



**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, August 08, 2024 - 06:00 PM

Call to Order

Approve Agenda

Invocation

- 1 Vice Chairman Gregg Poole

Pledge

- 2 Commissioner Kathy Cooper

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

Proclamation/s

- 3 Approve the Proclamation proclaiming August 22, 2024 as President David L. Barnett Day.

Consent Agenda

- 4 Approve the August 5, 2024 Work Session minutes.
- 5 Approve the July 25, 2024 Voting Meeting minutes.
- 6 Approve the July 25, 2024 Executive Session minutes.
- 7 Approve the July 25, 2024 Meeting minutes.
- 8 Approve the resolution regarding two (2) memorandum of understanding agreements related to the Gateway Industrial Centre, subject to review and approval by the County Attorney.
- 9 Approve the nominations of Jenny Floyd, Denise Deal and Shelly Echols to the Hospital Authority for a term from 10/1/2024 to 9/30/2027. Commission District 3.
- 10 Approve the nominations of Ben Hawkins, Lee Rogers and John Geyer to the Hospital Authority for a term from 10/1/2024 to 9/30/2027. Commission District 4.

- 11 Approve the agreement with Bates, Carter and Company, LLP for Financial Services for the FY 2024 annual audit services and authorize the Chairman or Vice Chairman to execute all necessary documents. The estimated cost is \$139,500.00.
- 12 Approve the multi-year lease agreement for five (5) in-vehicle Axon Respond Dash Cameras for Fire Rescue from Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of \$71,373.00.
- 13 Approve the preventative maintenance agreement for ambulance stretchers for Fire Rescue to Stryker Medical of Chicago, IL. The estimated annual cost is \$54,540.80.
- 14 Approve the sole source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is \$70,000.00.
- 15 Approve the resolution amending the Hall County Employee Handbook, subject to review and approval by the County Attorney.
- 16 Approve the resolution amending the retiree health coverage policy and procedures for Other Post Employment Benefits (OPEB), subject to review and approval by the County Attorney.
- 17 Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$2,100.00) for approximately 35 tons of trash to be collected during the Shore Sweep event scheduled for September 21, 2024.
- 18 Approve the Change Order #7 of RFP #31-014 Design Services for Spout Springs Road Widening to include completion of the Georgia Department of Transportation's (GDOT) Preliminary Field Plan Review (PFPR) process for the Spout Springs Road Widening Phase II, Final Design and Engineering to STV Incorporated of Duluth, GA, in the amount of \$241,957.34.
- 19 Approval and authorization for the Chairman or Vice Chairman to execute a Gas Utility Easement between Hall County and Liberty Utilities Corp. to construct, operate, maintain, repair, renew and rebuild under the easement area its lines for providing gas service at 1290 SE Athens Street. Commission District 4.
- 20 Approve the award of RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations - Guaranteed Maximum Price Package #2 for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$6,359,283.00.
- 21 Approve the purchase of thirty (30) vehicles for the Sheriff's Office:
 - a. Twenty-four (24) 2024 Ford Police Interceptors from Brannen Motor Company of Unadilla, GA, in the amount of \$1,104,000.00.
 - b. Six (6) 2023 Dodge Charger Police Vehicles from Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA, in the amount of \$210,996.00.
- 22 Approve the 2023 personal property refund in the amount of \$115,693.57 for overpayment of Hall County taxes regarding property located at 2125 Candler Road, Gainesville, GA to Cottrell Properties LP.

- 23 Approve the 2022 and 2023 personal property refund in the amount of \$22,198.58 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.

Other Business - Appointments for Consideration

- 24 Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 2.

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

- 25 **5608 Azelia Drive | Rezone** | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.
- 26 **5608 Azelia Drive | Use Subject to County Commission Approval** | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.
- 27 **4141 Old Cornelia Highway | Amend Conditions** | of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility** | Commission District 3 | **Lewis Holdings, LLC, applicant.**
- 28 **3969 Bolding Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | **Proposed Use: 59-lot single-family development** | Commission District 1 | **CMWB Company, LLC, 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 (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 607/2023
SUBJECT: Vice Chairman Gregg Poole

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

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? No
Is there a deadline for this item?

Approvals:

Approve	Clerk
AO	AO

Attachments:



AGENDA ITEM

Pledge

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 608/2023
SUBJECT: Commissioner Kathy Cooper

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

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? No
Is there a deadline for this item?

Approvals:

Approve	Clerk
AO	AO

Attachments:



AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (08/05/24)**

REPORT TO: **Voting Meeting (08/08/24)**

ITEM NO: 423/2024

SUBJECT: Approve the Proclamation proclaiming August 22, 2024 as President David L. Barnett Day.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: CBP
Recommendation:
 Approve.

Purpose of Request:
 Approve the Proclamation proclaiming August 22, 2024 as President David L. Barnett 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? 2024-08-22

Approvals:

Approve	Public Information	Administration	Clerk
JR	JH	CR	JR

Attachments:

Proclamation

Hall County, Georgia



Board of Commissioners

WHEREAS, *Brenau University will celebrate the investiture of Dr. David L. Barnett, the university's eleventh president, on August 22, 2024; and*

WHEREAS, *President Barnett has served the university in various capacities for more than 18 years before being named president by the Brenau University Board of Trustees in February 2024; and*

WHEREAS, *President Barnett has served in executive leadership positions at six universities in Georgia and Kentucky, including appointments that spanned the spectrum of executive administrative and academic leadership; and*

WHEREAS, *President Barnett serves on boards for many non-profit educational and community groups, including the Executive Council of the Board of Trustees for the Southern Association of Colleges and Schools Commission on Colleges; the Lake Lanier Olympic Foundation; Quinlan Art Center; Atlanta Regional Council for Higher Education; and Georgia Independent Colleges Association; and*

WHEREAS, *Brenau University has been in continuous operation in Gainesville since 1878 as the cornerstone of higher education serving all citizens of Gainesville, Hall County and the state of Georgia and serves as the model for the education and leadership opportunities for all its students, both traditional college-age students and nontraditional learners from all walks of life; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby proclaim August 22, 2024 to be*

PRESIDENT DAVID L. BARNETT DAY

Adopted this 8th day of August 2024.

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 Agenda

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 450/2024
SUBJECT: Approve the August 5, 2024 Work Session minutes.

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

Executive Summary:

Presenter: CA
Recommendation:
 Approve.

Purpose of Request: Approve the August 5, 2024 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? 2024-08-08

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

8-5-2024 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, August 05, 2024 - 03:00 PM

Call to Order

Vice Chairman Poole at 3:01 p.m.

Present:

Vice-Chairman Gregg Poole and Commissioners Kathy Cooper, Billy Powell 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 Ana Dominguez and County Attorney William Linkous III

Administration

Mr. Propes addressed the Board.

- 1 Approve the resolution regarding two (2) memorandum of understanding agreements related to the Gateway Industrial Centre, subject to review and approval by the County Attorney.

Consent

Appointments for Consideration

- 2 Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 2.
- 3 Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 3.

Nominations of Jenny Floyd, Denise Deal and Shelly Echols - Consent

- 4 Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 4.

Nominations of Ben Hawkins, Lee Rogers, and John Geyer - Consent

Financial Services

Taylor Samples, Director of Financial Services, addressed the Board.

- 5 Approve the agreement with Bates, Carter and Company, LLP for Financial Services for the FY 2024 annual audit services and authorize the Chairman or Vice Chairman to execute all necessary documents. The estimated cost is \$139,500.00.

Consent

Fire Rescue

Bryan Cash, Interim Deputy Fire Chief, addressed the Board.

- 6 Approve the multi-year lease agreement for five (5) in-vehicle Axon Respond Dash Cameras for Fire Rescue from Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of \$71,373.00.

Consent

- 7 Approve the preventative maintenance agreement for ambulance stretchers for Fire Rescue to Stryker Medical of Chicago, IL. The estimated annual cost is \$54,540.80.

Consent

- 8 Approve the sole source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation, of New York, NY. The estimated annual cost is \$70,000.00.

Consent

Human Resources

Judy Turk, Assistant Director of Human Resources, addressed the Board.

- 9 Approve the resolution amending the Hall County Employee Handbook, subject to review and approval by the County Attorney.

Consent

- 10 Approve the resolution amending the retiree health coverage policy and procedures for Other Post Employment Benefits (OPEB), subject to review and approval by the County Attorney.

Consent

Planning & Zoning

Beth Garmon, Director of Planning and Zoning, addressed the Board.

- 11 **5608 Azelia Drive | Rezone** | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.
- 12 **5608 Azelia Drive | Use Subject to County Commission Approval** | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.
- 13 **4141 Old Cornelia Highway | Amend Conditions** | of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility** | Commission District 3 | **Lewis Holdings, LLC, applicant.**
- 14 **3969 Bolding Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | **Proposed Use: 59-lot single-family development** | Commission District 1 | **CMWB Company, LLC, applicant**

Public Works and Utilities

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

- 15 Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$2,100.00) for approximately 35 tons of trash to be collected during the Shore Sweep event scheduled for September 21, 2024.

Consent

- 16 Approve the Change Order #7 of RFP #31-014 Design Services for Spout Springs Road Widening to include completion of the Georgia Department of Transportation's (GDOT) Preliminary Field Plan Review (PFPR) process for the Spout Springs Road Widening Phase II, Final Design and Engineering to STV Incorporated of Duluth, GA, in the amount of \$241,957.34.

Consent

- 17 Approval and authorization for the Chairman or Vice Chairman to execute a Gas Utility Easement between Hall County and Liberty Utilities Corp. to construct, operate, maintain, repair, renew and rebuild under the easement area its lines for providing gas service at 1290 SE Athens Street. Commission District 4.

Consent

- 18 Approve the award of RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations - Guaranteed Maximum Price Package #2 for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$6,359,283.00.

Consent

Sheriff's Office

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

- 19 Approve the purchase of thirty (30) vehicles for the Sheriff's Office:
- a. Twenty-four (24) 2024 Ford Police Interceptors from Brannen Motor Company of Unadilla, GA, in the amount of \$1,104,000.00.
 - b. Six (6) 2023 Dodge Charger Police Vehicles from Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA, in the amount of \$210,996.00.

Consent

Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

- 20 Approve the 2023 personal property refund in the amount of \$115,693.57 for overpayment of Hall County taxes regarding property located at 2125 Candler Road, Gainesville, GA to Cottrell Properties LP.

Consent

- 21 Approve the 2022 and 2023 personal property refund in the amount of \$22,198.58 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.

