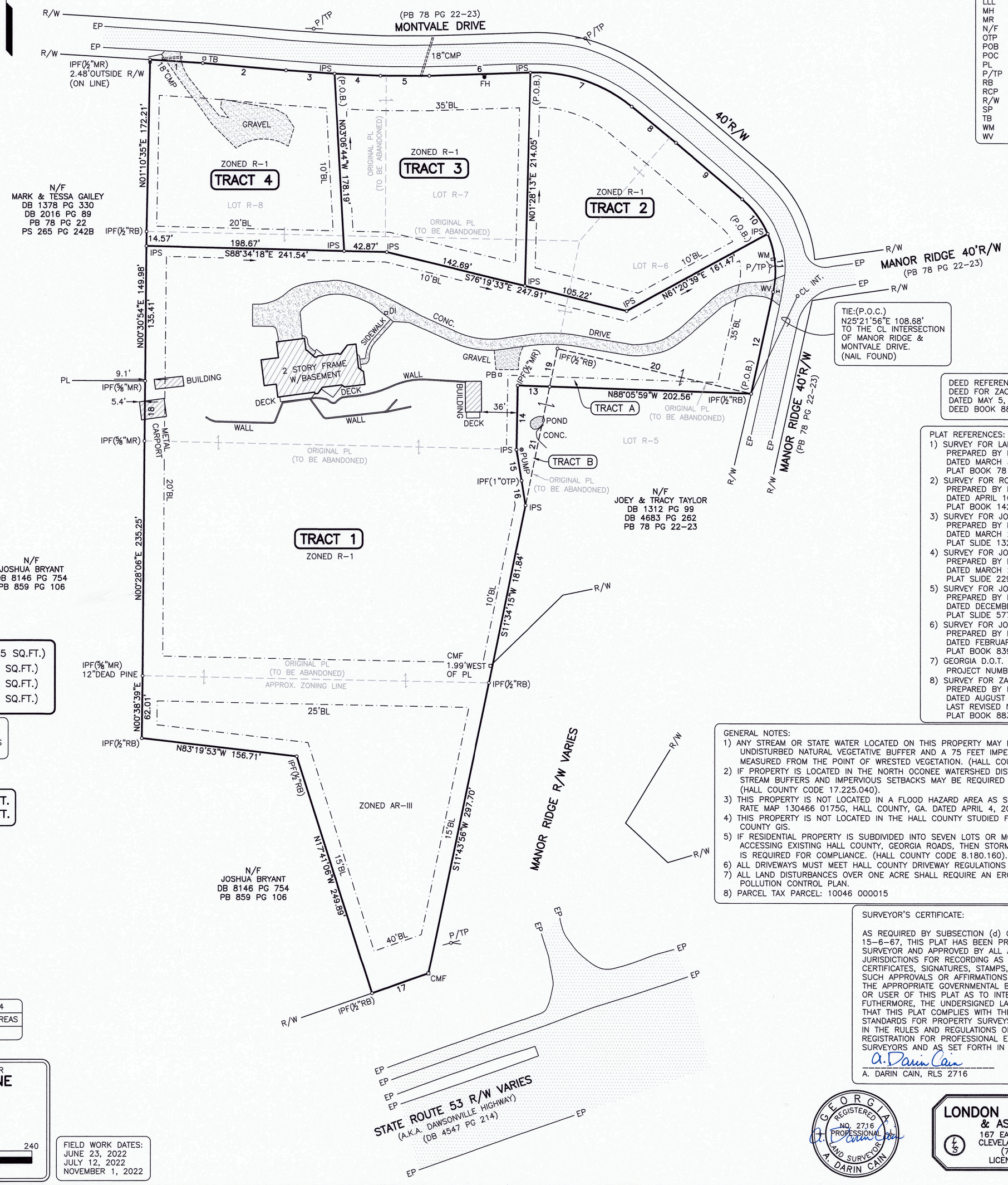
NOTE:
POINTS ALONG R/W ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.

(NAD 83) (WEST ZONE) GRID NORTH

LEGEND:

AI	ANGLE IRON
ASP	ASPHALT
BL	BUILDING LINE
BWF	BARB WIRE FENCE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CTP	CRIMPED TOP PIPE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MH	MANHOLE
MR	METAL ROD
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
P/TP	POWER & TELEPHONE POLE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

Course	Bearing	Distance
1	S86°25'44"E	52.95'
2	S85°05'19"E	83.92'
3	S86°09'06"E	48.92'
4	S87°23'29"E	46.26'
5	S89°51'17"E	48.99'
6	N88°02'06"E	101.52'
7	RAD.= 151.79' Tan: 57.37' Chd: S71°34'07"E	ARC= 109.70' CA: 41°24'33" 107.33'
8	S50°51'50"E	57.39'
9	S49°36'22"E	87.16'
10	RAD.= 95.23' Tan: 22.20' Chd: S36°28'54"E	ARC= 43.63' CA: 26°14'54" 43.25'
11	RAD.= 95.23' Tan: 30.78' Chd: S05°26'51"E	ARC= 59.54' CA: 35°49'12" 58.57'
12	S12°10'54"W	104.35'
13	N88°05'59"W	32.11'
14	S01°07'01"W	64.38'
15	S09°06'35"E	31.49'
16	S09°06'35"E	24.97'
17	S70°50'50"W	59.91'
18	N00°34'22"E	60.19'
19	N11°35'57"E	39.04'
20	S76°59'27"E	199.73'
21	N11°35'09"E	121.53'



DEED REFERENCE:(CURRENT OWNER)
DEED FOR ZACHARY LEWIS BOYD MILNE
DATED MAY 5, 2021
DEED BOOK 8815 PAGES 372-375.

PLAT REFERENCES:
1) SURVEY FOR LANIER NORTHWEST
PREPARED BY RILEY,PARKS,HAYDEN & ASSOC.
DATED MARCH 3, 1980
PLAT BOOK 78 PAGES 22-23.
2) SURVEY FOR ROBERT PECKHAM
PREPARED BY H.G. JARRARD
DATED APRIL 10, 1990
PLAT BOOK 142 PAGE 77.
3) SURVEY FOR JOE & ELNA MARKERT
PREPARED BY HENRY BAILEY
DATED MARCH 20, 1992
PLAT SLIDE 132 PAGES 164A.
4) SURVEY FOR JOE & ELNA MARKERT
PREPARED BY HENRY BAILEY
DATED MARCH 20, 1992
PLAT SLIDE 229 PAGE 140A.
5) SURVEY FOR JOE & ELNA MARKERT
PREPARED BY HENRY BAILEY
DATED DECEMBER 30, 1996
PLAT SLIDE 577 PAGE 110A.
6) SURVEY FOR JOE MARKERT
PREPARED BY PATTON-BOYER, INC.
DATED FEBRUARY 25, 2004
PLAT BOOK 839 PAGE 48.
7) GEORGIA D.O.T. R/W PLANS
PROJECT NUMBER STP-065-3(37).
8) SURVEY FOR ZACHARY LEWIS BOYD MILNE
PREPARED BY LONDON LAND SURVEYING
DATED AUGUST 2, 2022
LAST REVISED NOVEMBER 3, 2022
PLAT BOOK 883 PAGE 2.

TRACT 1 = 5.42 ACRES (235,885 SQ.FT.)
TRACT 2 = 0.86 ACRE (37,415 SQ.FT.)
TRACT 3 = 0.83 ACRE (36,039 SQ.FT.)
TRACT 4 = 0.80 ACRE (35,004 SQ.FT.)

NOTE:
A PORTION OF THIS PROPERTY BEING A PORTION OF LOT R-5 AND ALL OF LOTS R-6, R-7 & R-8 LANIER NORTHWEST.

TRACT A = 0.09 ACRE/3,897 SQ.FT.
TRACT B = 0.05 ACRE/2,246 SQ.FT.

NOTE:
TRACT A TO BE COMBINED WITH THE ADJOINING PROPERTY OF ZACH MILNE TO MAKE ONE TRACT. TRACT B TO BE COMBINED WITH THE ADJOINING PROPERTY OF JOEY & TRACY TAYLOR TO MAKE ONE TRACT.

GENERAL NOTES:
1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE 8.170.070).
2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040).
3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130466 0175G, HALL COUNTY, GA. DATED APRIL 4, 2018.
4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160).
6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
8) PARCEL TAX PARCEL: 10046 000015

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FUTHERMORE, 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.

A. Darin Cain — 07/26/2023
A. DARIN CAIN, RLS 2716 — DATE

GEORGIA REGISTERED NO. 2716 PROFESSIONAL LAND SURVEYOR A. DARIN CAIN

REVISED: JULY 26, 2023: ADDED TRACTS 3 & 4
REVISED: NOVEMBER 3, 2022: REVISED SWAP AREAS
REVISED: SEPTEMBER 6, 2022: REVISED TRACTS

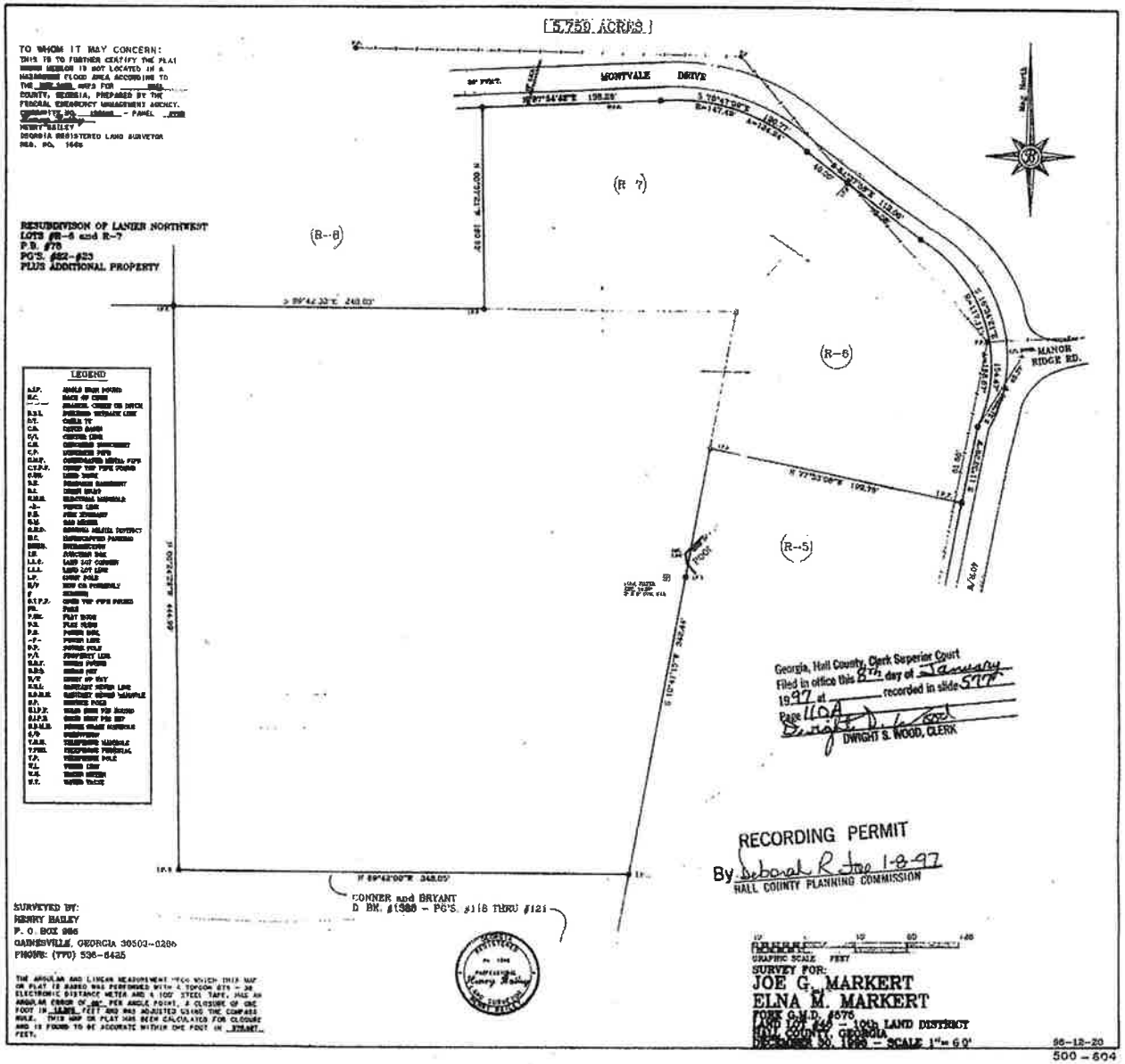
RECONFIGURATION/COMBINATION SURVEY FOR
ZACHARY LEWIS BOYD MILNE
LOCATED IN
LAND LOT 46 10th DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1"= 60' AUGUST 2, 2022