Consent

County Administrator

Mr. Propes addressed the Board and introduced Deputy Clerk Ana Dominguez.

Public Comments

There were no comments from the public.

Commission Time

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

- *Courtney Parm, Bates Carter and Company*
- *Morgan Wingler, City of Gainesville*
- *Sarah Crowe, Hall County*

Adjourn

Vice Chairman Poole adjourned the meeting at 3:32 p.m.



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 451/2024
SUBJECT: Approve the July 25, 2024 Voting Meeting minutes.

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

Executive Summary:

Presenter: CA
Recommendation:
 Approve.

Purpose of Request: Approve the July 25, 2024 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? 2024-08-08

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

7-25-2024 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, July 25, 2024 - 06:00 PM

Call to Order

Vice Chairman Poole at 6:18 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Vice Chairman Gregg Poole

Pledge

2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing July 2024 as Parks and Recreation Month.

Commissioner Stowe presented Community Services and Parks Director Brent Holloway, Elsa Alvarez, Cindy Langman, Daphne Hicks, Christine Cave, Derrick Beeson and Holly Mims with the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Powell/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the July 22, 2024 Work Session minutes.

- 5 Approve the July 11, 2024 Voting Meeting minutes.

- 6 Approve the July 11, 2024 Executive Session minutes.

- 7 Approve the July 11, 2024 Meeting minutes.

- 8 Approve the Intergovernmental Agreement with the Georgia Department of Corrections with regard to the state inmate subsidy at the Correctional Institution.

- 9 Approval and authorization for the Chairman or Vice Chairman to execute a resolution ratifying and approving all actions taken in preparation for the Call of the Transportation Special Purpose Local Option Sales and Use Tax (TSPLOST) Referendum for November 5, 2024; authorization for the Chairman or Vice Chairman to execute any and all documents necessary to effectuate the resolution, subject to review and approval by the County Attorney.
- 10 Approve the ratification of the application and award of the 2023 Emergency Management Performance Grant (EMPG) for the Hall County Emergency Management Agency in the amount of \$50,000.00 and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman or Vice Chairman to execute all related award documents. An in-kind match of \$50,000.00 will be required.
- 11 Approval and authorization for the Chairman or Vice Chairman to execute any and all documents necessary to declare as surplus and unserviceable, and donate a 2002 HME 1871S Fire Pumper bearing VIN Number 44KFT42822WZ20055 to the Interactive Neighborhood for Kids, Inc. (INK) of Gainesville, GA, subject to review and approval by the County Attorney.
- 12 Approve the adoption of the Tax Levy Resolution for the Hall County School District for FY 2025.
- 13 Approve the Employment Agreement for the Assistant Director of Public Works & Utilities.
- 14 Approve the award of RFQ/P #45-002 Medical, Dental, & PBM Claims Administration for health benefits to Healthgram Health Insurance of Charlotte, NC, Delta Dental of Chicago, IL, Veracity Rx of Kennesaw, GA, and ProCare Rx of Gainesville, GA; authorization for the Chairman or Vice Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$921,627.00.
- 15 Approve the award of RFQ/P #45-003 Medical Clinic Management for on-site medical clinic management services to Marathon Health, LLC of Indianapolis, IN. The estimated annual cost is \$1,779,016.00.
- 16 Approve the resolution to adopt, restate, and amend Hall County Retirement Benefits; authorization for Chairman or Vice Chairman to execute all related documents, subject to review and approval by the County Attorney.
- 17 Approve the resolution regarding the compensation of the Hall County Planning Commission, subject to review and approval by the County Attorney.
- 18 Approve the resolution regarding the compensation of the Hall County Board of Tax Assessors, subject to review and approval by the County Attorney.
- 19 Approve the award of ITB #019-45 White Sulphur Road Realignment for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, in the amount of \$6,957,052.86, of which \$2,000,000.00 is EDA funded via a reimbursement EDA grant, No. 04-01-07651, contingent upon EDA concurring with the July 11th, 2024 Bid Opening.
- 20 Approve the Utility Relocation Agreement between Hall County and Georgia Power Company regarding the relocation of utility poles on Cagle Road, subject to review and approval by the County Attorney. The estimated cost is \$275,034.00.

- 21 Approve the award of IFB #027-45 Sheriff Uniform Supply Annual Contract for Sheriff's Office to Strongpoint, LLC of Gainesville GA, Uniforms Unlimited of Athens, GA, Public Safety Uniform & Supply of GA of Bogart, GA, and Dana Safety Supply, Inc. of Sugar Hill, GA. The estimated annual cost is \$205,000.00.

Other Business -

- 22 Approve the award of RFQ/P #45-005 State Route 13/Atlanta Highway Corridor Study for Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Keck & Wood, Inc. of Duluth, GA, in the amount of \$175,500.00.

Commissioner Stowe/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Beth Garmon, Director of Planning and Zoning, addressed the Board.

- 23 **448 West Highland Drive | Use Subject to County Commission Approval**
| 17.160.040 Food processing involving animals | on a 2.57± acre tract located
at the terminus of West Highland Drive | Zoned I-I, Tax Parcel 00128 002009G |
Proposed Use: Food processing involving animal by-products
| Commission District 4 | **Jose Luis Bauza Faria, applicant**

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

The following people addressed the Board:

Favor:

- *Juan Velasquez, 2420 Old Flowery Branch Road, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated January 8, 2023 and as described in the project narrative dated January 9, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
- 3. All conditions of zoning shall be made part of any plats created for the property.*

24 **1560 Pine Valley Road | Rezone |** from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | **Proposed Use: Self-storage warehouse |** Commission District 3 | **Shadow Stone Partners, LLC, applicant**

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

The following people addressed the Board:

Favor:

- *Erin Moore, 3120 Frontage Road, Gainesville*

Opposition:

- *Marion Meeks, 1239 Lakestone Court, Gainesville*
- *Connie Murphy, 1239 Lakestone Court, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the eleven (11) conditions listed below — Vote: 3 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — abstain

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative submitted on April 22, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The facility shall be limited to 72,000 square feet total and to three stories, including the basement.*
- 3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the development.*
- 5. The facility shall be designed in accordance with the submitted renderings dated June 6, 2024. 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 building. Vinyl or metal siding is prohibited. Final design shall be approved by the Director of Planning and Zoning.*
- 6. The 10 foot frontage strip shall be landscaped with evergreen shrubs or trees, to be no less than 6 feet in height at time of planting. Species and planting design must be approved by the Director of Planning and Zoning prior to the issuance of any permits. All other fencing shall be black vinyl-coated chain link.*
- 7. Normal office hours shall be 8:00am to 6:00pm. Access via a secure keypad for customers shall be limited to 5:00am to 11:00pm daily.*
- 8. There shall be a 30 foot buffer along the boundary adjacent to parcel 09124 000042B. Where necessary, the undisturbed buffer may require additional plantings to achieve a continuous screen. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.*
- 9. All trash collection shall be limited to the hours of 8:00am to 6:00pm.*
- 10. The applicant will work with the Holly Springs HOA for the plantings on their*

- property as shown on the July 18, 2024 site plan and is acceptable to the Holly Springs property owners.*
11. *There shall be no outdoor storage allowed.*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

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

- *Eric Jackson (State Farm)*

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:50 p.m. — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 449/2024

SUBJECT: Approve the July 25, 2024 Executive Session minutes.

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request: Approve the July 25, 2024 Executive Session minutes.

History:

Facts and Issues: **Options:**

Funding Requested \$ 0.00

Are funds within current budget? No

Source of Funds

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

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item? 2024-08-08

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 452/2024
SUBJECT: Approve the July 25, 2024 Meeting minutes.

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

Executive Summary:

Presenter: CA
Recommendation:
 Approve.

Purpose of Request: Approve the July 25, 2024 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? 2024-08-08

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

July 25, 2024 Meeting Minutes



**HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES**

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 25, 2024 - 05:00 PM**

Call to Order

Vice Chairman Poole at 5:01 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Special Assistant County Attorney Van Stephens

Mr. Stephens was present by phone.

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 5:01 p.m. — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Executive Session

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

Commissioner Stowe/Commissioner Powell — to adjourn the Executive Session at 6:15 p.m. — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn the Meeting at 6:15 p.m. — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 444/2024

SUBJECT: Approve the resolution regarding two (2) memorandum of understanding agreements related to the Gateway Industrial Centre, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: ZP

Recommendation: Approve.

Purpose of Request: Approve the resolution regarding two (2) memorandum of understanding agreements related to the Gateway Industrial Centre, subject to review and approval by the County Attorney.

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.? Yes

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

Resolution

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO APPROVE TWO (2) MEMORANDUM OF UNDERSTANDING
AGREEMENTS RELATED TO THE GATEWAY INDUSTRIAL CENTRE

WHEREAS, the Board of Commissioners of Hall County, Georgia entered into an Intergovernmental Development Agreement on the 23rd day of August, 2012 between the **HALL COUNTY, GEORGIA** (the “County”) and the **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY** (the “Authority”).

WHEREAS, the Board of Commissioners and the Authority agreed to an Addendum dated on the 2nd day of December, 2014 in order to add to and modify the Intergovernmental Development Agreement, dated as of August 23, 2012;

WHEREAS, as a result of discussion between the County and the Authority, the County and the Authority have agreed to additional mutual covenants consisting of two Memoranda of Understanding relating to the 2012 Intergovernmental Development Agreement, the 2014 Addendum, and a related Industrial Park Development Agreement concerning Gateway Industrial Centre;

NOW THEREFORE, the Board of Commissioners approves and agrees to the following mutual covenants between the parties and authorizes the Chairman or Vice Chairman to execute any and all additional documents necessary to effectuate the transactions.

1. The Memorandum of Understanding related to Gateway Centre Lot 17 in Exhibit A
2. The Memorandum of Understanding related to Gateway Centre Lots 1 and 2 in Exhibit B

SO RESOLVED this _____ day of August, 2024.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

William J. Linkous III, County Attorney

EXHIBIT A

MEMORANDUM OF UNDERSTANDING

As a result of discussions between the parties hereto, this Memorandum of Understanding is being executed by **Hall County, Georgia** (the “County”), **owner** (as defined in the Intergovernmental Development Agreement and the Industrial Park Development Agreement (collectively, the “Park Agreements”) relating to Gateway Industrial Centre), and **Gainesville and Hall County Development Authority** (the “Authority”) as of the ____ day of August, 2024.

In consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. The County agrees to contribute at closing of the Lot 17 Sale \$600,000 from its share of the sale proceeds from the sale of Lot 17 of Gateway Industrial Centre (the “Lot 17 Sale”) toward the installation and construction of the traffic signal and related road improvements as described in the Development and Escrow Agreement between the Authority and RaceTrac, Inc. (the “Escrow Agreement”). Said contribution will be made on behalf of the Authority into escrow under the Escrow Agreement.
2. Owner agrees to contribute at closing of the Lot 17 Sale \$100,000 from its share of the sale proceeds from the Lot 17 Sale toward the installation and construction of the traffic signal and related road improvements as described in the Escrow Agreement. Said contribution will be made on behalf of the Authority into escrow under the Escrow Agreement.
3. The Authority agrees to contribute at closing of the Lot 17 Sale \$100,000 from its funds toward the installation and construction of the traffic signal and related road improvements as described in the Escrow Agreement. The Authority is to be reimbursed for its \$100,000 payment by a third party property owner upon completion of the traffic signal and road improvements. Said contribution will be made by the Authority into escrow under the Escrow Agreement.
4. The County and Owner acknowledge that upon closing of the Lot 17 Sale, the County’s share of the aggregate proceeds from sale of lots in Gateway Industrial Centre plus the PILOT payments to the County by Kubota will be sufficient to reimburse the County for its costs related to the Gateway Industrial Centre project except for the cost of relocating the cell tower and the cost of construction of the Kubota Way extension (including the bridge) and Owner’s share of the aggregate proceeds from sale of lots in Gateway Industrial Centre will be sufficient to repay Owner its cost of the land (\$11,145,212). The aggregate cost of the County for the cell tower relocation and the Kubota Way improvements is \$2,876,983.50. The aggregate cost of the County at Gateway Industrial Centre, not including the cost of the cell tower relocation and the Kubota Way extension, is \$10,300,797.42, of which the County has recovered \$9,067,164.55 to date, leaving \$1,233,632.87 of such base cost to be recovered as of this date.

5. The County and the Owner agree that the net sale proceeds from the Lot 17 Sale will be divided 48.03% to the County and 51.97% to the Owner. The County and the Owner agree that after closing of the Lot 17 Sale the parties will divide the proceeds from lot sales whereby the County shall receive 65% of the proceeds of lot sales and Owner shall receive 35% of the proceeds of lot sales; provided, however, once the County has been fully reimbursed from lot sales the aggregate cost of the cell tower relocation and the Kubota Way improvements, Owner shall receive 100% of the proceeds of lot sales. The County and the Owner agree that notwithstanding the foregoing, the County will be reimbursed from future lot sales for its payment of the legal costs for the Authority counsel's legal services in connection with the sale of lots in Gateway Industrial Centre incurred after March 20, 2024.
6. The \$600,000 contribution by the County toward the traffic signal and related road improvements shall not be reimbursed to the County from lot sales, and the \$100,000 contribution by Owner toward the same shall not be reimbursed to Owner from lot sales.
7. In calculating the reimbursement of the County and Owner under Paragraph 4 hereof, the contributions made under Paragraphs 1 and 2 hereof shall be deemed to not reduce the amounts received by the County and Owner as contemplated by Paragraph 4 hereof. In other words, such contributions shall be disregarded in calculating the amounts of the reimbursements received by the County and Owner pursuant to Paragraph 4 hereof.
8. The Park Agreements shall be deemed to be modified to the extent of the provisions hereof.

AGREED AND ACCEPTED, the day and year first above written.

HALL COUNTY, GEORGIA

By: _____
 Title: _____

 Philip A. Wilheit, Sr., as representative
 of Owner

**GAINESVILLE and HALL COUNTY
 DEVELOPMENT AUTHORITY**

By: _____
 Chairman

EXHIBIT B

MEMORANDUM OF UNDERSTANDING

As a result of discussions between the parties hereto, this Memorandum of Understanding is being executed by **Hall County, Georgia** (the “County”), **owner** (as defined in the Intergovernmental Development Agreement and the Industrial Park Development Agreement (collectively, the “Park Agreements”) relating to Gateway Industrial Centre), and **Gainesville and Hall County Development Authority** (the “Authority”) as of the ____ day of August, 2024.

In consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. The Authority agrees to pay the fees and expenses for engineering services (collectively, “Engineering Expense”) under the engineering contracts attached hereto as Exhibit “C.” Said engineering services are in connection with certain grading and other improvements to Lots 1 and 2 of Gateway Industrial Centre.
2. The County and Owner agree that the Authority will be repaid the amount of the Engineering Expense, together with interest at the rate set forth below, from the proceeds of sale of Lots 1 and 2 of Gateway Industrial Centre, as a cost of sale of whichever lot sells first. The interest rate shall be equal to the rate that the Authority would have earned on the funds from which the Authority made the payments as provided in Paragraph 3 below.
3. The County and the Authority agree that the funds to make the payments of the Engineering Expense will be paid from the Authority’s Department of Labor building operating account or reserve account as elected by the Authority and that the repayment of the Engineering Expense, together with interest, will be deposited into said accounts.
4. The Park Agreements shall be deemed to be modified to the extent of the provisions hereof.

AGREED AND ACCEPTED, the day and year first above written.

HALL COUNTY, GEORGIA

By: _____
Title: _____

Philip A. Wilheit, Sr., as representative
of Owner

**GAINESVILLE and HALL COUNTY
DEVELOPMENT AUTHORITY**

By: _____
Chairman



May 7, 2024

Via: E-Mail

Proposal Number: 10304

Mr. Tim Evans
Gainesville and Hall County Development Authority
PO Box 3280
Gainesville, GA 30503

Re: Gateway – Lot 1 Grading Study

Dear Mr. Evans,

Rochester & Associates, Inc. is pleased to submit the following proposal for professional services for the above referenced project. We are excited about the opportunity to work with you and look forward to starting work. This proposal briefly discusses our understanding of the scope of work and our fees for these services.

Location Gateway Centre Parkway
GMD 403 & 1690
Hall County, Georgia

1.0 SCOPE OF SERVICES

SERVICES – RAI shall provide the following Professional Engineering and Planning Services for the project referenced above. The scope of this project involves the analysis of maximizing a pad area for future development that considers the use of excess material from the Blue Ridge Connector project, while providing an acceptable future roadway grade for access to the lot from White Sulphur Road. The project is located within unincorporated Hall County, so the Land Disturbance Permit issuance entity would be Hall County for this project.

1.1 PRE-DESIGN SERVICES

1.1.1 **BASE MAP** - RAI will utilize available Hall County LIDAR along with the Blue Ridge Connector grading plan to prepare a base map showing the site's constraints (stream buffers, zoning buffers, easements, etc.) in order to develop a workable map showing usable land for final land planning.

1.2 ENGINEERING DESIGN SERVICES – MASS GRADING:

1.2.1 **PRELIMINARY GRADING ANALYSIS** – Utilizing the information generated above along with the proposed grading for the Blue Ridge Connector project, RAI will analyze various pad grading options to maximize the pad area while incorporating the excess material from the Blue Ridge Connector project. A preliminary roadway design for the future access road from White Sulphur Road to the lot is included in the scope to ensure there is an acceptable slope for an industrial application with trucks.

1.2.2 **CIVIL SITE DESIGN – MASS GRADING** – Once the pad grading option from Task 1.2.1 above is selected, RAI will prepare Construction Plans for mass grading Lot 1. The plans shall include the existing topography along with grading, storm sewer necessary to control runoff until final development, floodplain location (as shown on the current FEMA FIRM panel map) along with preparing the applicable construction notes, details and appurtenances thereto. Services under this Item do NOT include preparing offsite water plans, tree protection/ replacement, landscape, hardscape, or D.O.T.

plans. This scope also excludes any formal design of the future roadway and stream crossing for access to Lot 1.

- 1.2.3 **EROSION AND SEDIMENT POLLUTION CONTROL PLAN (MASS GRADING - ESPC Plan)** – Prepare an ESPC Plan for mass grading Lot 1 in conformance with NPDES, Georgia and the Hall County Erosion Control Ordinances. Work shall include a narrative description summarizing existing conditions, proposed uses, maintenance issues and activity schedules. Work shall also include the preparation of the Notice of Intent (NOI) application to be completed on the EPD GEOS website. RAI will assist the Client to digitally register as a Responsible Official and enter the required information including any contractor involved in the land disturbance activity. All reporting and uploading to website will be responsibility of Geotechnical Engineer handling the sampling and erosion inspections.
- 1.2.4 **EROSION CONTROL SITE VISIT** – Services include one site visit to the site after Phase I erosion control measures have been installed in accordance with NPDES permit requirements to monitor the effectiveness of the silt & erosion control measures provided in the construction plans. RAI will provide a report of any deficiencies in the siltation and erosion control measures within 7 days of the site visit. The Client must notify RAI within 7 days of the installation of Phase I erosion control measures. The services provided under this item do not cover the calculation of quantities nor surveying.
- 1.2.5 **HYDROLOGY STUDY** – Prepare a Hydrological Study for pond sizing for Lot 1 to the minimum requirements of said governing agency, based on the mass grading design prepared as part of Item No. 1.2.2.
- 1.2.6 **TREE PROTECTION PLAN** – Prepare a tree protection plan in accordance with the requirements of said governing agency. Plan to show the limits of the tree save area for the project.
- 1.3 **PERMIT PROCESSING & MEETINGS – MASS GRADING:**
 - 1.3.1 **DESIGN COORDINATION MEETINGS** – RAI will attend client design coordination meetings on a schedule to be determined by you. Our fee will be billed on an hourly basis.
 - 1.3.2 **PLAN PROCESSING** – Assist Client in obtaining approval of plans and/or permit(s) for construction, including revisions to plans required by the review agencies. Services to include meeting(s) with said governing agency, Client, and/or any agent thereof as required to obtain said approvals and/or permit(s). Does not include application review fees.
 - 1.3.3 **REIMBURSABLES** – RAI will provide printing, exhibits, and other reimbursable items at costs shown in Exhibit A.
- 1.4 **CONSTRUCTION SERVICES**
 - 1.4.1 **LIMITED CONSTRUCTION ADMINISTRATION** – RAI assumes a construction duration of approximately 6 months or 120 working days for the project and will perform the following construction related tasks for the site/civil components w/ 5 periodic site visits for general conformance with the Civil plans. Any additional construction services will be performed on an hourly basis at the rates shown in Exhibit A.
 - Pre-construction conference
 - Shop drawing and submittal review
 - Response to request for information
 - Construction observation site visits for general conformance w/ civil plans
 - Provide reports for non-compliance issues
 - Conduct Final Punchlist Inspection and report
 - Attend Project coordination meetings, as requested

1.4.2 **AS-BUILT POND SURVEY** - Prepare an as-built field run Topographic Survey of the storm water management pond and provide certifications as required by Hall County. Elevations shall be relative to Hall County control monuments located in the vicinity of the project. Topographic data will be provided at two foot contours including the location and elevation of existing structures, visible utilities and other site features.