GRAPHIC SCALE
0 60 120 180 240
SCALE IN FEET

FIELD WORK DATES:
JUNE 23, 2022
JULY 12, 2022
NOVEMBER 1, 2022

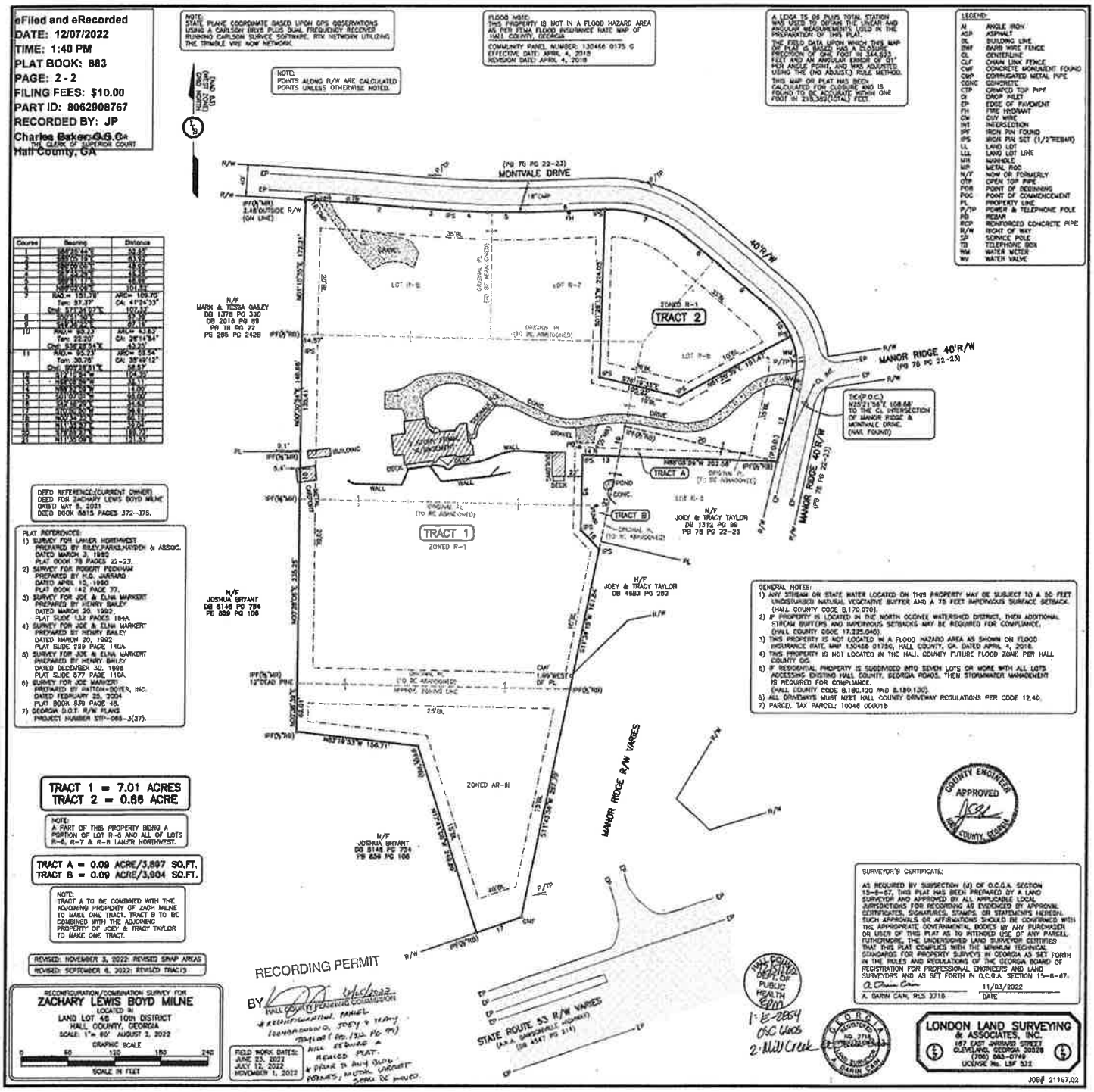
LONDON LAND SURVEYING & ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0749
LICENSE No. LSF 522

JOB# 21167



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=577&key2=110A&county=69&countyname=HALL&userid=783513&appid=28

eFiled and eRecorded
DATE: 12/07/2022
TIME: 1:40 PM
PLAT BOOK: 883
PAGE: 2 - 2
FILING FEES: $10.00
PART ID: 8062908767
RECORDED BY: JP
Charles Baker, C.C.C.A.
THE CLERK OF SUPERIOR COURT
Hall County, GA



Course	Bearing	Distance
1	S68°45'43"E	53.31'
2	S41°00'18"E	41.13'
3	S60°00'06"E	48.52'
4	S71°55'49"E	48.82'
5	S86°11'11"E	48.82'
6	N89°22'09"E	101.82'
7	RAD.= 151.78' Tan: 87.37' Chd: S71°34'22"E	ARC= 109.70' CA: 41°24'33" 107.33'
8	S50°51'36"E	51.78'
9	S41°36'12"E	47.19'
10	RAD.= 85.23' Tan: 22.20' Chd: S56°38'34"E	ARC= 43.82' CA: 28°14'54" 43.23'
11	RAD.= 85.23' Tan: 30.76' Chd: S77°24'21"E	ARC= 53.54' CA: 35°49'12" 52.67'
12	S18°29'45"W	58.57'
13	S89°58'54"W	14.17'
14	N89°58'54"E	14.17'
15	S89°58'54"W	47.79'
16	S41°18'29"E	34.60'
17	N41°18'29"W	34.60'
18	N89°58'54"E	29.61'
19	N11°13'57"W	33.24'
20	N78°46'03"E	116.00'
21	N11°13'57"W	81.36'

NOTE: STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

NOTE: POINTS ALONG R/W ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.

FLOOD NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 13046 0175 G
EFFECTIVE DATE: APRIL 4, 2018
REVISION DATE: APRIL 4, 2018

A LEICA TS 06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OF PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 344,833 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE (NO ADJUST) RULE METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 215,382ft(TRAV) FEET.

LEGEND:
A ANGLE IRON
ASP ASPHALT
BL BUILDING LINE
BWF BARB WIRE FENCE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMF CONCRETE MONUMENT FOUND
CMP CORRUGATED METAL PIPE
CONC CONCRETE
CTP CRIMPED TOP PIPE
DI DROP INLET
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
GW GUY WIRE
INT INTERSECTION
IPF IRON PIN FOUND
IPS IRON PIN SET (1/2"REBAR)
LL LAND LOT
LLL LAND LOT LINE
MH MANHOLE
MR METAL ROD
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PL PROPERTY LINE
P/TP POWER & TELEPHONE POLE
RB REBAR
RCP REINFORCED CONCRETE PIPE
R/W RIGHT OF WAY
SP SQUARE POST
TB TELEPHONE BOX
WM WATER METER
WV WATER VALVE

DEED REFERENCE:(CURRENT OWNER)
DEED FOR ZACHARY LEWIS BOYD MILNE
DATED MAY 9, 2021
DEED BOOK 8815 PAGES 372-376.

PLAT REFERENCES:
1) SURVEY FOR LANIER NORTHWEST PREPARED BY SELLS,PARKS,HAYDEN & ASSOC. DATED MARCH 3, 1982 PLAT BOOK 78 PAGES 22-23.
2) SURVEY FOR ROBERT PECHHAM PREPARED BY H.G. JARRARD DATED APRIL 10, 1990 PLAT BOOK 142 PAGE 77.
3) SURVEY FOR JOE & ELNA MARKERT PREPARED BY HENRY BAILEY DATED MARCH 20, 1992 PLAT SLIDE 132 PAGES 184A
4) SURVEY FOR JOE & ELNA MARKERT PREPARED BY HENRY BAILEY DATED MARCH 20, 1992 PLAT SLIDE 239 PAGE 140A
5) SURVEY FOR JOE & ELNA MARKERT PREPARED BY HENRY BAILEY DATED DECEMBER 30, 1996 PLAT SLIDE 577 PAGE 110A
6) SURVEY FOR JOE MARKERT PREPARED BY PATTON-BOYER, INC. DATED FEBRUARY 25, 2004 PLAT BOOK 839 PAGE 48.
7) GEORGIA D.O.T. R/W PLANS PROJECT NUMBER STP-065-3(37).

GENERAL NOTES:
1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070).
2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.325.040).
3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13046 0175G, HALL COUNTY, GA. DATED APRIL 4, 2018.
4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130).
6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
7) PARCEL TAX PARCEL: 10046 00001b

TRACT 1 = 7.01 ACRES
TRACT 2 = 0.86 ACRE

NOTE: A PART OF THIS PROPERTY BEING A PORTION OF LOT R-6 AND ALL OF LOTS R-6, R-7 & R-8 LANIER NORTHWEST.

TRACT A = 0.09 ACRE/3,897 SQ.FT.
TRACT B = 0.09 ACRE/3,904 SQ.FT.

NOTE: TRACT A TO BE COMBINED WITH THE ADJOINING PROPERTY OF ZACH MILNE TO MAKE ONE TRACT. TRACT B TO BE COMBINED WITH THE ADJOINING PROPERTY OF JOEY & TRACY TAYLOR TO MAKE ONE TRACT.

REVISED: NOVEMBER 3, 2022: REVISED SNAP AREAS
REVISED: SEPTEMBER 6, 2022: REVISED TRACTS

RECONFIGURATION/COMBINATION SURVEY FOR
ZACHARY LEWIS BOYD MILNE
LOCATED IN
LAND LOT 46 10th DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1" = 80' AUGUST 2, 2022
GRAPHIC SCALE
0 60 120 180 240
SCALE IN FEET

FIELD WORK DATES:
JUNE 23, 2022
JULY 12, 2022
NOVEMBER 1, 2022

RECORDING PERMIT
BY [signature] HALL COUNTY PLANNING COMMISSION
* RECONFIGURATION, PARCEL TAYLOR (DB 4883, PG 282) TO JOEY & TRACY TAYLOR (DB 1312, PG 88) TO REMAIN A PART OF THEIR PARCEL.
* ALL REVISED PLAT.
* ERROR IN ANY SURVEY POINTS, MONUMENTS, CORNERS SHALL BE MADE.

COUNTY ENGINEER APPROVED
HALL COUNTY, GEORGIA

HALL COUNTY DEPT. OF PUBLIC HEALTH
1. E-2854 OSC 4805
2. Mill Creek

SURVEYOR'S CERTIFICATE:
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER, OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
A. Darin Cain, RLS 3218 — 11/03/2022 DATE

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3218 A. DARIN CAIN

LONDON LAND SURVEYING & ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0749
LICENSE No. LSF 532

JOB# 21167.02

TO WHOM IT MAY CONCERN:
THIS IS TO FURTHER CERTIFY THE PLAT SHOWN HEREON IS NOT LOCATED IN A HAZARDOUS FLOOD AREA ACCORDING TO THE NOV. 1988 MAPS FOR HALL COUNTY, GEORGIA, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY NO. 130466 - PANEL #705.

HENRY BAILEY
GEORGIA REGISTERED LAND SURVEYOR
REG. NO. 1586

Mag. North

RESUBDIVISON OF LANIER NORTHWEST
LOT # R-7
P.B. #78
PG'S. #22-#23
PLUS (2.000 ACRES TRACT)

R-8 R-7 R-6 R-5

MONTAVALE DRIVE
20' PVMT.
R=147.49'
N 87°34'42"E 138.26' M/L
S 70°47'09"E
A=124.43'
120.77'
S 61°37'05"E
40.00'
40' R/W

TRACT #1
0.909 ACRES

TRACT #2
2.000 ACRES

N 89°42'32"W 240.03'
N 89°41'54"W 195.01'
S 40°05'40"W 154.57'
S 00°17'21"W 160.80'
N 00°17'21"E 210.17'
S 89°42'00"E 394.00'
106.96'
213.67'
N 10°39'51"E
103.72'
POOL
POOL FILTER
EXC. 14.37'
2'2 6' CONC. PAD
EXC. 0.07'

L.P.S. L.P.P. P.P.

LEGEND

P.P.	POWER POLE
S.P.	SERVICE POLE
L.P.	LIGHT POLE
P.B.	POWER BOX
A.I.F.	ANGLE IRON FOUND
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
C.M.	CONCRETE MONUMENT
R/W	RIGHT OF WAY
F.H.	FIRE HYDRANT
C/L	CENTER LINE
—x—	FENCE LINE
℄	PROPERTY LINE
D.I.	DRAIN INLET

Georgia, Hall County, Clerk Superior Court
Filed in office this 10 day of May
1993 at _____ Recorded in Slide 329
Page 140A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

THE PARCEL(s) Tract #2
SHOWN ON THIS PLAT IS NOT APPROVED AS A SEPARATE BUILDING LOT(S). THE PARCEL(s) IS TO BE COMBINED WITH THE ADJACENT PROPERTY SHOWN AS BELONGING TO
Tract #1

GEORGIA REGISTERED No. 1586 PROFESSIONAL LAND SURVEYOR HENRY BAILEY

RECORDING PERMIT
By _____ 5/5/93
HALL COUNTY PLANNING COMMISSION

THE ANGULAR AND LINEAR MEASUREMENT UPON WHICH THIS MAP OR PLAT IS BASED WAS PERFORMED WITH A TOPCON GTS - 3B ELECTRONIC DISTANCE METER AND A 100' STEEL TAPE, HAS AN ANGULAR ERROR OF 05" PER ANGLE POINT, A CLOSURE OF ONE FOOT IN 13,295 FEET AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 396,119 FEET.

40 0 40 80 120
GRAPHIC SCALE - FEET

SURVEY FOR:
JOE G. MARKERT
and
ELNA M. MARKERT
FORK G.M.D. #575
LAND LOT #46 - 10th LAND DISTRICT
HALL COUNTY, GEORGIA
MARCH 20, 1992 - SCALE 1"= 40'

92-03-11
1700-673

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=229&key2=140A&county=69&countyname=HALL&userid=783513&appid=28

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0175 E EFFECTIVE DATE: MARCH 21, 2000.

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

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

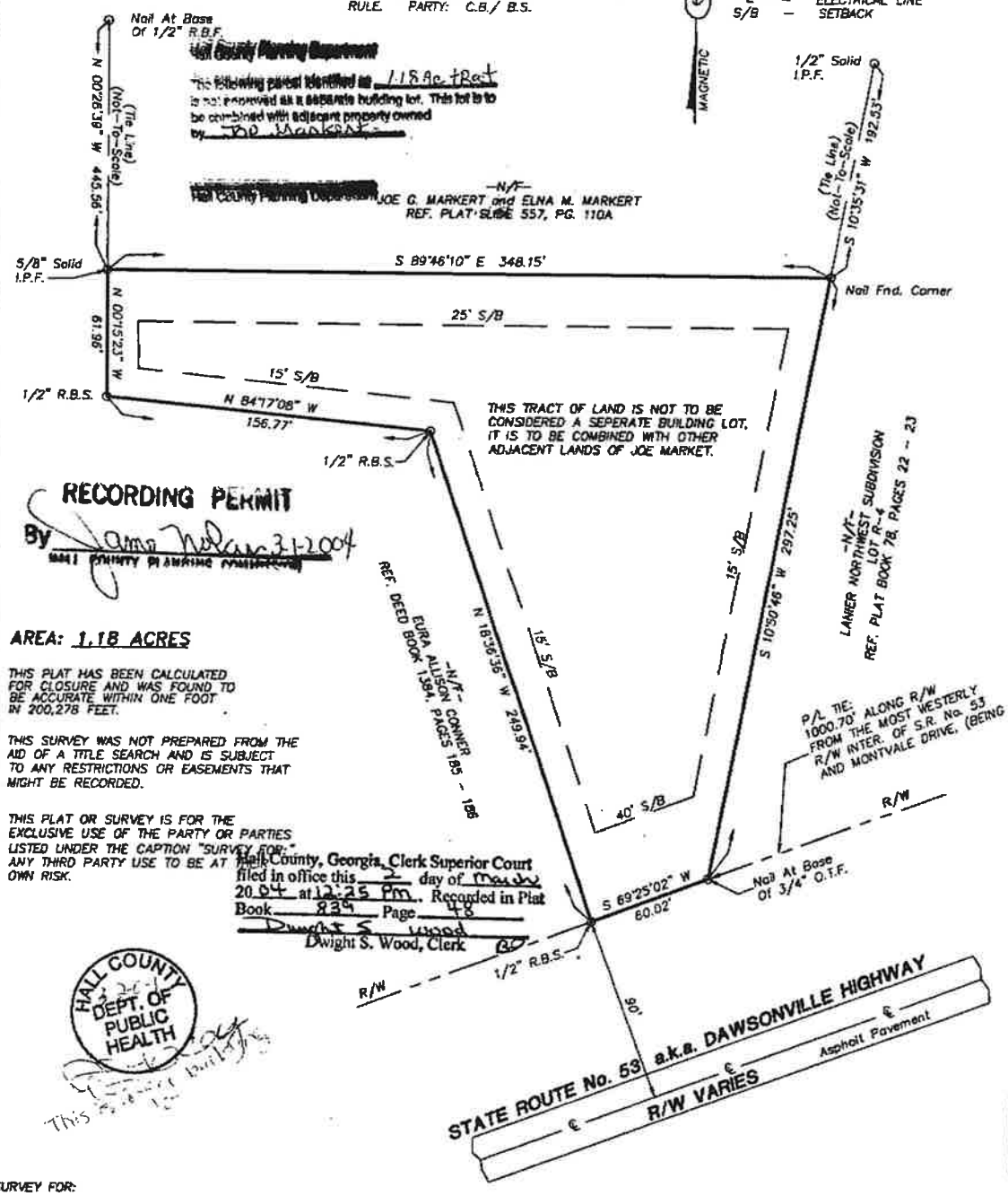
ZONING AND SETBACKS:

CURRENT HALL COUNTY ZONING:
AGRICULTURE–III (AR–III)
SETBACKS:
FRONT: 100' FROM C/L OF ROAD, OR 40' FROM P/L, WHICHEVER IS GREATER
SIDE: 15'
REAR: 25'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,155 FEET AND AN ANGULAR ERROR OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: C.B./ B.S.

LEGEND:

- I.P.F. – IRON PIN FOUND
- C.T.F. – CRIMPED TOP PIN FOUND
- R.B.F. – REBAR PIN FOUND
- R.B.S. – REBAR PIN SET
- O.T.F. – OPEN TOP FOUND
- A.I.F. – ANGLE IRON FOUND
- C.M.F. – CONCRETE MONUMENT FOUND
- P/L – PROPERTY LINE
- R/W – RIGHT OF WAY
- N/F – NOW OR FORMERLY
- C/L – CENTER LINE
- L.L.L. – LAND LOT LINE
- –E– – ELECTRICAL LINE
- S/B – SETBACK



RECORDING PERMIT
By [signature] 3-1-2004
HALL COUNTY PLANNING COMMISSION

AREA: 1.18 ACRES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,278 FEET.

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

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

Hall County, Georgia, Clerk Superior Court filed in office this 2 day of March 2004 at 12:25 Pm. Recorded in Plat Book 839 Page 48
Dwight S. Wood
Dwight S. Wood, Clerk

HALL COUNTY DEPT. OF PUBLIC HEALTH

This [illegible]

SURVEY FOR:

JOE MARKERT

LOCATED IN:

LAND LOT 46, 10th LAND DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1" = 50'
SURVEY DATE: 02 – 23 – 2004
PLAT DATE: 02 – 25 – 2004

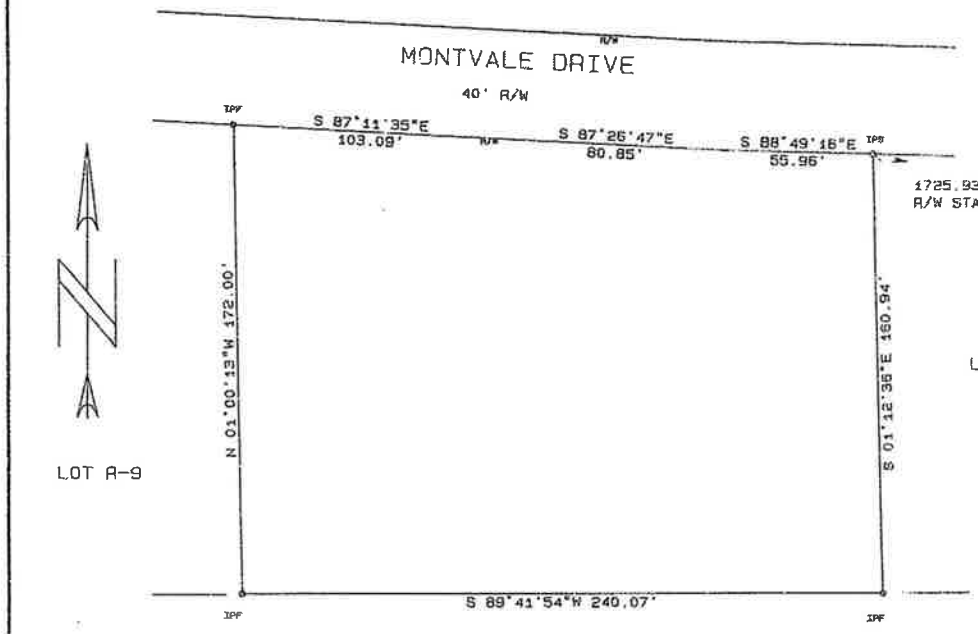
50 0 50 100 150
GRAPHIC SCALE – FEET

GEORGIA REGISTERED No. 2647 LAND SURVEYOR CHRIS M. PATTON
County Surveyor
Hall County, Georgia

Patton – Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
909 ATLANTA HIGHWAY
GAINESVILLE, GEORGIA 30501
1(877) 807 – 2481
PHONE (770) 532 – 6492
FAX (770) 532 – 1995

P.M. CMP J.N.: 03-024

EQUIPMENT USED TOPCON EDM GTS 2.
THIS PROPERTY IS NOT LOCATED IN AN
AREA HAVING SPECIAL FLOOD HAZARDS.



4/11/90

GEORGIA
REGISTERED
No. 1462
LAND SURVEYOR

PLAT FOR
ROBERT S. PECKHAM
LOT A-8 LANIER NORTHWEST RESUBD.
LAND LOT 46 DISTRICT 10
HALL COUNTY GEORGIA
SCALE: 1"=40' APRIL/10/1990

40 20 0 40 80 120
SCALE IN FEET

JOB: 1590

Recorded April 11, 1990

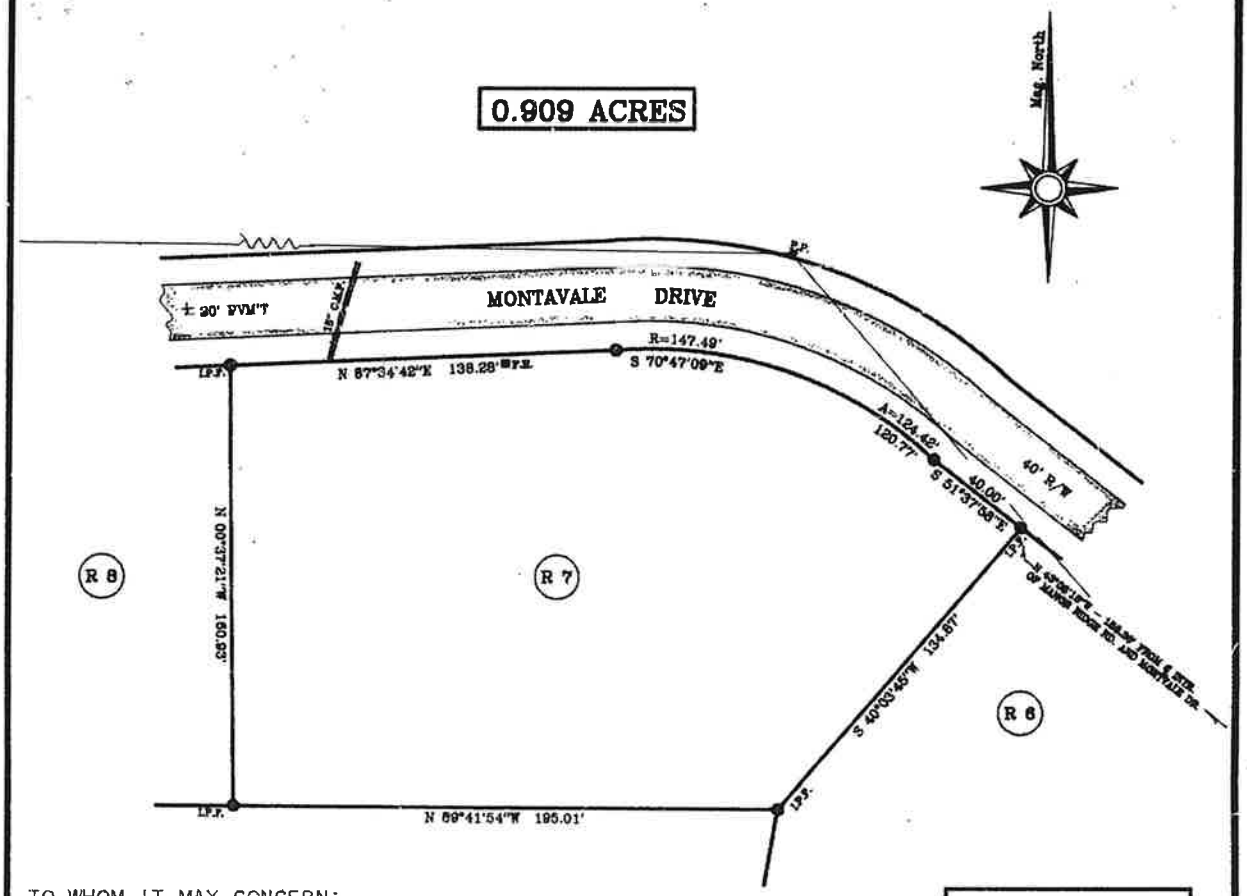
Dwight S. Wood, Clerk

77

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0142&key2=77&county=69&countyname=HALL&userid=783513&appid=28

THE ANGULAR AND LINEAR MEASUREMENT UPON WHICH THIS MAP OR PLAT IS BASED WAS PERFORMED WITH A TOPCON GTS-3B ELECTRONIC DISTANCE METER AND A 100' STEEL TAPE. HAS AN ANGULAR ERROR OF 08" PER ANGLE POINT, A CLOSURE OF ONE FOOT IN 11,833 FEET AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,004 FEET.

0.909 ACRES



TO WHOM IT MAY CONCERN:
THIS IS TO FURTHER CERTIFY THE PLAT SHOWN HEREON IS NOT LOCATED IN A HAZARDOUS FLOOD AREA ACCORDING TO THE NOV. 1983 MAPS FOR HALL COUNTY, GEORGIA, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY NO. - 130466 - PANEL #75B

Henry Bailey
HENRY BAILEY
GEORGIA REGISTERED LAND SURVEYOR
REG. NO. 1586

LEGEND	
P.P.	POWER POLE
S.P.	SERVICE POLE
L.P.	LIGHT POLE
P.B.	POWER BOX
A.I.F.	ANGLE IRON FOUND
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
C.M.	CONCRETE MONUMENT
R/W	RIGHT OF WAY
F.H.	FIRE HYDRANT
C/L	CENTER LINE
—x—	FENCE LINE
P.	PROPERTY LINE
D.I.	DRAIN INLET

RESUBDIVISON OF LANIER NORTHWEST
LOT # R-7
P.B. #78
PG'S. #22-#23

RECORDING PERMIT
By [signature] 4/6/92
HALL COUNTY PLANNING COMMISSION

Georgia, Hall County, Clerk Superior Court
Filed in office this 6 day of April
19 92 at _____ Recorded in Slide 132
Page 164A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

40 0 40 80 120
GRAPHIC SCALE – FEET

GEORGIA REGISTERED No. 1586 PROFESSIONAL LAND SURVEYOR HENRY BAILEY

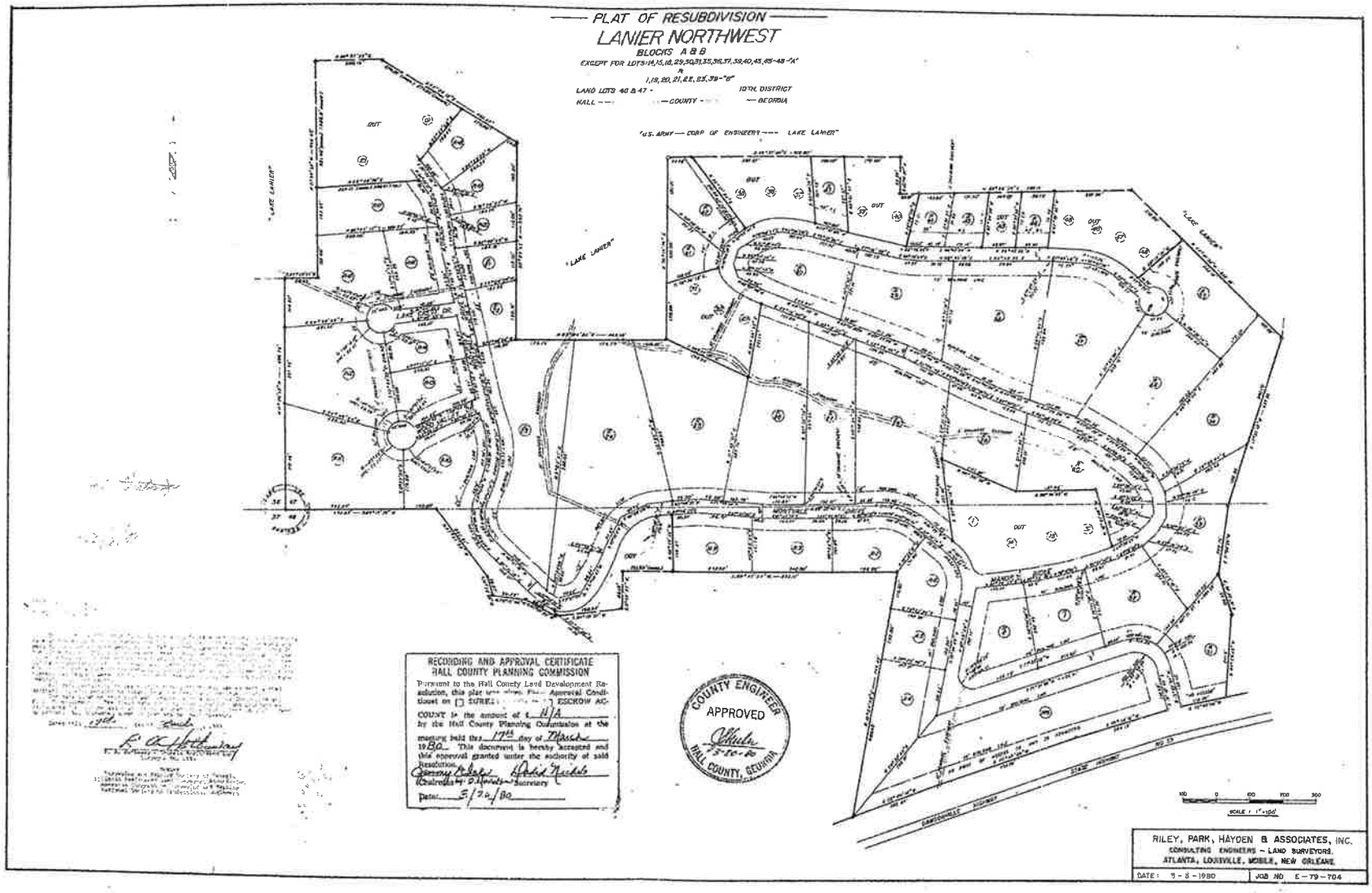
Henry Bailey

SURVEY FOR:
JOE G. MARKERT
ELNA M. MARKERT
FORK G.M.D. #575
LAND LOT #46 – 10th LAND DISTRICT
HALL COUNTY, GEORGIA
MARCH 20, 1992 – SCALE 1"= 40'