1.5 ADDITIONAL SERVICES

1.5.1 **ADDITIONAL ITEMS** – If authorized in writing by the Client, the Consultant shall furnish or obtain from other additional sources, such items as: rock quantities, flood plain investigations and studies, design of outfall sewers, as-built drawings, reports, etc., which shall be paid for by the Client at an agreed upon price. The hourly rates for the engineering and surveying services are included herein.

2.0 COMPENSATION:

COMPENSATION FOR SERVICES: - The Consultant shall be paid the following fees for the services set forth under the Scope of Services.

1.1 PRE-DESIGN SERVICES		
1.1.1. BASE MAP PREPARATION	\$1,500.00	Fixed Fee
1.2 ENGINEERING DESIGN SERVICES – MASS GRADING		
1.2.1. PRELIMINARY GRADING ANALYSIS	\$7,500.00	Fixed Fee
1.2.2. SITE CIVIL DESIGN	\$18,000.00	Fixed Fee
1.2.3. ESPC PLAN		Included in 1.2.2
1.2.4. EROSION CONTROL SITE VISIT	\$1,500.00	Fixed Fee
1.2.5. HYDROLOGY STUDY	\$5,000.00	Fixed Fee
1.2.6. TREE PROTECTION PLAN		Included in 1.2.2
1.3 COORDINATION & PLAN PROCESSING – MASS GRADING		
1.3.1. PROJECT DESIGN & COORDINATION MEETINGS	\$7,500.00	Hourly Estimate
1.3.2. PLAN PROCESSING	\$3,500.00	Hourly Estimate
1.3.3. REIMBURSABLES	\$1,500.00	Estimate
1.4 CONSTRUCTION ADMINISTRATION		
1.4.1 CONSTRUCTION ADMINISTRATION	\$7,500.00	Hourly Estimate
1.4.2 AS-BUILT POND SURVEY	\$3,750.00	Hourly Estimate
1.5 ADDITIONAL SERVICES - HOURLY RATES		
1.5.1 ADDITIONAL ITEMS		Hourly As Requested

For Hourly Rates see the attached EXHIBIT A

3.0 SCHEDULE OF WORK

3.1.1 **ESTIMATED TIME OF COMPLETION** – Our anticipated time of completion for Task 1.1 & 1.2 is **Six (6) weeks** from **Notice to Proceed**. Permitting for the LDP takes approximately 8-10 weeks.

EXCLUSIONS AND BASE TERMS:

1. The pricing shown hereon is based on approximately 43.7 +/- acres and the scope of service listed above. If additional land or services are involved, our fees may need to be adjusted.
2. This proposal is valid for 60 days from the date shown hereon. The hourly rates shown are subject to change after December 31, 2024.
3. No review, permitting, inspection, recording, water meter, sanitary sewer tap or other owner fees are included in this proposal.

4. We have assumed that all utilities are at the property boundaries of the site. Any additional offsite utility design or surveying will be billed as an extra charge.
5. It is assumed that a geotechnical report outlining earthwork provisions for site development, stormwater infiltration, drainage and sub-grade preparation for pavement, utilities and slope stability will be provided by owner and will be utilized in our basis of design.
6. No telephone, electric, cable television or gas line design is included. Rochester & Associates, Inc. cannot guarantee nor be responsible for the accurate location of underground utilities or other subterranean features.
7. Water pressure testing and associated fees are not included; however we will assist you with obtaining fire hydrant flow test data from the local utility company upon request at the hourly rates listed herein.
8. No hardscape or irrigation design is included in this proposal, however, these services can be provided for additional fees.
9. The permitting or mitigation of any potential wetland or stream areas is not included in this proposal. We have assumed no State EPD or DNR variances for tributary buffer encroachment will be necessary for the development of this site, other than the road crossings, and the information provided by client related to the stream and wetland delineations is accurate. Any additional variances required or additional field work to confirm delineations will be billed on an hourly basis over and above the fees quoted within this proposal.
10. No construction staking or as-built services are included in this proposal; however, these services can be provided under separate contract.
11. As-built drawings ONLY for the pond are included in this proposal.
12. No traffic impact studies, traffic signal analysis, design services or offsite system improvement design services are included in this proposal; however, these services can be provided under separate contract.
13. Our scope includes coordination with a structural engineer for the design of retaining walls and other site related structures, if required; however no structural design services are included in our fees.
14. Any revisions made after municipal approval of the site construction drawings or any changes beyond the original scope of services as defined by this proposal will be extra to the contract and billed on an hourly basis at the rates listed herein.
15. Rochester requires that you are empowered to grant, or will obtain, permission for our personnel to enter the site.

We appreciate the opportunity to assist you with this project. Our Terms and Conditions for Professional Services (Exhibit B) are attached to this letter. The return of this letter along with the completed Proposal Acceptance will constitute our Agreement to perform these services and will be considered as our Notice to Proceed. If you have any questions, please contact Eric Chini at 678 450-5147.

Regards,

Rochester & Associates, LLC



Eric M. Chini, P.E.
Senior Vice President

PROPOSAL ACCEPTANCE

Description of Services Professional Engineering Services
Project Name Gateway Industrial - Lot 1 Mass Grading
Project Location Hall County, Georgia
Proposal Date May 7, 2024 Consultant Eric Chini

FOR PAYMENT OF CHARGES:

Charge Invoice to the Account of:

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention: _____ Title _____

FOR APPROVAL OF CHARGES:

If the invoice is to be mailed for approval to someone other than the account charges, please indicate where to mail the invoice in the space below.

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention: _____ Title _____

PROPERTY OWNER IDENTIFICATION (If Other Than Above):

Name _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention: _____ Title _____

PROPOSAL ACCEPTANCE:

The Terms and Conditions of this Proposal, including the Terms on this page and the proposal contents are:

Accepted this 20th day of June, 2024

Gainesville and Hall County Development Authority
Print or type individual, firm or corporate name

By: William Bagwell, Jr., Chairman
Signature of authorized representative

William Bagwell, Jr., Chairman
Print or type name of authorized representative and title

Exhibit A

SCHEDULE OF RATES

Hourly Rates:

Entitlement Specialist	385.00 per hour
Principal	260.00 per hour
Project Director	225.00 per hour
Director of Development Strategies	215.00 per hour
Senior Project Manager	200.00 per hour
Senior Surveyor	185.00 per hour
Senior Engineer	185.00 per hour
Senior GIS Enterprise Administrator	185.00 per hour
Senior Landscape Architect	185.00 per hour
Project Manager	185.00 per hour
Senior Designer	165.00 per hour
Project Surveyor	165.00 per hour
Project Engineer	165.00 per hour
Project GIS Developer	165.00 per hour
Project Landscape Architect	165.00 per hour
Project Designer	145.00 per hour
Staff Surveyor	145.00 per hour
Staff Engineer	145.00 per hour
Staff GIS Analyst	145.00 per hour
Staff Project Manager	145.00 per hour
Staff Landscape Architect	145.00 per hour
Staff Designer	135.00 per hour
CADD Technician	120.00 per hour
GIS Technician	120.00 per hour
Two Person Crew (GPS/RTK)	225.00 per hour
One Person Crew (GPS/RTK)	215.00 per hour
Four Person Field Crew	225.00 per hour
Three Person Field Crew	200.00 per hour
Two Person Field Crew	185.00 per hour
One Person Field Crew	160.00 per hour
Field Technician	100.00 per hour
Clerical	90.00 per hour

Hourly rate schedule is subject to adjustment on December 31, 2024.

Reimbursable Expenses:

All reimbursable expenses, including, but not limited to, mileage, courier, photography, special equipment and materials, plan review fees and out of town travel will be invoiced at cost plus 15%. The cost of any fees to comply with special insurance requirements will be invoiced at cost plus 15%. Any progress prints, county review drawings, permit drawings or prints for other than in-house use of Rochester & Associates, LLC. shall be billed at \$0.30 per square foot for black line copies.

EXHIBIT B
TERMS AND CONDITIONS
FOR PROFESSIONAL SERVICES

These Terms and Conditions, together with ROCHESTER | DCCM's Proposal, make up the Agreement between Rochester | DCCM and you, the Client. *Before countersigning the Proposal, be sure you read and understand the paragraphs entitled Indemnification and Limitation of Liability, which deal with the allocation of risk between you and ROCHESTER | DCCM.*

1. Services. ROCHESTER | DCCM will perform the services set forth in its Proposal and any amendments or change orders signed by both parties. Any request or direction from you that would require extra work or additional time for performance or would result in an increase in ROCHESTER | DCCM's costs, including expert witness services and unanticipated meetings will be the subject of a negotiated amendment or change order. Additional Services are not included as part of the Basic Services in the Proposal and shall be paid for by you in addition to payment for Basic Services, in accordance with ROCHESTER | DCCM's prevailing fee schedule, or as agreed to by ROCHESTER | DCCM and you.

2. Standard of Care. ROCHESTER | DCCM will perform the services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality. ROCHESTER | DCCM makes no warranty, express or implied, as to its professional services rendered under this Agreement. You will promptly notify ROCHESTER | DCCM with reasonable specificity of any deficiencies or suspected deficiencies in the services of which you become aware, so that ROCHESTER | DCCM may take measures to minimize the consequences of such a deficiency. Failure to notify ROCHESTER | DCCM shall relieve us of the cost of remedying the deficiencies above the sum such remedy would have cost had prompt notification been given. You acknowledge that the services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. You also acknowledge that environmental and geotechnical conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due professional care. ROCHESTER | DCCM therefore cannot guaranty specific results such as the identification of all contamination or other geotechnical or environmental conditions or problems nor their resolution.

3. Payment. Except as otherwise stated in the Proposal, you will compensate ROCHESTER | DCCM for the services at its standard rates, reimburse its expenses, and pay any sales or similar taxes thereon. ROCHESTER | DCCM will submit invoices periodically, and payment will be due upon receipt of the invoice and considered past due after 30 days. If you dispute any portion of an invoice, you will notify ROCHESTER | DCCM in writing with specificity within 10 days and pay the undisputed portion within 30 days from invoice date. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate, which shall be calculated from the invoice due date. ROCHESTER | DCCM may terminate its services upon 10 days' written notice anytime your payment is overdue on this or any other project, and you will pay for all services through termination, plus termination costs. You will reimburse ROCHESTER | DCCM's costs of collecting overdue invoices, including reasonable attorneys' fees, and reasonable staff costs at standard billing rates for ROCHESTER | DCCM's time spent in efforts to collect. Payment of invoices shall not be subject to any discounts or set-offs by you, unless agreed to in writing by ROCHESTER | DCCM.