92-03-11
1100-2082

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=132&key2=164A&county=69&countyname=HALL&userid=783513&appid=28 1/1

For Certificate of Correction see Deed Book 712 Page 603

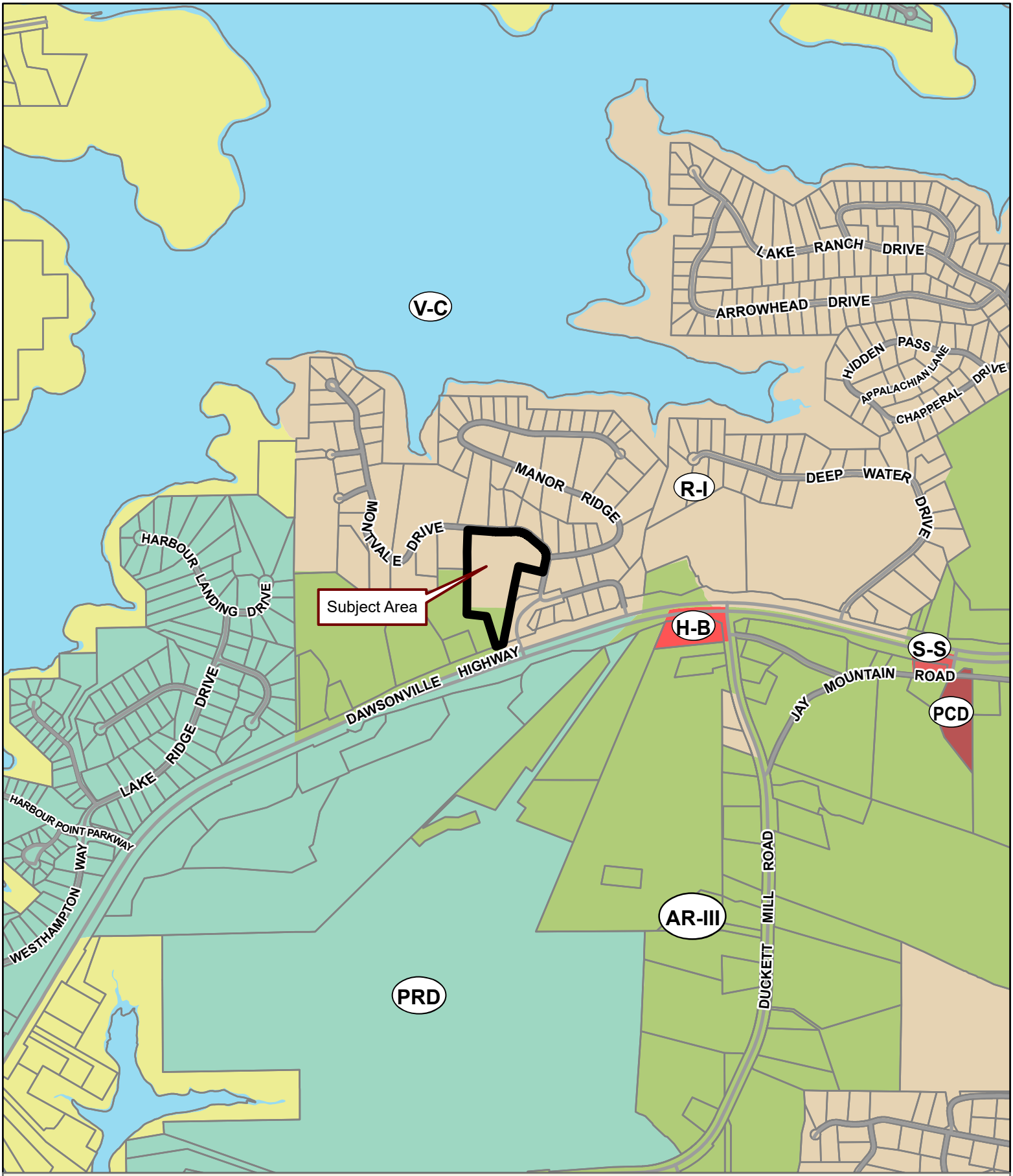


Recorded March 20, 1980

V. Grady Watson - clerk

For Certificate of Correction see Deed Book 712 Page 603

1/1
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0078&key2=22&county=69&countyname=HALL&userid=783513&appid=28

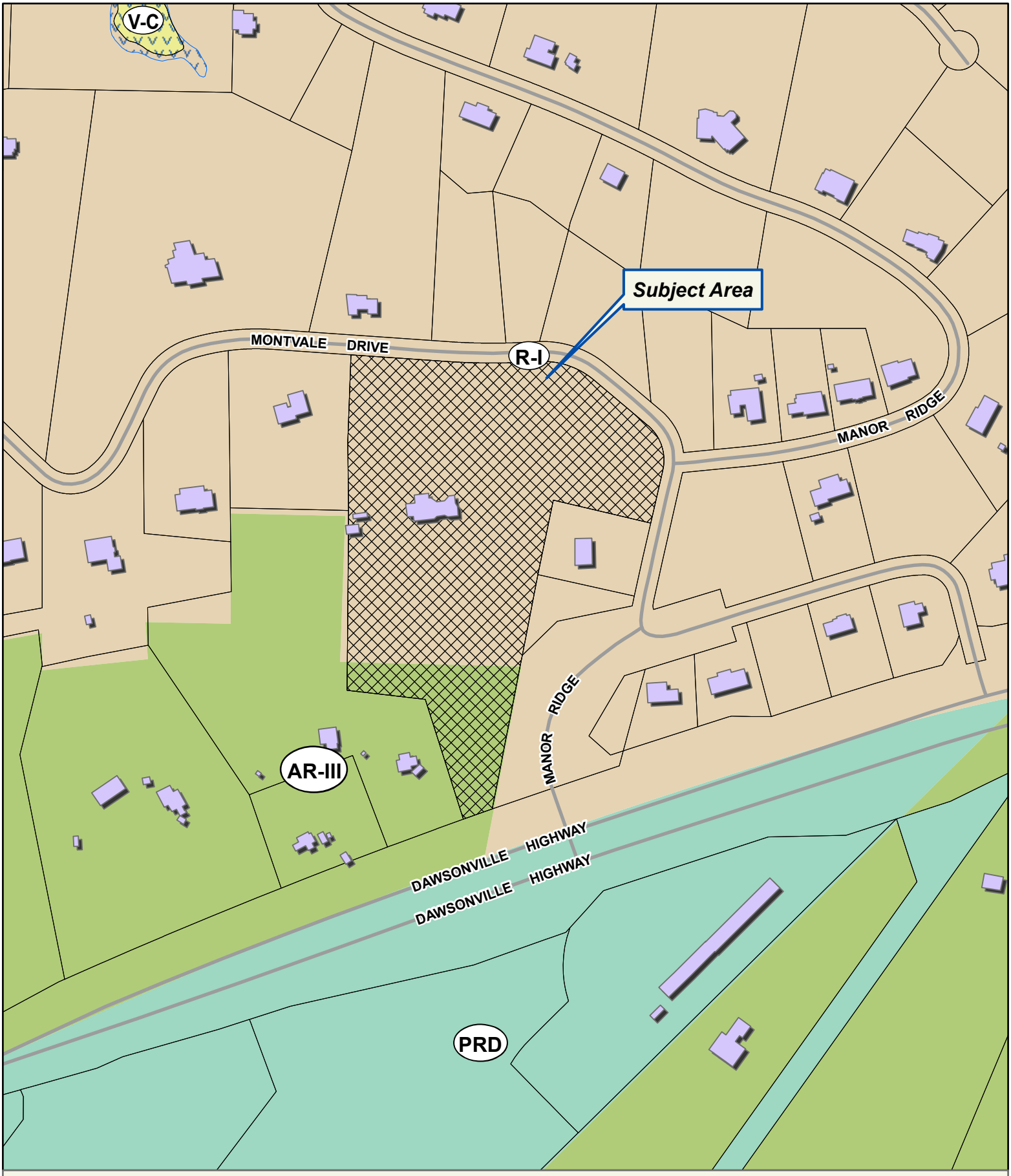


Applicant: ZACHARY LEWIS BOYD MILNE
Tax Parcel #: 10046 000015
Location: 3321 MONTVALE DRIVE, GAINESVILLE GA, 30506
Commission District 2 **PC Mtg. Date: 10/2/23**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: ZACHARY LEWIS BOYD MILNE
Tax Parcel #: 10046 000015
Location: 3321 MONTVALE DRIVE, GAINESVILLE GA, 30506
Commission District 2 **PC Mtg. Date: 10/2/23**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area
Structure

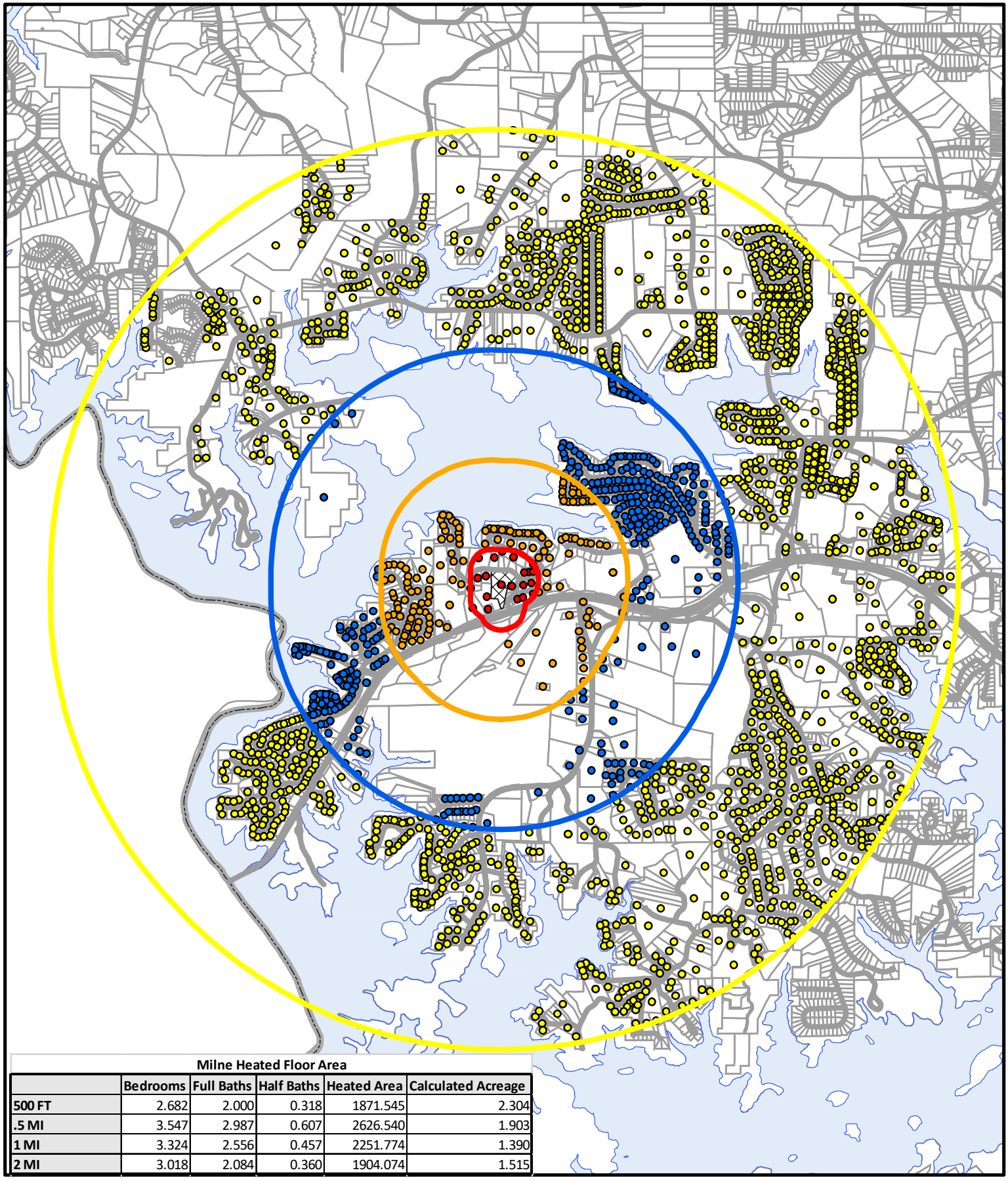
N

Applicant: ZACHARY LEWIS BOYD MILNE
Tax Parcel #: 10046 000015
Location: 3321 MONTVALE DRIVE, GAINESVILLE GA, 30506
Commission District 2 **PC Mtg. Date: 10/2/23**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N