4. Client's Responsibilities. You will designate to ROCHESTER | DCCM in writing a person to act as your representative who is authorized to receive notices transmit information and make decisions regarding the Project. Except as otherwise agreed, you will secure the approvals, permits, licenses and consents necessary for performance of the services. If included in the Proposal, ROCHESTER | DCCM shall assist you in applying for those permits and approvals normally required by law for similar projects. This assistance shall consist of completing and submitting forms to the appropriate regulatory agencies. You will provide ROCHESTER |

DCCM with all documents and other information that are pertinent to the services and are reasonably available to you, including information related to hazardous materials or other environmental or geotechnical conditions at the site. Before ROCHESTER | DCCM performs any subsurface activities, you will provide it with all plans and other information available to you concerning underground services, conduits, pipes, tanks and other facilities and obstructions at the site. Unless otherwise indicated in writing, ROCHESTER | DCCM will be entitled to rely upon the accuracy and completeness of the documents and information you provide.

5. Right of Entry. You grant ROCHESTER | DCCM and its subcontractors permission to enter the site to perform the services. If you do not own the site, you represent and warrant that the owner has granted permission for ROCHESTER | DCCM to enter the site and perform the services, and you will provide reasonable verification on request.

6. Site Restoration. Although ROCHESTER | DCCM will act to limit damage to landscaping, paving, systems and structures at the site, you acknowledge that some damage may occur even with the exercise of due care, and you agree to compensate ROCHESTER | DCCM for any restoration it is asked to perform unless otherwise indicated in the Proposal.

7. Underground Facilities. ROCHESTER | DCCM will not be liable for any damage to underground services or structures not accurately identified in such plans and information, and you agree to indemnify, defend and hold harmless ROCHESTER | DCCM against all liabilities and costs arising out of such damage and its repair, except to the extent caused by ROCHESTER | DCCM's negligence.

8. Adverse Conditions. Adverse field conditions which include, but are not limited to, items such as limited access, extremely dense vegetation, subsurface conditions, storm damaged property, swampy conditions, existing utilities, irate property owners, restricted hours of operation or other field conditions beyond ROCHESTER | DCCM'S control may require an increase in the project schedule and fees. ROCHESTER | DCCM will immediately inform the Client in writing when we encounter such conditions. Client and ROCHESTER | DCCM will agree in writing to any changes in scope and fee before proceeding with the project.

9. Limits on ROCHESTER | DCCM's Responsibility. ROCHESTER | DCCM will not be responsible for the acts or omissions of contractors or others at the site, except for its own subcontractors and employees. ROCHESTER | DCCM will not supervise, direct or have control over or the authority to stop any contractor's work, nor shall ROCHESTER | DCCM's professional activities nor the presence of ROCHESTER | DCCM or its employees and subcontractors be construed to imply that ROCHESTER | DCCM has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of contractors to comply with contracts, plans, specifications or laws. In addition, if the delays resulting from any such causes increase the cost or time required by ROCHESTER | DCCM to perform its services in an orderly and efficient manner, ROCHESTER | DCCM shall be entitled to an equitable adjustment in schedule and/or compensation. ROCHESTER | DCCM shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgment of ROCHESTER | DCCM, increase ROCHESTER | DCCM's contractual or legal obligations or risks, or adversely affect the availability or cost of its professional or general liability insurance.

10. Changed Conditions. You recognize the uncertainties related to surveying and engineering services, which often require a phased or exploratory approach, with the need for additional services becoming apparent during the initial services. You also recognize that actual conditions encountered may vary significantly from those anticipated that laws and regulations are subject to change, and that the requirements of regulatory authorities are often unpredictable. If changed or unanticipated conditions or delays make additional services necessary or result in additional costs or time for performance, ROCHESTER | DCCM will notify you and the parties will negotiate appropriate changes to the scope of services, compensation and schedule. If the parties are unable to reach agreement, either party has the absolute right to terminate this Agreement, in accordance with the Termination provision hereof. In the event of emergency, ROCHESTER | DCCM may take immediate steps to protect public health, safety and the environment, and will be equitably compensated therefor. You agree that you, ROCHESTER | DCCM and ROCHESTER | DCCM's consultants shall be indemnified by the contractor(s) and shall be made additional insureds under the contractor(s) policies of general liability insurance. Any opinions by ROCHESTER | DCCM of probable costs of labor, materials, equipment or services to be furnished by others are strictly estimates and are not a guaranty that actual costs will be consistent with the estimates. You agree that ROCHESTER | DCCM is not responsible for damages arising directly or indirectly from any delays for causes beyond ROCHESTER | DCCM's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performance by you or your contractors or consultants; or discovery of any hazardous substances or differing site conditions.

11. Documents and Information. All reports, drawings, specifications, computer files, data, calculations, work papers and other documents or instruments prepared or furnished by ROCHESTER | DCCM are instruments of service and will remain ROCHESTER | DCCM's property. ROCHESTER | DCCM shall retain all common law, statutory and other reserved rights, including the copyright thereto. Designs, reports, data and other work product delivered to you are for your use only, for the limited purposes disclosed to ROCHESTER | DCCM. Any delayed use, use at another site, use on another project, or use by a third party will be at the user's sole risk, and you agree to indemnify and defend ROCHESTER | DCCM against any liabilities resulting therefrom. Any technology, methodology or technical information learned or developed by ROCHESTER | DCCM will remain its property.

12. Confidentiality; Subpoenas. Information about this Agreement and ROCHESTER | DCCM's services, and information you provide to ROCHESTER | DCCM regarding your business and the site, will be maintained in confidence and will not be disclosed to others without your consent, except as ROCHESTER | DCCM reasonably believes is necessary (a) to perform its services, (b) to comply with professional standards to protect public health, safety and the environment, and (c) to comply with laws and court orders. ROCHESTER | DCCM will make reasonable efforts to give you prior notice of any disclosure under (b) or (c) above. Information available to the public and information acquired from third parties without a breach of duty will not be considered confidential. You will reimburse ROCHESTER | DCCM for responding to any subpoena or governmental inquiry or audit related to the services, at ROCHESTER | DCCM's standard rates then in effect. You agree that the technical methods, design details, techniques and pricing data contained in any material submitted by ROCHESTER | DCCM pertaining to this Project or this Agreement shall be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of ROCHESTER | DCCM.

13. Indemnification. In addition, and notwithstanding any other provisions of this Agreement, you agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless ROCHESTER | DCCM, its officers,

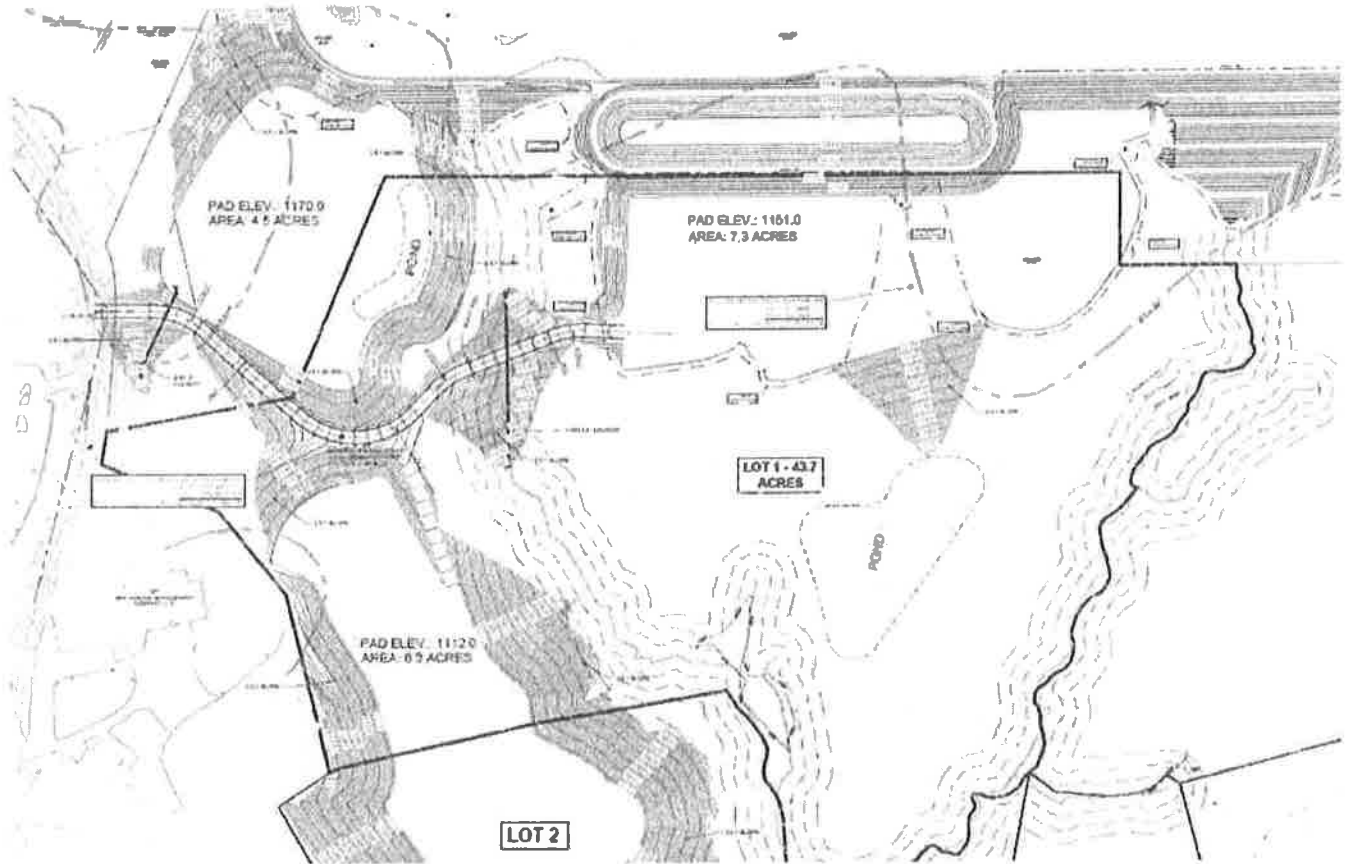
directors, employees and consultants against all damages, liabilities or costs including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this Project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by ROCHESTER | DCCM.