Milne Heated Floor Area

	Bedrooms	Full Baths	Half Baths	Heated Area	Calculated Acreage
500 FT	2.682	2.000	0.318	1871.545	2.304
.5 MI	3.547	2.987	0.607	2626.540	1.903
1 MI	3.324	2.556	0.457	2251.774	1.390
2 MI	3.018	2.084	0.360	1904.074	1.515

Applicant: ZACHARY MILNE

500 ft Buffer
1/2 Mile Buffer
1 Mile Buffer
2 Mile Buffer

Milne Heated Floor Area

	Bedrooms	Full Baths	Half Baths	Heated Area	Calculated Acreage
500 FT	2.682	2.000	0.318	1871.545	2.304
.5 MI	3.547	2.987	0.607	2626.540	1.903
1 MI	3.324	2.556	0.457	2251.774	1.390
2 MI	3.018	2.084	0.360	1904.074	1.515

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-04928-21-BR

Parcel ID: 10046 000015

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF JACKSON

THIS INDENTURE, made this 5th day of May, 2021 by and between **Joe G. Markert and Elna M. Markert**, as party or parties of the first part, hereinafter called Grantor, and **Zachary Lewis Boyd Milne**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, forever IN FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Joe G. Markert (Seal)

Notary Public

My Commission Expires:

RYAN M. REID
Notary Public, Georgia
Jackson County
My Commission Expires
October 06, 2024

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Elna M. Markert (Seal)

Notary Public

My Commission Expires:

RYAN M. REID
Notary Public, Georgia
Jackson County
My Commission Expires
October 06, 2024

EXHIBIT "A"

File No.: W-04928-21-BR

AS TO 3321 MONTVALE - TRACT 2:

All that tract or parcel of land lying and being in Land Lot 46, 10th Land District of Hall County, Georgia, containing 2.000 acres, more or less and designated as Tract #2 according to a plat of survey prepared by Henry Bailey, Georgia Registered Land Surveyor, entitled "Survey for: Joe G. Markert and Elna M. Markert", dated March 20, 1992 and recorded in Plat Slide 229, Page 140A of the Hall County, Georgia Plat Records. Said plat and the record thereof is incorporated herein by reference for a more complete description of said property.

TOGETHER WITH:
All that tract or parcel of land lying in or being in Land Lot 46 of the 10th Land District, Hall County, Georgia, being further described as follows:

Beginning at a point on the Northerly right-of-way, (R/W) of State Route No. 53, a.k.a. Dawsonville Highway being located 90 feet from the centerline of said highway and being further located 1000.70 feet as measured along said R/W from the Westerly 12/W of Montvale Drive, (being a 40' R/W); Thence South 69 degrees 25 minutes 02 seconds West for a distance of 60.02 feet along said Northerly of State Route No. 53 to a 1/2" Rebar Pin Set, (R.B.S.); Thence North 18 degrees 36 minutes 36 seconds West for a distance of 249.94 feet leaving said R/W to a 1/2" R.B.S.: Thence North 84 degrees 17 minutes 08 seconds West for a distance of 156.77 feet to a 1/2" R.B.S.; Thence North 00 degrees 15 minutes 23 seconds West for a distance of 61.96 feet to a 5/8" solid iron pin found being the common corner with now or formerly Joe G. and Elna M. Markert; Thence South 89 degrees 46 minutes 10 seconds East for a distance of 348.15 feet along said common property line to a nail found as the corner being on the Westerly property line of now or formerly Lot R-4 of the Lanier Northwest Subdivision; Thence South 10 degrees 50 minutes 46 seconds West for a distance of 297.25 feet along said common property line to a nail at the base of a 3/4" open top pin found, being the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.
Said property contains 1.18 acres more or less, and being further Delineated on a survey for Joe Markert dated February 25, 2004, prepared by Patton-Boyer Inc. and recorded in Plat Book 839, Page 48 of the Hall County Clerks Office.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 46 of the 10th District of Hall County, Georgia, and being known as Lot R-6, Lanier Northwest Subdivision, as per plat recorded in Plat Book 78, Pages 22-23, Hall County plat Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 46, 10th Land District (Fork G.M.D. 575), Hall County, Georgia and being Lot R7 of the resubdivision of Lanier Northwest as shown on a plat dated March 20, 1992 and prepared for Joe G. Markert and Elna M. Markert by Henry Bailey, Georgia Professional Registered Land Surveyor No. 1586. Said plat is recorded in Plat Slide 132, Page 164A, Hall County, Georgia Plat Records and is incorporated herein by reference for a more complete description of the property.

TOGETHER WITH:

All that lot, tract and parcel of land, lying situate and being in Land Lot 46, 10th Land District, Hall County, Georgia and being all of Lot R-8, Lanier Northwest Subdivision, as resubdivided, and more particularly shown by a plat entitled, "Plat for Robert S. Peckham", prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated April 10, 1990 and recorded in Plat Book 142, Page 77, Hall County, Georgia Plat records, which plat is by reference made a part hereof for a

more complete description.

TOGETHER WITH:

All that tract or parcel of land lying and being in the Fork G.M.D., Land Lot 46, 10th Land District of Hall County, Georgia and being 2 acres and .003 acres shown as Tract 5 and Tract 6 on a plat of survey dated March 20, 1992 and revised November 11, 1994 and prepared for JoeG. Markert and Elna M. Markert by Henry Bailey, Georgia Registered Land Surveyor No. 1586. Being more particularly described according to said plat as follows:

To find the true point of beginning, start at an iron pin found on the southerly right of way of Montvale Drive, with pin is North 43° 02' 16" west 188.36' from the centerline intersection of Montvale Drive and Manor Ridge Road, thence South 40 03' 45" West 134.87' to an iron pin found; thence South 10° 41' 15" West 213.67' to an iron pin set at the corner of Tract 6 and being the TRUE POINT OF BEGINNING; thence South 10 41' 15" West 238.72' to an iron pin set on the southeasterly corner of Tract 5; thence North 00° 24' 29" West 234.82' to an iron pin set ; thence South 89° 42' 00" East 394.00' to the TRUE POINT OF BEGINNING.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, August 31, 2023 4:53 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 10.2.23

Please find Environmental Health comments below:

Items 1A-C, 8730 Forrester Road, Crumley: No comment.

Item 2, 4057 Sargent Circle, Drees: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. Area for a feasible, full conventional recovery system must be available for the number of bedrooms requested. Existing system evaluation and/or septic system modification may be required for system serving existing home on property. Level 3 Soil Evaluation will be required prior to application if existing septic system will not be used. Any abandoned well shall be properly closed as per Water Well Standards Act by a certified well driller.

Items 3A&B, 812 Atlanta Hwy, Murillo: Connecting to Public sewer. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 4, 2122/0 Browns Bridge Road, Duran: No comment. Public sewer.

Item 5, 3321 Montvale Drive, Milne: 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 6, 3902/0 Belmont Hwy, Simpson: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 7, 0/4611/4627 Guth Road, 4561/4613 J. M. Turk, 4590/4601/4610 Stanley, Kappler: The entire development (all pods) must be developed on sewer. No onsite sewage management systems to be permitted by Environmental Health. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 8 and 9, 6777/6804 Spout Springs, Walker Anderson Homes: 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.

Item 10, Code Amendment: No comment.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Friday, August 25, 2023 10:51 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for October 2, 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.

See comments in red, below.

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: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, August 24, 2023 12:20 PM
Subject: Tentative Planning Agenda for October 2, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 2, 2023** Hall County Planning Commission Meeting.

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

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

Comments are due by **Thursday, August 31st.** Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 18, 2023
N
NEW BUSINESS

1. (A) **8730 Forrester Road | Use Subject to County Commission Approval** | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | **Proposed use: expansion of commercial kennel** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**

(B) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**
(C) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.** **No GDOT coordination required**

4057 Sargent Circle | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 41 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | **Proposed Use: single-family residence** | * Commission District 2 | **Dennis Drees, Applicant** **No GDOT coordination required**

2.

3. (A) **812 Atlanta Highway | Use Subject to Planning Commission Approval |** on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcel 00127 002001 | **Proposed Use: expansion of a non-conforming use |** * Commission District 4 **| Robert Murillo, applicant.** **GDOT coordination required for any encroachment onto the right-of-way**

   (B) **812 Atlanta Highway | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | **Proposed Use: residential addition** | * Commission District 4 **| Robert Murillo, applicant.** **GDOT coordination required for any encroachment onto the right-of-way**

4. **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | **Proposed use: used vehicle sales lot |** ** Commission District 4 **| Antonio Duran, applicant.** **GDOT coordination required for access on SR 369/ Browns Bridge Rd**

5. **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** ** Commission District 2 **| Zachary Lewis Boyd Milne, applicant.** **No GDOT coordination required**

6. **3902 & 0 Belmont Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV, Tax Parcels: 15013 000017B and 000074 (pt.) **| Proposed Use: truck parking and office|** ** Commission District 3 **| Gus E. Simpson, applicant.** **GDOT coordination required**

7. **0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 **| Proposed Use: 324 lot residential development |** ** Commission District 1 **| Thompson O'Brien Kappler & Nasuti PC, applicant.** **No GDOT coordination required**

8. **6777 and 6804 Spout Springs Road | Rezone |** from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 (pt.) **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.** **No GDOT coordination required**

9. **6804 Spout Springs Road | Amend Condition of PRD |** on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.** **No GDOT coordination required**

10. **Public Hearing to Amend sections 17.410,** Standards for Telecommunication Antennas and Towers, and 17.412,Standards for Small Wireless Facilities Placed in the County Right-of-Way, Title 17 of the Official Code of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes. **** | Hall County Planning Staff, applicant.** **No GDOT coordination required**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, November 9, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, November 9, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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

HALL COUNTY
GEORGIA
We have it all in Hall

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

HALL COUNTY
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 31, 2023

Subject: October 2, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 2, 2023 meeting. Upon review, we provide the following comments.

1. (A) **8730 Forrester Road | Use Subject to County Commission Approval** | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: expansion of commercial kennel** | ** Commission District 3 **| Steven & Holly Crumley, applicants.**
   (B) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**
   (C) **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) **| Proposed use: commercial kennel structures** | ** Commission District 3 | **Steven & Holly Crumley, applicants.**

   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

2. **4057 Sargent Circle | Variance |** from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 41 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | **Proposed Use: single-family residence** | * Commission District 2 **| Dennis Drees, Applicant**

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

3. (A) **812 Atlanta Highway | Use Subject to Planning Commission Approval |** on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcel 00127 002001 |

Proposed Use: expansion of a non-conforming use | * Commission District 4 **| Robert Murillo, applicant.**
(B) **812 Atlanta Highway | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | **Proposed Use: residential addition** | * Commission District 4 | **Robert Murillo, applicant.**

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

4. **2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval |** on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | **Proposed use: used vehicle sales lot |** ** Commission District 4 **| Antonio Duran, applicant.**

a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
c. **Utilities:** No sewer available

5. **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** ** Commission District 2 **| Zachary Lewis Boyd Milne, applicant.**

a. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
b. **Traffic:** No Comment
c. **Utilities:** No Comment

6. **3902 & 0 Belmont Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV, Tax Parcels: 15013 000017B and 000074 (pt.) **| Proposed Use: truck parking and office|** ** Commission District 3 **| Gus E. Simpson, 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 centerline of stream.
b. **Traffic:** Access must be approved/permitted by GDOT
c. **Utilities:** No Comment

7. **0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 **| Proposed Use: 324 lot residential development |** ** Commission District 1 **| Thompson O'Brien Kappler & Nasuti PC, applicant.**

a. Engineering: No dead end streets
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
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: A left turn lane and decel lane will be required for the entrance.
Any required roadway improvements will be the financial responsibility of the developer
A cul-de-sac should be provided for Guth Road at the proposed end of county maintenance

c. Utilities: No sanitary sewer in area.

8. **6777 and 6804 Spout Springs Road | Rezone |** from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 (pt.) **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.**

a. Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Current layout provided for zoning does not meet Hall County Road standards
No on-street parking on public right-of-way.
Floodplain present on site

b. Traffic: will need to coordinate entrance design and location with Hall County Engineering with regards to Spout Springs Road Phase 2 Widening.

c. Utilities: Sewer required off-site easement
Must extend 30 feet sanitary sewer to up stream proposed line.

9. **6804 Spout Springs Road | Amend Condition of PRD |** on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 **| Proposed Use: 95-unit townhome development |** ** Commission District 1 **| Walker Anderson Homes, applicant.**

a. Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Current layout provided for zoning does not meet Hall County Road standards
No on-street parking on public right-of-way.
Floodplain present on site

b. **Traffic:** will need to coordinate entrance design and location with Hall County Engineering with regards to Spout Springs Road Phase 2 Widening.
c. **Utilities:** Sewer required off-site easement
Must extend 30 feet sanitary sewer to up stream proposed line.

10. **Public Hearing to Amend sections 17.410,** Standards for Telecommunication Antennas and Towers, and 17.412,Standards for Small Wireless Facilities Placed in the County Right-of-Way, Title 17 of the Official Code of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes. **** | Hall County Planning Staff, applicant.**

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

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, August 30, 2023 3:08 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, October 2, 2023 Hall County Planning Commission Meeting.

1. **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 **| Proposed use: 4-lot subdivision |** ** Commission District 2 **| Zachary Lewis Boyd Milne, 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

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Sunday, October 1, 2023 1:57 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1582**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	10/1/2023 1:57 PM
Source:	Website 172.71.26.157

SUBMITTER
Linda M FitzGerald
3505 Montvale Dr
Gainesville, GA 30506
CONTACT
lindafitz3@gmail.com
6786134709

3321 MontvaleDr
Gainesville , GA 30506

REQUEST DETAILS

Description
Objection to four lot subdivision, zoning application
October 1, 2023
Dear County, Commission,
I am writing to state my concerns and opposition to Zachary MILNE's application to the County Commission for a Four Lot subdivision to be located at the top of my street in a small single-family subdivision, Lanier Northwest.
Presently the neighborhood is comprised of single-family homes on large lots. Mr. Meline owns three lots across the street from the subject property,also at the top of the street, and is presently operating an Airbnb in a tiny house he already owns.
Adding a subdivision of tiny homes for rental properties at the top of the street is inconsistent with the neighborhood. None of the tiny homes would have a lake access, which means they would probably be seeking Lake access, and this could potentially create a problem for the existing homeowners. Overnight rentals also increase the potential for parties,

traffic and brings people with no interest in the neighborhood into our lives.
Presently, it is a very quiet street and subdivision made up of individual homeowners who take pride in their homes. I believe the introduction of a tiny home subdivision at the top of the street would greatly hurt our property value and greatly diminished the character of our wonderful neighborhood. If the commission decides to approve the zoning application, we believe that the applicant should be required to only build single-family homes consistent with the homes presently on the street . We would also ask that there be restrictions on these homes prohibiting daily rentals. These conditions would help preserve the neighborhood and our property values. Please help us protect our community.
Sincerely, Linda M FitzGerald.