14. Limitation of Liability. In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant to the Client shall not exceed \$50,000, or the Consultant's total fee for services rendered on this Project, whichever is less. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither you nor ROCHESTER | DCCM, their respective officers, directors, partners, employees, contractors or consultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both you and ROCHESTER | DCCM shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

15. Miscellaneous. This Agreement shall be governed by Georgia law. Any legal action between you and ROCHESTER | DCCM arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Hall County, Georgia. All limitations of liability, indemnifications, warranties and representations contained in this Agreement shall survive the completion or termination of this Agreement and shall remain in full force and effect. Any amendment to this Agreement must be in writing signed by both parties. This Agreement supersedes any contract terms, purchase orders or other documents issued by you. These Terms and Conditions shall govern over any inconsistent terms in the Proposal. If these Terms and Conditions have been provided to you, your verbal authorization to commence services constitutes your acceptance of them. The provisions of this Agreement are severable; if any provision is unenforceable it shall be appropriately limited and given effect to the extent it is enforceable. Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement without the prior written consent of the other party. Headings in these Terms and Conditions are for convenience only and do not form a part of the Agreement. Nothing in this Agreement shall be construed to give any rights or benefits to third parties. It is intended by the parties to this Agreement that ROCHESTER | DCCM's services in connection with the Project shall not subject ROCHESTER | DCCM's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Any notice required under this Agreement shall be in writing, addressed as specified in this Agreement and sent by electronic mail; facsimile; registered, certified, express or regular U.S. mail.

16. Termination of Contract. The Client may terminate this Agreement at any time by giving written notice via certified mail specifying the effective date of such termination. The Consultant shall cease work immediately upon receipt of the request to terminate the Agreement and shall send an invoice for said work along with written documentation of the work completed to date. Likewise, the Consultant may terminate the Agreement in like manner and shall be entitled to payment for that portion of work completed prior to the cancellation date.

EXHIBIT C





January 2, 2024

~~Rochester/DCCM
425 Oak Street Northwest
Gainesville, Georgia 30501~~

*Gainesville and Hall County Development Authority
P.O. Box 3280
Gainesville, GA 30503*

Attention: ~~Mr. Eric Chini~~ *Tim Evans, Treasurer*

Subject: Site Development Construction Materials Testing Services
Gateway Development Lot Nos. 1 through 3
Gainesville, Georgia
SGC Proposal No. GP-2755

Dear Mr. Chini:

Southern Geotechnical Consultants (SGC), LLC appreciates the opportunity to submit our proposal for providing construction engineering testing services for the referenced project. This proposal briefly describes our understanding of the project, outlines the scope of services requested, and presents corresponding fee information.

PROJECT INFORMATION

The project involves the site development and construction of the future development lots at Gateway Centre located in Gainesville, Georgia.

We understand that the project does follow under the guidelines of "Special Inspections." As such a majority of full time observations and testing will be performed.

SCOPE OF SERVICES

Our proposal is based upon reviewing the site drawings and project specifications and the preliminary construction schedule provided by Simpson Grading and Trucking. We note that in putting together the anticipated scope of services for building construction we have relied upon our past experience with similar projects.

Site Grading/Earthwork

- Provide a representative during any undercutting within the building footprint and to observe undercutting of any existing fill required after reaching planned subgrade elevation.
- Provide a representative to observe proofrolling of the exposed subsoil prior to beginning fill placement to check for stability of the exposed subgrade and provide recommendations as needed for mitigation.
- Conduct laboratory standard Proctor tests (ASTM D-698) to determine the moisture/density relationship of representative soil samples.

- Have a field technician present as needed to conduct in-place field density tests to document the percent compaction achieved by the contractor and provide recommendations for earthwork activities as needed.

COST BASIS

We propose that the fees for our services be determined on a unit rate basis in accordance with the attached Fee Schedules. We have prepared an attached budget for your use. We note that the proposed budget pricing is a "Not to Exceed" price.

RESPONSIBILITIES

Our personnel will be experienced in the types of testing being performed and will perform the tests in accordance with project specifications and applicable standards of the industry in the Atlanta area. We do not have the authority to direct the contractor in the performance of their work or to authorize changes in the construction contract. We will bring to your attention any test results that indicate noncompliance, but the contractor is ultimately responsible for performing the work in accordance with the construction documents. Much of the testing is performed on a periodic and random basis and is not a guarantee of the overall work product. SGC accepts no responsibility for job-site safety, which is the sole responsibility of the contractor.

ACKNOWLEDGMENT

Thank you again for the opportunity to submit this proposal. Please contact us if you wish to discuss any aspect of this proposal or if we can be of assistance to you in any capacity.

Respectfully submitted,

Southern Geotechnical Consultants, LLC



Rodney Clark
Project Manager



A. Glenn Motes III, P.G. /P.E.
Senior Project Manager

JRC/AGM

Enclosures

SCHEDULE A

UNIT RATE FEE SUMMARY

Soil Density Testing, per hour	\$	50.00
Site Concrete Testing, per hour	\$	40.00
Footing, Subgrade Evaluation, per hour	\$	70.00
Reinforcing Steel Evaluation, per hour	\$	70.00
Visual Weld, Bolt Torque Evaluation, per hour	\$	85.00
Ultrasonic Weld Evaluation, per hour	\$	98.00
Standard Proctor Compaction Test, per sample	\$	250.00
Base Course Proctor Compaction Test, per sample	\$	350.00
Concrete Cylinder Compression Test, per set*	\$	150.00
Masonry Grout Prism Compression Test, per set	\$	195.00
Mortar Cube Compression Test, per set	\$	165.00
NPDES Services, per month	\$	750.00
Project Manager, per hour	\$	125.00
Senior Project Manager, per hour	\$	185.00
Trip Charge	\$	N/A

Expenses and reimbursable items will be charged at actual cost plus 25 percent.

Hourly personnel rates apply to job activities such as review of drawings, specifications and test results; consultation with project personnel; mobilization; travel time portal to portal; demobilization; and report preparation. An overtime multiplier of 1.5 will be applied to all work outside the hours of 8:00 AM to 5:00 PM, more than 8 hours in one day, Saturdays, Sundays and holidays.

*Surcharge of \$2.00 per cylinder if made by others

**FEE ESTIMATE FOR
CONSTRUCTION MATERIALS TESTING
GATEWAY LOT NOS. 1 THROUGH 3 SITE WORK
GAINESVILLE, GEORGIA
SGC PROPOSAL NO. GP-2755**

SITE GRADING/EARTHWORK

Site Observations and Fill Compaction Testing (Full-time Service)*

Estimate	12	Weeks @	\$3,400.00 /Per week	\$40,800.00
----------	----	---------	----------------------	-------------

Site Observations and Fill Compaction Testing (Part-time Service)*

Estimate	12	Trips @	\$385.00 /Per trip	\$4,620.00
----------	----	---------	--------------------	------------

Subgrade Evaluation Prior to Fill Placement

Estimate	7	Trips @	\$425.00 /Per trip	\$2,975.00
----------	---	---------	--------------------	------------

Standard Proctors

Estimate	6	Samples @	\$250.00 /Each	\$1,500.00
----------	---	-----------	----------------	------------

SITE GRADING/EARTHWORK SUBTOTAL:	\$49,895.00
---	--------------------

NPDES SERVICES

Estimate	12	Months @	\$950.00 /Per Month	\$11,400.00
----------	----	----------	---------------------	-------------

NPDES SERVICES SUBTOTAL:	\$11,400.00
---------------------------------	--------------------

TESTING BUDGET TOTAL:	\$61,295.00
------------------------------	--------------------

*Note: Assumes work performed during Monday - Friday between the hours of 8:00 am and 5:00 pm. For any work outside that time or scope will be billed at 1.5 times the applicable unit rate.



EXHIBIT A

PROPOSAL ACCEPTANCE

Description of Services Construction Materials Testing
Project Name Gateway Lot Nos. 1 through 3 Site Work
Project Location Gainesville, Georgia
Proposal Date March 22, 2024/ GP-2755 Consultant SGC, LLC

FOR PAYMENT OF CHARGES:

Charge Invoice to the Account of:

Firm
Address City
State Zip Code Phone Number
Attention: Title

FOR APPROVAL OF CHARGES:

If the invoice is to be mailed for approval to someone other than the account charges, please indicate where to mail the invoice in the space below.

Firm
Address City
State Zip Code Phone Number
Attention: Title

PROPERTY OWNER IDENTIFICATION (If Other Than Above):

Name
Address City
State Zip Code Phone Number
Attention: Title

PROPOSAL ACCEPTANCE:

The Terms and Conditions of this Proposal, including the Terms on this page and the proposal contents are:

Accepted this 20th day of June, 2024

Gainesville and Hall County Development Authority
Print or type individual, firm or corporate name

By: William Bagwell, Jr., Chairman
Signature of authorized representative

William Bagwell, Jr., Chairman

EXHIBIT B

STANDARD TERMS AND CONDITIONS OF CONTRACT FOR PROFESSIONAL SERVICES:

The Client and Southern Geotechnical Consultants, LLC (hereinafter referred to as Southern Geotechnical Consultants) (collectively, the Client and Southern Geotechnical Consultants shall be referred to as the "parties") agree that services covered by this Agreement shall be performed in accordance with the following Standard Terms and Conditions:

1. **Standard of Care.** Southern Geotechnical Consultants will perform the services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality. Southern Geotechnical Consultants makes no warranty, express or implied, as to its professional services rendered under this Agreement and specifically excludes any implied warranty that the services contracted for in this Agreement are suitable for the Client's project. Client shall promptly notify Southern Geotechnical Consultants with reasonable specificity of any deficiencies or suspected deficiencies in the services of which Client becomes aware, so that Southern Geotechnical Consultants may take measures to minimize the consequences of such a deficiency. Failure to notify Southern Geotechnical Consultants shall relieve Southern Geotechnical Consultants of the cost of remedying the deficiencies above the sum such remedy would have cost had prompt notification been given. Client acknowledges that the services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. Client also acknowledges that environmental and geotechnical conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due professional care. Southern Geotechnical Consultants therefore cannot guaranty specific results such as the identification of all contamination or other geotechnical or environmental conditions or problems nor their resolution.

2. **Payment.** The Client agrees to pay Southern Geotechnical Consultants for work completed. Southern Geotechnical Consultants will invoice the Client periodically. Payments to Southern Geotechnical Consultants are due upon receipt of the invoice. Interest will accrue at the rate of 1.5 % per month from the date of the invoice on all payments not made within 30 days of the date of the invoice. If you dispute any portion of an invoice, you will notify Southern Geotechnical Consultants in writing with specificity within 10 days and pay the undisputed portion of the invoice. Non payment of any invoice within 10 days of the date of the invoice authorizes Southern Geotechnical Consultants to immediately stop work on the Client's project and to withhold all documentation on the project from the Client, without incurring any liability for damages to Client or others. If any unpaid amounts have to be collected by or through litigation or the services of an attorney, the Client shall be liable for the reasonable attorney's fees and expenses of litigation incurred by Southern Geotechnical Consultants. If Client disputes any part of an invoice, Client will notify Southern Geotechnical Consultants in writing within 10 days of receipt of the invoice and shall pay the undisputed portion at the same time. Payments to Southern Geotechnical Consultants can be in the form of cash, check or credit/debit card. Credit card payments are \$2.95 per transaction under \$107 – all other transactions are 2.75% of the total transaction (Visa, MasterCard, American Express, Discover and JCB). Debit card payments are a flat fee of \$3.95 (Visa Debit and MasterCard Debit).

3. **Additional Charges.** Only those services specifically listed within this proposal are included. Any future phases or additional services will require additional fees.

Southern Geotechnical Consultants services and compensation under this Agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Delays caused by acts or conditions outside the control of Southern

Geotechnical Consultants may cause an increase in the project cost. An unanticipated number of meetings between Client and Southern Geotechnical Consultants may cause an increase in Southern Geotechnical Consultants' costs and will be billed to the Client at the hourly rate charged by Southern Geotechnical Consultants.

Unforeseen, adverse field conditions may require an increase in the project schedule and fees charged to Client. Adverse field conditions include, but are not limited to, items such as limited access, extremely dense vegetation, subsurface conditions, storm damaged property, swampy conditions, existing utilities, irate property owners, restricted hours of operation or other field conditions beyond Southern Geotechnical Consultants' control. Southern Geotechnical Consultants will immediately inform the Client in writing when such conditions are encountered. Client and Southern Geotechnical Consultants will agree in writing to any changes in scope and fee before proceeding with the project.

The Client shall be responsible for all governmental fees associated with the work performed under this contract and any other fees not specifically covered by the terms of this contract. The Client shall reimburse Southern Geotechnical Consultants for responding to any subpoena or governmental inquiry or audit related to this Agreement at Southern Geotechnical Consultants' standard rates then in effect.

4. **Confidentiality.** Client agrees that the technical methods, design details, techniques and pricing data contained in any material submitted by Southern Geotechnical Consultants pertaining to Client's project or this Agreement shall be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of Southern Geotechnical Consultants.

5. **Independent Contractor.** Southern Geotechnical Consultants is an independent contractor and not an agent for or employee of Client and Southern Geotechnical Consultants is not empowered under the Agreement to make any binding commitments or contracts on Client's behalf nor to supervise any part of Client's project or other contractor's work for any purpose whatsoever.

6. **Disputes.** Any legal action between Client and Southern Geotechnical Consultants arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Hall County, Georgia, regardless of who initiates the legal action. The parties agree that any legal action filed by either party shall be sent to mediation. If Southern Geotechnical Consultants is the prevailing party in any lawsuit decided by a judge or jury, Southern Geotechnical Consultants shall also be entitled to judgment for its reasonable expenses of litigation, including attorney's fees. Client agrees to indemnify, hold harmless and defend Southern Geotechnical Consultants from any third party action arising out of or related to this Agreement and to services provided by Southern Geotechnical Consultants.

7. **Limitation of Liability.** In recognition of the relative risks and benefits of the project to both the Client and Southern Geotechnical Consultants, the Client agrees that the liability of Southern Geotechnical Consultants under this Agreement shall be limited to fifty thousand dollars or the total fee for services rendered on this project, whichever is less. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. Southern Geotechnical Consultants shall not be liable for errors or omissions which are not disclosed to Southern Geotechnical Consultants, in writing, within one (1) year of the date of this Agreement. Southern Geotechnical Consultants assumes no liability for damage to others who are not a party to this Agreement and Client agrees to indemnify, hold harmless and defend Southern Geotechnical Consultants from any third party action related to this Agreement and services provided by Southern Geotechnical Consultants.



Southern Geotechnical Consultants shall not be liable for damages resulting from the actions or inactions of governmental agencies. Southern Geotechnical Consultants shall act as an advisor only in all governmental relations.

The Client shall be responsible for disclosing any information and providing any necessary documents related to the property or project necessary to Southern Geotechnical Consultants' performance under this Agreement. Any delays, errors or damages caused by Client's failure to timely provide documents and accurate information is the sole responsibility of Client.

Notwithstanding any other provision of this Agreement, Southern Geotechnical Consultants, its officers, directors, partners, employees, contractors or consultants shall not be liable for any incidental, indirect or consequential damages arising out of or connected in any way to the project or to this Agreement. This waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that Client may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Client shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

8. Client's Responsibilities. Client will designate to Southern Geotechnical Consultants in writing a person to act as Client's representative who is authorized to receive notices, transmit information and make decisions regarding the project. Except as otherwise agreed, Client will secure the approvals, permits, licenses and consents necessary for performance of the services. Client will provide Southern Geotechnical Consultants with all documents and other information that are pertinent to the services and are reasonably available to Client, including information related to hazardous materials or other environmental or geotechnical conditions at the site. Before Southern Geotechnical Consultants performs any subsurface activities, Client will provide it with all plans and other information available to Client concerning underground services, conduits, pipes, tanks and other facilities and obstructions at the site. Unless otherwise indicated in writing, Southern Geotechnical Consultants will be entitled to rely upon the accuracy and completeness of the documents and information provided by the Client.

9. Termination. Either party may terminate this Agreement at any time by giving written notice to the other. Termination shall be effective when received by the party being terminated. Southern Geotechnical Consultants may terminate this Agreement at anytime without prior notice due to nonpayment by Client. If this Agreement is terminated, Southern Geotechnical Consultants shall be compensated for work actually performed and expenses incurred up to the date of termination. Southern Geotechnical Consultants shall not be liable for any consequential damages, including but not limited to, loss of use and loss of profit, incurred by the Client because of the termination of this Agreement or any subsequent resumption of the project.

10. Reuse of Documents. All documents (including electronic and computer formats) prepared by or furnished by Southern Geotechnical Consultants pursuant to this Agreement are the copyrighted property of Southern Geotechnical Consultants. Designs, reports, data and other work product delivered to Client are for Client's use only, for the limited purposes disclosed to Southern Geotechnical Consultants. They are not intended or represented to be suitable for reuse by Client or others for any purpose other than that specifically agreed to in this Agreement. Any reuse of documents prepared by Southern Geotechnical Consultants without the specific written consent of Southern Geotechnical Consultants is prohibited. If consent to reuse the documents is granted by Southern Geotechnical Consultants, such reuse shall be at user's sole risk and without liability or legal exposure to Southern Geotechnical Consultants and Client agrees to indemnify and defend Southern Geotechnical Consultants against any liabilities resulting therefrom. Any improper use shall entitle Southern Geotechnical Consultants to further compensation at rates then charged by Southern

Geotechnical Consultants. The parties agree that any breach of this paragraph by the Client or others may result in irreparable harm to Southern Geotechnical Consultants and that it is impossible to measure in money the damages that will accrue to Southern Geotechnical Consultants as the result of such a breach. Therefore, the terms and provisions of this paragraph may be specifically enforced by Southern Geotechnical Consultants in equity, and the Client hereby waives the claim or defense that a remedy at law is adequate for a breach of any of the terms and provisions of this paragraph. Any technology, methodology or technical information learned or developed by Southern Geotechnical Consultants shall remain its property.

11. Record Retention. Southern Geotechnical Consultants will retain records for a maximum of three (3) years from completion of project or termination of Southern Geotechnical Consultants duties.

12. Waiver. If one party waives enforcement of any term or provision of this agreement at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this Agreement, that party retains the right to enforce that term or provision at a later time, without further notice to the other party.

13. Assignments. The provisions of this Agreement are binding upon and will inure to the benefit of the heirs, personal representatives, successors, and assigns of the parties. Neither Southern Geotechnical Consultants nor the Client shall assign or transfer its interest in this Agreement without written consent of the other.

14. Modification to Agreement. This Agreement represents the entire agreement between the Client and Southern Geotechnical Consultants and supersedes all prior negotiations, representations or agreements, either written or oral, for this project. No supplement, modification, or amendment of this Agreement will be binding unless executed in writing by all parties. These Standard Terms and Conditions shall govern over any inconsistent terms in the Agreement. Unless specifically excluded, all terms and conditions of the original contract shall apply to any modification or addendum. All additional work shall be charged to the Client at the standard hourly rates charged by Southern Geotechnical Consultants, unless priced differently in the modification.

15. Severability. If any provision of this Agreement shall be determined to be invalid or unenforceable in whole or part, the remaining provisions hereof shall remain in full force and effect, and be binding upon the parties hereto. The parties agree to reform and modify this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision. These terms and conditions of this Agreement shall survive the completion of the services under this Agreement or and the termination of this Agreement for any cause.

16. Governing Law. This Agreement shall be governed in all respects by the laws of the State of Georgia.

17. Notices. All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered: (A) In person, (B) By certified mail, (C) By overnight courier, (D) By fax.

18. Counterparts. The parties may sign several identical counterparts of this Agreement. Any fully signed counterpart shall be treated as an original.

19. All limitations of liability, indemnifications, warranties and representations contained in this Agreement shall survive the completion or termination of this Agreement.





AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 438/2024

SUBJECT: Approve the nominations of Jenny Floyd, Denise Deal and Shelly Echols to the Hospital Authority for a term from 10/1/2024 to 9/30/2027. Commission District 3.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 3.

History:

Facts and Issues:
Hall County will provide 3 nominations and the Authority will select the appointment from those nominations.

Options:

The current appointment is Jenny Floyd. Floyd is eligible to serve another term.

Previous nominees include Gale Miller and Hart Payne.