Your Information

Name

Linda M FitzGerald

Fax Number

Email Address

lindafitz3@gmail.com

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Monday, October 2, 2023 5:12:28 PM
To: bstewart@hallcounty.org <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1588**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	10/2/2023 5:12 PM
Source:	Website 172.69.65.243

SUBMITTER
TIWAN/ ANITA BRADFORD
2965 MANOR RDG
Gainesville, GA 30506

CONTACT
ANITA.BRADFORD@TYSON.COM
678-768-5334

3321 MONTVLE DR
GAINESVILLE, GEORGIA 30506

REQUEST DETAILS

Description
WE ARE COMPLETELY AGAINST A 4-LOT TINY HOME HOUSE RENTALS ON MONTVALE DRIVE. I HAVE 3 DAUGHTERS AND DON'T WANT NEW OR UNKNOWN PEOPLE LIVING IN THE NEIGHBORHOOD. HAVING THIS TYPE OF RECREATION CREATES PROBLEMS WITH EXTRA TRAFFIC, THEFT IN HOME AND OUR VEHICLES.THIS WOULD ALSO DRIVE OUR PROPERTY VALUE IN THE GROUND. PLEASE DO NOT APPROVE THIS ZONING.

Your Information

Name
TIWAN/ ANITA BRADFORD

Fax Number

Email Address
ANITA.BRADFORD@TYSON.COM

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Monday, October 2, 2023 3:00 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1587**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	10/2/2023 3:00 PM
Source:	Website 172.71.22.212

SUBMITTER
Brad & Shelley Schultheis, Randall Davis
3241 Manor Ridge
Gainesville, GA 30506

CONTACT

3321 Montvale Drive
Gainesville, Georgia

REQUEST DETAILS

Description
Dear County Commission,
I am writing to express strong opposition to Zachary Milne application to the county commission for a
four-lot subdivision within our current subdivision of Lanier Northwest. Mr. Milne owns three lots directly across the street on Montvale Drive. This is rezoning would provide
the “opportunity” to add six additional tiny house rentals - in the addition to the one he currently
operates and rents (on a daily basis) through Airbnb.
https://www.airbnb.com/rooms/782039003194543745

I strongly oppose providing the opportunity to add six additional rental properties, particularly tiny
house rentals, for the following reasons:
1. The introduction of tourist to an established single family home neighborhood is inconsistent with its

general purpose - single family residences. Residents of LNW have chosen this single-family
neighborhoods for the quality of life it offers, including safety, privacy, the expectation of a sound
investment, and a sense of community.
2. Safety A. - Tourist traffic may increase the potential of vandalism.
3. Safety B. - The streets in LNW were designed for minimal traffic. The streets are narrow, very hilly,
curvy and have several blind spots. Tourists are unfamiliar with the nuances of these streets. An
increase in foot and/or vehicular traffic poses a significant safety concern. A traffic surge during
morning rush hours will negatively impact safety for children since students walk to school bus
pickup spots in the mornings and afternoons. In general, the area traffic is continuing to increase,
and heavy traffic is already common at times.
4. Short term rental units increase the potential for disruptive parties with renters and visitors of the
renter (who may not be contracted with the owner).
5. Multiple rental properties, whether tiny houses, duplex, condominiums or any sort of multi family
structure, will decrease existing home values.
6. Tiny houses are entirely inconsistent with the neighborhoods developed in the area.
7. Wildlife is prevalent in the area and further development is destroying their habitat. Any planned
development of the property should consider the continuing impact on local wildlife habitat. The
area has several species, some which may be endangered, so the planning commission should
investigate through the appropriate agency prior to approving development.

SOLUTION:
Should the Planning Commission approve the application, we ask that conditions be placed on the
rezoning:
1. Home size - 2500 square foot minimum. This represents an approximate average of the current
houses
2. No daily rentals. Rental should be 30 days or longer.
3. The residents of LNW strongly value the unique character or our neighborhood. Any structures
proposed for the new lots should be consistent with the architectural integrity and style of its existing
homes.
These conditions would contribute to the identity, safety and appeal or our neighborhood, and I wish to
see them maintained.
Thank you for your continued service and support of our community.

Best regards,

Brad & Shelley Schultheis
SchultheisFamily@att.net
Randall Davis

Your Information

Name

Brad & Shelley Schultheis, Randall Davis

Fax Number

Email Address

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Monday, October 2, 2023 8:08 AM
To: Jennifer Rivera (Administration); Anael Dominguez (CDI: Planning)
Subject: FW: New request received

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204

HALL COUNTY
GEORGIA
We have it all in Hall

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Sunday, October 1, 2023 9:51 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1584**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	10/1/2023 9:51 PM
Source:	Website 172.69.70.147

SUBMITTER
Dan and Susan Graveline
3440 Montvale Drive
Gainesville, GA 30506
CONTACT
Highsmith7@comcast.net
404/992-4477

3321 Montvale Drive
Lanier Northwest
Gainesville, GA 30506

REQUEST DETAILS

Description

We OPPOSE the re-Zoning application for Lanier Northwest by Zachary Milne

Your Information

Name

Dan and Susan Graveline

Fax Number

Email Address

Highsmith7@comcast.net

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Monday, October 2, 2023 9:40:04 PM
To: bstewart@hallcounty.org <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1590**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	10/2/2023 9:40 PM
Source:	Website 172.71.26.244

SUBMITTER
Denise
Manor Ridge
Gainesville, GA 30506
CONTACT

3321 Montvale Dr
Gainesville, GA 30506

REQUEST DETAILS

Description

Mr. Milne, the owner of the lots, has applied for a four-lot subdivision within our current subdivision of Lanier Northwest. Additionally, he owns three lots directly across the stress from the subject site on Montvale Drive. This rezoning would provide the "opportunity" to add six additional tiny house rentals - in addition to the one he currently operates and rents (on a daily basis) through Airbnb.com

The introduction of tourist to an established single family home neighborhood is inconsitstent with its general purposes. We live in this neighborhood for safety, privacy, the expectation of a sound investment, and a sense of community. The addition of tourist traffic increases the potential of vandalism. Our roads are not built for the potential traffic this rezoning would cause. There have not been tiny homes in our subdivision until Mr. Milne started his venture.

Any planned development of the property should consider the continuing impact and adverse effects on the environment, traffic, safety, and property values. Multiple rental properties, whether tiny

houses, duplex, condominiums or any sort of multi family structure, will decrease existing homes values.

Your Information

Name

Denise

Fax Number

Email Address

Preferred Contact Method

email

October 2, 2023

Hall County Planning Commission
Hall County Government Center
2875 Browns Bridge RD
Gainesville, GA 30504

Regarding: 3321 Montvale Dr. Gainesville, GA 30506

Dear Sirs:

I am writing in regards to the rezoning application for Zachary Milne inside the Lanier Northwest Subdivision. Back in the early 80's my wife and I began to look for a place to build our dream home on Lake Lanier. We searched for many months looking for the right spot until we found Lanier Northwest. The neighborhood was well kept with nice homes and not full of trailers or other unkept homes. Most of the homes were larger maybe 2500 sq. ft. or so, which fit what we were looking for. We chose to build our dream home, and after two and a half years of construction and a large investment we achieved our dream. 30 years later our dream is threatened with tiny homes and air B&B rentals which will decrease the value of our homes and change the character of the neighborhood. I have supported Hall county with my property taxes all these years. I wish to see my neighborhood remain the desirable place it has been all these years.

Thank you,
Leonard J Moniz, Jr.

Print

Planning Commission Comments - October 2, 2023 - Submission #80044

Date Submitted: 10/1/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Linda

Last Name*

FitzGerald

Address1*

3505 Montvale Dr

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

7. 3321 Montvale Drive

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I strongly oppose Zachary Milne's application for a four small for lot subdivision to be located at the top of the my street. The neighborhood is currently made up of single-family homes on large lots. Homeowners take lots of pride in their homes and the creation of a four lot subdivision, made up of tiny houses, on the street would be completely inconsistent with the neighborhood. It is anticipated that these tiny houses will be listed for daily rentals on Airbnb. The neighborhood is not a commercial district, and the introduction of daily rentals would bring potential disruptive parties, traffic and strangers into an established neighborhood. The proposed location does not have lake access. Undoubtedly, renters will go looking for access, possibly through neighbors yards. Presently, the neighborhood is very quiet. Multiple rental properties in the neighborhood will decrease existing home values in the neighborhood and are completely inconsistent with the existing neighborhood we love. If the applicant is allowed to divide the property, any planned development should have restrictions placed on the rezoning, requiring the applicant to build homes consistent with those in the neighborhood. Please help us protect our neighborhood.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

lindafitz3@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Thursday, September 28, 2023 8:11 AM
To: Anael Dominguez (CDI: Planning)
Cc: Jennifer Rivera (Administration); Abril Olivas (Administration)
Subject: FW: New request received

Ana,

See below.

Thanks,

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204

HALL COUNTY
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From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 9:34 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1580**

View Request

		SUBMITTER
Category:	Planning & Zoning	**MIchael Longfield**
Priority:	3	3460 Montvale Drive
Assigned To:	Stewart Brian	Gainesville, GA 30506
Submitted:	9/27/2023 9:33 PM	CONTACT

Source: Website 108.162.237.11 mtlongfield@comcast.net

3321 Montvale Drive
Gainesville, GA 30506

REQUEST DETAILS

Description

Michael & Ava Longfield
3460 Montvale Drive
Gainesville, GA 30506

September 27, 2023

Dear Hall County Planning Commission,

We are writing to state our opposition to Zachary Milne';s application to the Hall County Commission for a four-lot subdivision located at the southwest quadrant of Manor Ridge and Montvale Drive that is in our Lanier Northwest community.

We understand that Mr. Milne owns three lots directly across the street from the subject site on Montvale Drive, and this rezoning could provide an additional opportunity to add 6 more tiny house rentals, in the addition to tiny house he currently operates and rents daily through Airbnb.com.

We purchased a home in Lanier Northwest a few years ago due to its lake location, wonderful views and beautiful, tranquil setting surrounded by nature and wildlife. One of the key aspects of investing in this neighborhood was the peacefulness that exists among the single-family homes and the sense of community. We have enjoyed getting to know our neighbors and spending time with them, having dinners together, checking in on one another, etc.

We agree with the majority of homeowners in Lanier Northwest that Mr. Milne's request will disturb the appeal, safety and privacy of this neighborhood.

We have previously owned in communities with short term rentals, but these were all single-family homes in line with the current architecture, square footage and design of the existing homes within the community they resided. They were not tiny homes. Lanier Northwest is not set up to have a tiny house community within our single-family home neighborhood.

Our concerns of allowing Mr. Milne to operate several tiny home rentals in our community include:

Traffic/Safety: There will be increased traffic on our hilly and windy roads due to renter and cleaning crew arrivals and departures, along with other companies that are hired to maintain these structures on a daily, weekly and monthly basis. We have no sidewalks so school children and other pedestrians must walk the streets, and they would be at an increased potential for vehicular harm. We have many deer throughout our neighborhood that are often near and/or on the streets and this would increase the opportunity for more collisions with wildlife. A neighbor had significant damage to his vehicle last year, and he was very aware of the wildlife in the area. How many more accidents will occur with tiny home vacationers who are not aware of our roads and wildlife?

Home value: The introduction of structures that are not single-family

homes would significantly impact the value of the existing homes in our community. Again, Lanier Northwest is not a tiny home community. There are neighborhoods in North Georgia that consist solely of tiny homes. We would suggest to Mr. Milne that these kinds of communities would perhaps be more conducive to his investment interests.

Noise: Having numerous tiny home rental units could increase the potential for disruption and noise (both from the renters *and* any visitors of the renters), especially if there are multiple parties who booked several of the tiny homes at the same time. For residents who need to work the next day, having multiple occupied tiny home rental homes nearby could be problematic at times, especially if the management company is not able to enforce rules in their contracts.

Crime: As we hear about other neighborhoods dealing with vehicle and home vandalism/burglary increases, Lanier Northwest has not had to deal with these issues at their levels and we would like to continue to keep our community private and safe.

We agree with our HOA board and hope that your commission does not approve this request, but if it is approved, we believe conditions should be placed on the rezoning:

1. Home size should be 2,500 square foot minimum which is an approximate average of the current homes in our community.

2. Prior to approving any development, the planning commission should investigate the impact on the environment, traffic, safety, and property values.

3. Any structures proposed for the new lots should be reviewed and approved by the Lanier Northwest HOA board to ensure they are consistent with the average size, architectural integrity, and style of the existing homes in our community.

Thank you for listening to our concerns.

Sincerely,

Michael Longfield

Ava Longfield

Your Information

Name

MIchael Longfield

Fax Number

Email Address

mtlongfield@comcast.net

Preferred Contact Method

email

Print

Planning Commission Comments - October 2, 2023 - Submission #80081

Date Submitted: 10/1/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Michelle

Last Name*

Child

Address1*

3424 Lake Crest Drive

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Zoning Item for Comment*

7. 3321 Montvale Drive

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Commissioners, I live in the Lanier Northwest Subdivision, and I oppose this rezoning. I understand I have no control over what Mr Milne does with his property, and with that I'm requesting you consider rezoning with restrictions. The restrictions requested would be a minimum 2500 square foot home or the average square footage of our neighborhood homes, excluding the "tiny home" Mr Milne has recently built on his property in this calculation. It is of great concern to myself and fellow neighbors, that Mr Milne will subdivide his property and fill those lots with tiny homes and rent them on Airbnb or VRBO as he is currently doing with the tiny home located on his property. Mr Milne has not been forthcoming with our neighborhood on his future plans with these lots, nor can we trust his word as he flat out lied to his adjacent neighbor. He told his adjacent neighbor he was building the recent tiny home he built for a mother-in-law room, then changed his story to it was going to be an office, to the truth being he built a tiny home and is renting it on Airbnb. This has not set well within our community.

I am asking the county to require a normal 2-way road access be installed on this tract of land for these new lots.

My husband and I have put everything into building our forever home in this subdivision, and we are extremely concerned about the loss of property value from this tiny home situation, and/or this motel style rental business we believe he is going to build. Please consider the consequences to our neighborhood value and honestly Hall County's tax bills if this becomes a tiny home subdivision.

Thank you for your consideration. Michelle Child

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Michelle@marinespecialties.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (CDI: Planning)

Subject: FW: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Thursday, September 28, 2023 1:13 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1581**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	9/28/2023 1:13 PM
Source:	Website 172.71.22.75

SUBMITTER
Sarah Hopkins
3235 Manor Ridge
Gainesville, GA 30506
CONTACT
shopkins88@msn.com
6092406663

3321 Montvalle
Gainesville, Georgia 30506

REQUEST DETAILS

Description
We are concerned that the problem location is looking to build multiple tiny houses to be used as short term rental properties in our residential neighborhood. This will increase foot and vehicle traffic that the roads in the neighborhood weren';t built to accommodate. In addition, there will be increased possibility for noise and inappropriate behavior from short term renters.

Your Information

Name
Sarah Hopkins
Fax Number
Email Address
shopkins88@msn.com
Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Wednesday, September 27, 2023 12:50 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: New request received

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204

HALL COUNTY
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From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 11:28 AM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1578**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	9/27/2023 11:28 AM
Source:	Website 172.71.26.41

SUBMITTER
Scott Lippman
3500 Montvale Drive
Gainesville, GA 30506
CONTACT
scottlippman@charter.net
770-361-5174

3321 Montvale Drive
Gainesville, Georgia

REQUEST DETAILS

Description

Ladies and Gentlemen of the Planning and Zoning Commission.

Thank you for allowing me the opportunity to comment. I am a concerned about the rezoning application for the property at 3321 Montvale Drive. I am member of this community, a community that I, like many others here, hold dear to my heart.

Allow me to clarify, I are not against responsible development. I understand the need for growth and progress in our county, and respect the rights of the rezoning applicant. It is prudent, however, to consider the long-term implications, not necessarily of the zoning itself but what the rezoning potentially brings to the neighborhood of Lanier Northwest.

I can not imagine anyone being opposed the applicant dividing his property. He has every right to do so. The opposition relates to our belief that Mr. Milne plans to construct "tiny homes" for daily rental through Airbnb, on the three lots in question, plus the three (3) lots he recently purchased directly across the street at 3276, 3288 and 3291 Montvale Dr.

This would allow six (6) tiny houses that could all be rented out on a daily basis. This would prove most unfortunate for everyone in our community, with perhaps the exception of the applicant, Mr. Milen.

Turning a section of Lanier Northwest into a tourist destination for short term rentals poses potential safety hazards, both to the renters and the existing residents. Increased traffic, unfamiliar faces, and the comings and goings of short-term renters would disrupt the serene atmosphere our community, one we have enjoyed for many years.

Moreover, there is a looming threat to the value of our existing homes. Many of us have invested our life savings and hard work into homes that we cherish. Allowing the construction of tiny houses, or any type of home that is used for daily rentals, diminishes the value of these properties, robbing us of the very essence that makes our community so special.

We appreciate the potential economic benefits the rezoning applicant sees in this project. However, it’s important to balance economic interests with the well-being of the overall community. Lacking restrictions on dwelling size and use, risk setting a precedent that may create unforeseen negative consequences for all of Hall County.

I respectfully urge the County Planning and Zoning Commission to carefully consider the potential consequences of this rezoning application and prioritize the safety, property values, and quality of life for the residents who have lived here for years, those who have built their dream home, and those who might choose to live here in the future. Please, let’s work together to preserve the unique character of our community and ensure its long-term sustainability.
Sincerely,
Scott Lippman

Your Information

Name

Scott Lippman

Fax Number

Email Address
scottlippman@charter.net
Preferred Contact Method
email

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Wednesday, September 27, 2023 12:50 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: New request received

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204

HALL COUNTY
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From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 11:25 AM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1577**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	9/27/2023 11:25 AM
Source:	Website 172.71.26.41

SUBMITTER
Skip Paterson
3497 Montvale Drive
Gainesville, GA 30506
CONTACT
skipaterson@msn.com
303-941-1714

3321 Montvale Drive Gainesville, Georgia

REQUEST DETAILS

Description

Dear Planning Commission,

We are writing to express strong opposition to Zachary Milne';s application to the county commission for a four-lot subdivision within our current subdivision of Lanier Northwest. The proposed rezoning is located at the southwest quadrant of Manor Ridge and Montvale Drive.

Mr. Milne owns three lots directly across the street from the subject site on Montvale Drive. This rezoning would provide the “opportunity” to add six additional tiny house rentals - in the addition to the one he currently operates and rents (on a daily basis) through Airbnb.

https://www.airbnb.com/rooms/782039003194543745?adults=1&children=0&infants=0&location=Gainesville%2C%20GA&check_in=2024-01-09&check_out=2024-01-14&source_impression_id=p3_1694952833_7KsG0VPSNV5%2F9yoL&previous_page_section_name=1001

We do not know with certainty what Mr. Milne has planned for his rezoned lots (and the three lots across the street). We have no objection to responsible development, however, it is incumbent on the board to act in such a way that protects the existing and future homeowners from any zoning or development that could adversely effect the neighborhood.

Lanier Northwest (LNW) is a quiet, well-established neighborhood on the beautiful shores of Lake Lanier. Conveniently located less than an hour from Atlanta and just minutes from Gainesville and Dawsonville Georgia off SR-53. The community enjoys rolling hills, lovely homes on wooded lots and majestic views of Lake Lanier and the north Georgia mountains.

The neighborhood formed an association in September, 1973 and serves as a forum for neighborhood concerns. A Neighborhood Watch Program is in effect to promote safety for all residents and we maintain regular contact with the Hall County Sheriff';s Office for updates, alerts and advisories. The voluntary association takes community action to deal with zoning and development issues and hosts social activities (prior to COVID). Lanier Northwest has 72 property owners, an active Voluntary Member Association and a dedicated board of directors who volunteer their time to serve the community.

The Voluntary Association maintains a subdivision website, Lanier Northwest, property owners directory, entrance subdivision sign and streetlights within the subdivision. Since 2008 we have requested property owners comply voluntarily with the original LANIER NORTHWEST RESTRICTIVE COVENANTS which are posted on our website,http://www.laniernorthwest.com/admin2/adminfiles/finder.php . This voluntary compliance has maintained Lanier Northwest as a quiet, well-established neighborhood on the beautiful shores of Lake Lanier with a strong community bond.

The board is actively working on the reinstatement of our HOA and updating our covenants to include a minimum six-month rental requirement for properties, while ensuring full compliance with local laws and regulations.

ISSUE:

The majority of residents in the Lanier Northwest neighborhood are completely opposed to the addition of rental properties, specifically tiny houses, for the following reasons:

1. The introduction of tourist to an established single family home neighborhood is inconsistent with its general purpose – Single Family residences. Residents of LNW have chosen this single-family neighborhood for the quality of life it offers, including safety, privacy, the expectation of a sound investment, and a sense of community.

2. Safety A. - Tourist traffic may increase the potential of vandalism.

3. Safety B. - The streets in LNW were designed for minimal traffic. The streets are narrow, very hilly, curvy and have several blind spots. Tourists are unfamiliar with the nuances of these streets. An increase in foot and/or vehicular traffic poses a significant safety concern. A traffic surge during morning rush hours will negatively impact safety for children since students walk to school bus pickup spots in the mornings and afternoons. In general, the area traffic is continuing to increase, and heavy traffic is already common at times.

4. Short term rental units increase the potential for disruptive parties with renters and visitors of the renter (who may not be contracted with the owner).

5. Multiple rental properties, whether tiny houses, duplex, condominiums or any sort of multi family structure, will decrease existing home values.

6. Tiny houses are entirely inconsistent with the neighborhoods developed in the area.

7. Wildlife is prevalent in the area and further development is destroying their habitat.

8. Any planned development of the property should consider the continuing impact and adverse effects on the environment, traffic, safety and property values.

SOLUTION:

Should the Planning Commission approve the application, we ask that conditions be placed on the rezoning:

1. Home size - 2500 square foot minimum. This represents an approximate average of the current houses.

2. No daily rentals. Rental should be a minimum of six months.

3. The residents of LNW strongly value the unique character or our neighborhood. Any structures proposed for the new lots should be reviewed and approved by the board to ensure consistentency with the average size, architectural integrity and style of the existing homes.

4. Prior to approving any development the planning commission should investigate the impact on the environment, traffic, safety and property values.

These conditions would contribute to the identity, safety and appeal or our neighborhood, and we wish to see them maintained for the benefit of current and future residents.

Thank you for your continued service and support of our community.

Best regards,

Lanier Northwest Subdivision Board

Your Information

Name

Skip Paterson

Fax Number

Email Address

skipaterson@msn.com

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Sunday, October 1, 2023 10:02 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1585**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	10/1/2023 10:02 PM
Source:	Website 172.71.31.25

SUBMITTER
Susan Graveline
3440 Montvale Drive
Gainesville, GA 30506
CONTACT
Highsmith7@comcast.net
404/992-4477

3321 Montvale Drive
Lanier Northwest
Gainesville, GA 30506

REQUEST DETAILS

Description
Dear Commissioner Powell:

We are very concerning about the possible re-zoning at 3321 Montvale Drive for a four-lot subdivision by Zachary Milne. Our sub-division, Lanier Northwest, has been single family home zoning since we purchased and built our home in 1991. We oppose any type of re-zoning other than the intended single family housing we sought when we purchased our property.

Currently, a house is under construction (being piece mill built by the owner) which has defied our covenants and seemingly has no direction from county inspections. It is a complete eyesore at the top of Montvale Hill as you enter our subdivision. As a result, we do not want to miss current opportunity to thwart any future developments which will impact our property values and sense of community.

We OPPOSE any re-zoning effort for Lanier Northwest.

Sincerely,

Dan and Susan Graveline
3440 Montvale Drive
Lanier Northwest
Gainesville, GA. 30092
Highsmith7@comcast.net
Dgraveline7@gmail.com

Your Information

Name

Susan Graveline

Fax Number

Email Address

Highsmith7@comcast.net

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Abril Olivas (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 12:22 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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

Category Planning & Zoning has received a new request.

Here is what we have on file:

All **#1579**

View Request

Category:	Planning & Zoning
Priority:	3
Assigned To:	Stewart Brian
Submitted:	9/27/2023 12:21 PM
Source:	Website 172.71.30.129

SUBMITTER
willis lee reno
3406 Montvale dr.
Gainesville, GA 30506
CONTACT
butchreno1@gmail.com
7703131891

3321 Montvale Dr.
Gainesville, GA 30506

REQUEST DETAILS

Description
Dear County Commission
I am in strong opposition to Zachery Milne application for a four lot subdivision within our current subdivision of Lanier Northwest.
Mr Milne owns three lots across the street from the subject site on Montvale Drive. This rezoning would provide the "opportunity" to add six additional tiny house rentals-in addition to the one he currently operates on a daily basis through Airbnb.
I oppose allowing additional rental properties, particularly "tiny houses" on the subject four lots in the zoning application and also
on the three lots on Montvale Drive for the following reasons.
1. The introduction of tourist to an established single family home neighborhood is inconsistent with it general purpose.
2 Safety, The streets in LNW were designed for minimal traffic. They are narrow, very hilly, curvy, blind spots and with no outlets.
Currently large trucks (garbage type) must back down Montvale due to the severity of the turnaround . Tourest / pulling boats are unfamiliar with our streets poses a significant safety concern. Drive way access with existing homes is already limited.Additional cuts in the area

on Montvale especially for Tiny house guest would be dangerous for traffic and guest alike.
3. Short term rental units (tiny houses all in a row) increase the potential for disruptive parties ,vandalism from visitors who may not be contracted with the property owner.
4. The current property tax base for existing homes in LNW must be in the Millions. The introduction of short term rental property such as tiny houses, will decrease home values not only for the owners but for the county.
SOLUTION
Should the planning commission approve the current zoning application we ask that conditions be placed on the rezoning.
A .Home size- 2500 square foot minimum.
B. No daily rentals. Rentals should be a minimum of six months.
C.Discontinue issuance or expansion of business license for Tiny Houses in LNW subdivision.
D. The residents of LNW strongly value the unique character of our neighborhood. Any structure proposed for the new lots should be reviewed and approved by the board to ensure consistency with the average size, architectural integrity and style of existing homes.
E. Prior to approving any development the planning commission should investigate the impact on the environment, traffic, safety and property values.
These conditions would contribute to the identity, safety and appeal of our neighborhood, and I wish to see them maintained.

Thank you for your continued service and support of our community.
Best regards,
Bill and Mona Reno

Your Information

Name

willis lee reno

Fax Number

Email Address

butchreno1@gmail.com

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 6, 2023 8:20 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: LNW Milne Zoning
Attachments: LNW re Milne Board Letter 11.02.2023.docx

Ana,

Please add to public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

From: SKIP PATERSON <skipaterson@msn.com>
Sent: Sunday, November 5, 2023 2:53 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Fw: LNW Milne Zoning

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

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

FYI

Thank you for all the help and time you have provide us. We have reach a mutually beneficial agreement with Mr. Milne (see attached)but the issue below still need to be addressed.

Skip Paterson
303.941.1714
----- Original Message -----
From: SKIP PATERSON

To: Katie L. Greenway (CDI: Planning)
Cc: Guhljerry ; Kim Kloecker ; Scott Lippman ; Tom Child
Sent: Sunday, November 5, 2023 2:23 PM
Subject: LNW Milne Zoning

Hi Katie,

Below is an email I sent to Mr. Milne explaining LNW residents will be requesting an erosion mediation plan be included as a condition for the properties he plans to develop. Mr. Milne made statements this weekend that he plans to cut down all the trees on the lots he owns on the north side of Montvale Drive. Mr. Milne believes this will increase the value of the lots he is requesting to be subdivided. See my email below..

Also, we plan to request a further explanation as to why is the county allowing Mr. Milne to operate a rental unit. What liability exists for the renters, county and Mr Milne since this rental unit has no occupancy certificate, no permits or code inspections. Mr. Milne stated to residents it would cost him too much to cancel his agreement with ABNB and will continue rentals with existing reservations through March of 2024. Attached is the ABNB Host Cancelation Policy which clearly states reasonable ways for Mr. Milne to end his arrange with ABNB https://www.airbnb.com/help/article/990

Please pass this along to the Commissioners.

Thanks,

Skip Paterson

Email to Mr. Milne 11.05.2023

Zack,

During our discussions you mentioned that you are considering several option for the lots you purchased on the north side of Montvale Drive. The biggest concerns neighbors have are erosion issues caused from the cutting down trees on the steep hillsides on both sides of Montvale Drive. You may not be aware of this but after heavy rainstorms minor flooding occurs on Montvale Drive caused by the driveway constructed on lot four of your proposal. Cutting trees on a steep hillside can significantly accelerate erosion for several reasons:

1. *Loss of Root Structure: Tree roots play a crucial role in stabilizing soil on steep slopes. When trees are cut down, the root systems that once held the soil in place are no longer there to anchor it. This makes the soil more vulnerable to erosion by wind and water.*

2. *Increased Surface Runoff: Trees help absorb and slow down rainfall, reducing the amount of water that runs off the slope. Without trees, more rainfall can flow over the surface, leading to increased surface runoff. This runoff can transport sediment and erode the soil as it flows downhill.*

3. *Weakened Soil Structure: Tree roots help bind soil particles together and improve soil structure. Without these roots, the soil can become more prone to erosion, as it is more likely to be detached and carried away by flowing water.*

4. *Reduced Canopy Cover: Tree canopies provide shade and intercept rain, reducing the impact of raindrops on the soil surface. When trees are removed, the soil is exposed to the full force of raindrops, which can dislodge soil particles and exacerbate erosion.*

5. *Increased Landslides: Cutting trees on steep hillsides can also increase the risk of landslides. Trees provide stability and can prevent soil from sliding down the slope. When trees are removed, the likelihood of landslides due to increased soil instability can rise.*

Based on these concerns we will be requesting that the planning commission consider placing an erosion mediation plan requirements for the all the properties you are planning to develop. If you have such a plan, it would be great if you could share this plan with the residents.

Please call me if you have any question.

Skip Paterson
303.941.1714

November 3, 2023

Dear Planning Commission,

We are writing to express the neighbors conditional support to Zachary Milne application to the county commission for a four-lot subdivision within our current subdivision of Lanier Northwest. The proposed rezoning is located at the southwest quadrant of Manor Ridge and Montvale Drive. Mr. Milne owns three lots directly across the street on Montvale Drive. This would give Mr. Milne the opportunity to add six additional tiny house rentals in addition to the one Mr. Milne is currently operating and renting on a daily basis until his existing bookings end.

ISSUE:

The majority of residents in the Lanier Northwest neighborhood are completely opposed to the addition of rental properties, specifically tiny houses, for the following reasons:

1. The introduction of tourist to an established single family home neighborhood is inconsistent with its general-purpose, single-family residences. Residents of LNW have chosen this single-family neighborhoods for the quality of life it offers, including safety, privacy, and a sense of community.
2. Safety A. - Tourist traffic increases the potential of vandalism.
3. Safety B. - The streets in LNW were designed for minimal traffic. The streets are narrow, very hilly, curvy and have several blind spots. Tourists are unfamiliar with the nuances of these streets. An increase in foot and/or vehicular traffic poses a significant safety concern. A traffic surge during morning rush hours will negatively impact safety for children since students walk to school bus pickup spots in the mornings and afternoons. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from Manor Ridge on to Dawsonville Highway.
4. Short term rental units increase the potential for disruptive parties with renters and visitors of the renter who may not be contracted with the owner.
5. Multiple rental properties, whether tiny houses, duplex, condominiums, or any sort of multi family structure, will decrease existing home values.
6. Tiny houses are completely inconsistent with the neighborhoods developed in the area.
7. Wildlife is prevalent in the area and any development will destroy their habitat. Any planned development of the property should consider the continuing impact on local wildlife habitat. The area has several species. some which may be endangered, so the planning commission should investigate through the appropriate agency prior to approving development.

As requested by the commission the neighbors had two productive meetings with Mr. Milne to discuss his plan and the neighbors' concerns and reach a mutually beneficial solutions.

SOLUTIONs:

Should the Planning Commission deem it appropriate to allow the subdividing of Mr., Milne lots the following conditions were agreed to by Mr. Milne and the neighbors as we ask that conditions be placed on the rezoning:

1. Any structures proposed for the new lots should be consistent with (or exceed) the architectural integrity and style of its existing homes.
2. Home size - 1500 square foot minimum. The same requirement that all neighbors have complied with its past years.
3. No multi lot property owner including Owner/Partnerships/LLCs can operate more than two daily rentals. This was proposed by Mr. Milne based on the agreement that a cluster of daily rentals properties would reduce the property values of the whole subdivision.

These conditions were agreed to by Mr. Milne and the residents in a meeting on Thursday night November 2.

One additional consideration is Mr. Milne explained that his plans are to maintain the privacy of the houses along Montvale. A requirement of fifty plus trees must remain on the lots would help achieve this intention by Mr. Milne.

These conditions would contribute to the identity, safety, and appeal of our neighborhood, and we wish to see them maintained for the benefit of current and future residents.

Thank you for your continued service and support of our community.

Best regards,

Iain “Skip” Paterson

770.718.0962

Lanier Northwest Subdivision Board

Print

Board of Commissioners Voting Meeting Comments - December 14, 2023 - Submission #86326

Date Submitted: 12/11/2023

Comments completed in the form below will be submitted into the record for the December 14, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Scott

Last Name*

Lippman

Address1*

3500 Montvale Dr.

Address2

City*

Gainesville

State*

Ga

Zip*

30506

Item for Comment*

3321 Montvale Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

December 11, 2023

To: Commissioner Billy Powell

Cc: Commissioner Richard Higgins, Commissioner Kathy Cooper, Commissioner Gregg Poole, Commissioner Jeff Stowe

From: Lanier Northwest Subdivision

Re: Conditional Use Permit application at 3321 Montvale Dr. - Approval would undermine the attractiveness, tone and property values in Lanier Northwest.

The residents of Lanier Northwest (LNW) oppose the Conditional Use Permit (CUP) at 3321 Montvale. We are concerned that it may compromise the attractiveness, tone and value of properties in the neighborhood. Our reasoning is based on what appears to be two applicants - the neighbor Zach Milne, who is very likable and enjoys a hilltop residence with this family, and the “Seems to be Developer”, Zachary Lewis Boyd Milne, whose approach to subdivision development is a hobby, not a profession. This has created occasions in which his business dealings with the county and the neighborhood have demonstrated to be somewhat deceitful and untrue. Feel free to see the Examples 1 and 2 below.

When someone approaches a profession as a hobby and ‘does’ different than they ‘say’ it’s a red flag warning to tread carefully. We aren’t proud of pointing this out about Zach. It seems unneighborly - but there is too much at stake. It's crucial for the Board to have sufficient insight for informed decisions. While we support Zach's property development, it must be done professionally and not pose a threat to others.

We recently discovered Lanier Northwest Subdivision Covenants are in force. While this provides some level of security, covenants are only truly helpful when cooperation and professionalism are not in question. They provide little protection or recourse if someone is determined to do things their own way. Of course, legal action is always an alternative but that is very unneighborly.

Based on the examples below, we feel the applicant will continue to operate from the position: “It’s easier to ask for forgiveness than permission”. While effective in tackling bureaucratic obstacles, sometimes it’s just wrong, particularly if it violates the law, the trust of others, and poses a potential risk to the neighborhood.

We respectfully ask you to vote “No” on this application.

If the Board chooses to approve the application, we ask the following conditions be imposed for the purpose of maintaining LNW attractiveness, tone and property values. This includes all of the six (6) conditions recommended by Planning and Zoning, plus the following:

Provide detailed site drawings and plans of the structures he plans to build on tracts 2,3 and 4 to LNW Architectural Control Committee (ACC) for written approval prior to obtaining building permit from Hall County. Justification - Stated in LNW covenants.
Provide detailed site drawings and plans for the 5.42 acre tract “1” for written approval by LNW ACC prior to obtaining building permits from Hall County. Justification - Stated in LNW covenants.
This CUP (Tracts 1,2 3,4) and any future CUP, rezoning, or subdividing of tracts remain part of Lanier Northwest Subdivision and are subject to its covenants, conditions and restriction. Justification: 3321 Montvale Dr. is a 7.8 acre tract. Over time it has been divided, consolidated and now, divided again. If approved, tract 1 now becomes 5.42 acres, which could be subdivided further. This condition ensures any future subdividing follows Lanier Northwest covenants.
Owner, including family, partnership, LLC or other entity shall not operate more than two (2) short term rental properties in Lanier Northwest. Justification - Applicant already agreed to this condition with neighbors of LNW. Note: Understanding it is unfair for one property owner to be treated differently than another, LNW is working to update its restrictive covenants and would propose the same restriction on ALL property owners.
Agree to not cut trees on the lots across the street simply to open up the view of the lake and mountains for tracts 2, 3 and 4 without talking to your neighbors. Justification - Lacking an ordinance, clear cutting is allowed. Given the extremely steep nature of this land, clear cutting would accelerate erosion, increase sedimentation into the lake, disturb wildlife more, and undermine the roadway on Montvale Dr. creating a driving hazard.
These conditions provide a framework for Zach’s hobby/development that fosters respect for the neighborhood. They acknowledge Lanier Northwest’s concerns while providing a means of recourse should anything veer off course. Together they will encourage cooperation and help guarantee protections for everyone, including our neighbor Zach Milne and his family.

Thanking you in advance for your consideration.

Respectfully submitted,

Lanier Northwest

Example 1.

11/07/2022, Permit # 01657, Addition PERMIT REAPPLIED FOR. EM 12-13-2022 EM ADDITION- HOME OFFICE, STORAGE BATHROOM AND DECK. This is not a home office or storage. It is a “Tiny House” being illegally rented on a daily basis.

Please write your comments in the box above.

LNW and Hall County Marshall's office informed applicant that the structure was not permitted for Short Term Vacation Rentals (STVR). The applicant continued renting, stating he had stopped advertising but could not cancel future bookings without incurring fines from Airbnb amounting to "tens of thousands of dollars".

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Airbnb cancellation policies are public and often waived when un booking. If not waived, they are based on a percentage of the res https://www.airbnb.com/help/article/990 https://www.airbnb.com/h

Suggesting cancellation fees could reach "tens of thousands of dollars" (with the rate of around $125.00 per night) appears to be misleading.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Applicant also stated a "deal" was made with the Marshall's office, to finish out his future booking but not advertise any more. We don't believe The Marshall's Office makes "deals".

The violation has been reported again. We suspect the Marshall is assuming the applicants Short Term Rental permit (approved for his primary residence), as applying to the "tiny house".
12/08/2022, Permit # 02027, Occupancy, SHORT TERM RENTAL. 2 PERSONS PER BEDROOM PLUS 3 ADDITIONAL PERSONS, 7 PERSONS MAX. EM BEDS 2
This permit is the applicants "residence", a two bedroom home in which he lives with his wife and three young children.

Example 2.

LNW opposed the proposed CUP with the Planning and Zoning Commission. Concerns revolved around home size minimums, architectural style and the opportunity for 3 -4 additional Short Term Vacation Rentals (STVR), similar to the "tiny house" already being rented.

Considering the 3 additional lots owned by the applicant (admittedly, not part of this CUP but immediately across the street on Montvale Dr.), there exists an opportunity for 6-7 STVR clustered together at the front of our neighborhood. This has the potential to adversely affect LNW property values.

The Planning and Zoning Commission delayed a vote and encouraged both parties to sit down and work things out, then come back to the Commission on 11/6/23. We did.

LNW representatives met with the applicant, both in a small group and later on a video conference with more neighbors. On 11/3/23 we shared the outcome of that meeting with the Planning and Zoning Commission.

Should the Planning Commission deem it appropriate to allow the subdividing of Mr., Milne lots the following conditions were agreed to by Mr. Milne and the neighbors as we ask that conditions be placed on the rezoning:
Any structures proposed for the new lots should be consistent with (or exceed) the architectural integrity and style of its existing homes.
Home size - 1500 square foot minimum. The same requirement that all neighbors have complied with its past years.
No multi lot property owner including Owner/Partnerships/LLCs can operate more than two daily rentals. This was proposed by Mr. Milne based on the agreement that a cluster of daily rentals properties would reduce the property values of the whole subdivision.
These conditions were agreed to by Mr. Milne and the residents in a meeting on Thursday night November 2.

On 11/6/23, in front of the Planning and Zoning, Mr. Milne shared his narrative. Architectural integrity and home size was addressed, however, much to our surprise and disappointment he said NOTHING about item 3, multiple STVR. Again, we are left feeling misled.

ZONING NOTICE

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

APPLICANT:
ZACHARY LEWIS BOYD MILNE

REQUEST:
USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 4-LOT SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: NOV. 6, 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC. 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: ZACHARY LEWIS BOYD MILNE

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 4-LOT SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: NOV 6, 2023
Time: 5:15 P.M.

COUNTY COMMISSION
Date: DEC 14, 2023
Time: 6:00 PM

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

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: ZACHARY LEWIS BOYD MILNE

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PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: NOV. 6 2023
Time: 5:15 P.M.

&

COUNTY COMMISSION
Date: DEC. 14 2023
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Applicant's Request To Change Conditions

Zach Milne (3321 Montvale Dr)

Recommend	#1	The land shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 and the updated narrative dated October 16, 2023.
Proposed	#1	The land shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 ~~and the updated narrative dated October 16, 2023.~~
Comments:		If held to it's exact details as proposed, this document would render my land unbuildable for the following reasons: 1. The building footprint cannot be determined. 2. Site plan is immovable if environmental health dictates a certain spot for drain field. 3. Driveway may need more curvature. 4. No possibility for detached garage, storage building etc.
Recommend	#5	No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.
Proposed	#5	~~No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.~~
Comments:		I live in a two bedroom home and we are planning a home addition the same time that tract 3 will be under construction. My home addition is not visible from the street. Also, in general, I would like to right to have concurrent construction.