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?	2024-09-30

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

Hospital Authority Nomination Form



Northeast Georgia Medical Center, Inc.
743 Spring Street | Gainesville, Georgia 30501 | 770-219-9000

May 28, 2024

VIA EMAIL – rhiggins@hallcounty.org

AND REGULAR U.S. MAIL

Mr. Richard Higgins, Chairman
Hall County Board of Commissioners
P.O. Box 1435
Gainesville, GA 30503

**RE: Nominations for Board of Trustees of the Hospital Authority of Hall County
and the City of Gainesville**

Dear Chairman Higgins,

The Hospital Authority bylaws provide that terms will expire on September 30, 2024. The Authority members whose terms of office will be expiring this year are Ben Hawkins, DMD; Jack Keener; and Jenny Floyd.

Dr. Hawkins and Ms. Floyd have served well during their term of office and are eligible and interested in serving a renewal term if the County Commissioners choose to include their names among its nominees. Mr. Keener has also served well over the years but has decided to provide an opportunity of service to a new community member and asked not to be renominated.

As you know, the selection of new board members is made by the Authority from a list of three individuals nominated by the Board of Commissioners for each expiring term. I am enclosing a form for use by the Board of Commissioners in making its nominations. Please give me a call should you have any questions, or if I may be of assistance in any way.

Sincerely,

Andrei Boyarshinov
Chief Legal Officer

cc: Zach Propes, County Administrator
Jennifer Rivera, Commission Clerk (via email)
Martha Randolph, Hospital Authority Chair
Vicky Curtis, NGHS Governance Coordinator

**NOMINATIONS TO FILL VACANCIES ON BOARD OF TRUSTEES
OF HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF GAINESVILLE**

WHEREAS, the Hospital Authorities Law of Georgia (the “Act”) approved in 1964 provides that the Board of Commissioners of Hall County, Georgia, shall nominate three persons to fill vacancies on the Board of any hospital authority that has elected to come under the provisions of said Act; and

WHEREAS, the Hospital Authority of Hall County and the City of Gainesville, by a resolution approved April 23, 1964, did elect to have vacancies on its Board of Trustees filled in accordance with and pursuant to the provisions of said Act;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Hall County that the following nominations are hereby made to the Board of Trustees of the Hospital Authority of Hall County and the City of Gainesville;

1. Position to succeed Ben Hawkins, DMD:

(a) _____

(b) _____

(c) _____

2. Position to succeed Jack Keener:

(a) _____

(b) _____

(c) _____

3. Position to succeed Jenny Floyd:

(a) _____

(b) _____

(c) _____

This _____ day of _____, 2024.

**BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA**

Chairman

Member

Member

Member

Member



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 436/2024

SUBJECT: Approve the nominations of Ben Hawkins, Lee Rogers and John Geyer to the Hospital Authority for a term from 10/1/2024 to 9/30/2027. Commission District 4.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: B
Recommendation:
N/A

Purpose of Request:
Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 4.

History:

Facts and Issues:
Hall County will provide 3 nominations and the Authority will select the appointment from those nominations.

Options:

The current appointment is Ben Hawkins. Hawkins is eligible to serve another term.

Previous nominees include Gary Funk and Lee Rogers.

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?	2024-09-30

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

Hospital Authority Nomination Form



Northeast Georgia Medical Center, Inc.
743 Spring Street | Gainesville, Georgia 30501 | 770-219-9000

May 28, 2024

VIA EMAIL – rhiggins@hallcounty.org

AND REGULAR U.S. MAIL

Mr. Richard Higgins, Chairman
Hall County Board of Commissioners
P.O. Box 1435
Gainesville, GA 30503

**RE: Nominations for Board of Trustees of the Hospital Authority of Hall County
and the City of Gainesville**

Dear Chairman Higgins,

The Hospital Authority bylaws provide that terms will expire on September 30, 2024. The Authority members whose terms of office will be expiring this year are Ben Hawkins, DMD; Jack Keener; and Jenny Floyd.

Dr. Hawkins and Ms. Floyd have served well during their term of office and are eligible and interested in serving a renewal term if the County Commissioners choose to include their names among its nominees. Mr. Keener has also served well over the years but has decided to provide an opportunity of service to a new community member and asked not to be renominated.

As you know, the selection of new board members is made by the Authority from a list of three individuals nominated by the Board of Commissioners for each expiring term. I am enclosing a form for use by the Board of Commissioners in making its nominations. Please give me a call should you have any questions, or if I may be of assistance in any way.

Sincerely,

Andrei Boyarshinov
Chief Legal Officer

cc: Zach Propes, County Administrator
Jennifer Rivera, Commission Clerk (via email)
Martha Randolph, Hospital Authority Chair
Vicky Curtis, NGHS Governance Coordinator

**NOMINATIONS TO FILL VACANCIES ON BOARD OF TRUSTEES
OF HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF GAINESVILLE**

WHEREAS, the Hospital Authorities Law of Georgia (the “Act”) approved in 1964 provides that the Board of Commissioners of Hall County, Georgia, shall nominate three persons to fill vacancies on the Board of any hospital authority that has elected to come under the provisions of said Act; and

WHEREAS, the Hospital Authority of Hall County and the City of Gainesville, by a resolution approved April 23, 1964, did elect to have vacancies on its Board of Trustees filled in accordance with and pursuant to the provisions of said Act;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Hall County that the following nominations are hereby made to the Board of Trustees of the Hospital Authority of Hall County and the City of Gainesville;

1. Position to succeed Ben Hawkins, DMD:

(a) _____

(b) _____

(c) _____

2. Position to succeed Jack Keener:

(a) _____

(b) _____

(c) _____

3. Position to succeed Jenny Floyd:

(a) _____

(b) _____

(c) _____

This _____ day of _____, 2024.

**BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA**

Chairman

Member

Member

Member

Member



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 440/2024
SUBJECT: Approve the agreement with Bates, Carter and Company, LLP for Financial Services for the FY 2024 annual audit services and authorize the Chairman or Vice Chairman to execute all necessary documents. The estimated cost is \$139,500.00.

Meetings:

Work Session Date: 08/05/24 **Voting Meeting Date:** 08/08/24

Executive Summary:

Presenter: TS
Recommendation:
Approve

Purpose of Request:
Approve the agreement with Bates, Carter and Company, LLP for Financial Services for the FY 2024 annual audit services and authorize the Chairman or Vice Chairman to execute all necessary documents. The estimated cost is \$139,500.00.

History:
Bates, Carter and Company has historically provided audit services to the County and is in good standing with the County. The vendor is also tasked with compiling our annual audit report.

Facts and Issues:
A signed engagement letter is necessary for the auditors to commence audit procedures. The audit must be completed within six months of the fiscal year end.

Options:

Funding Requested	\$ 139,500.00
Are funds within current budget?	Yes
Source of Funds	General Services
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2024-08-09

Approvals:

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

Attachments:

Financial Supplement
FY 2024 Audit Engagement Letter



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

AGENDA ITEM 440/2024

Funds Requested: \$ 139,500.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

General Services

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	1500-GENERAL SERVICES	521201-AUDITS	\$139,500.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900



June 28, 2024

Board of Commissioners
Hall County, Georgia
P.O. Box 1435
Gainesville, Georgia 30503-1435

We are pleased to confirm our understanding of the services we are to provide Hall County, Georgia for the year ended June 30, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of Hall County, Georgia as of and for the year ended June 30, 2024. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Hall County, Georgia's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Hall County, Georgia's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Schedule of the Net Pension Liability - ACCG Hall County Defined Benefit Plan
- Schedule of Contributions - ACCG Hall County Defined Benefit Plan
- Schedule of Notes to Required Supplementary Information - ACCG Hall County Defined Benefit Plan
- Schedule of Changes in the Net OPEB Liability and Related Ratios - Hall County, Georgia Postretirement Health and Life Insurance Benefit Plans

- Schedule of Employer Contributions - Hall County, Georgia Postretirement Health and Life Insurance Benefit Plans
- Schedule of Notes to Required Supplementary Information - Hall County, Georgia Postretirement Health and Life Insurance Benefit Plans
- Budgetary Comparison Schedule - General Fund
- Budgetary Comparison Schedule - Fire Services
- Budgetary Comparison Schedule - Multiple Grants
- Budgetary Comparison Schedule - American Rescue Plan Act

We have also been engaged to report on supplementary information other than RSI that accompanies Hall County, Georgia's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

- Schedule of Projects Constructed with Special Purpose Local Option Sales Tax
- Schedule of Expenditures of Federal Awards
- Combining and Individual Nonmajor Fund Financial Statements
- Supplemental Budgetary Comparison Schedules

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- Transmittal letter and other information in the introductory section
- Statistical section

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made on the financial statements. The objectives also includes reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level

of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

In connection with this engagement, we may communicate with you or others via email transmission. As email can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be delivered and read only by addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

We have identified the following significant risks of material misstatement as part of our audit planning: Management Override of Controls and Improper Revenue Recognition. These risks are addressed by procedures in the audit, including but not limited to:

- Assignment of audit staff based on consideration of audit risk
- Procedures to incorporate an element of unpredictability in the audit from period to period
- Tests of revenue recognition and year end accruals
- Consideration of the selection and application of significant accounting principles
- Examination of journal entries
- Review of accounting estimates for bias
- Evaluation of business rationale for unusual transactions

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis of our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Hall County, Georgia's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Hall County, Georgia's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Hall County, Georgia's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted United States of America; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the

contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review on September 30, 2024.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of Hall County, Georgia in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate. Further, if we are unable to obtain all information requested in a timely manner, we cannot guarantee completion of our engagement within the established deadlines. In either case, additional fees will be incurred and billed accordingly. We will not undertake any accounting services (including but not limited to reconciliation of accounts and preparation of requested schedules) without obtaining approval through a written change order or additional engagement letter for such additional work.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

Smartsheet is used solely as a method of exchanging information and is not intended to store Hall County, Georgia's information. At the end of the engagement, we will provide Hall County, Georgia with a copy of deliverables and data related to the engagement. Upon completion of the engagement, data and other content may be removed from Smartsheet or become unavailable.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the Federal Audit Clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to Hall County, Georgia; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Bates, Carter & Co., LLP and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a Cognizant or Oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Bates, Carter & Co. LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a Cognizant or Oversight agency or its designee. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Amanda M. Wilkson, C.P.A., is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately September 30, 2024, and to issue our reports no later than December 31, 2024.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$112,500. Our fees associated with the Report of Local Government Finance reporting will be \$2,500. Our fees associated with the preparation of the Landfill Financial Assurance Report are included in the audit fee. Our fees associated with the Uniform Guidance (Single Audit) procedures and reporting will be \$5,000 per major program. Any implementation fees associated with new applicable reporting requirements will be \$1,500 to \$7,500 per implementation. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

You have requested that we provide you with our most recent external peer review report, accordingly, our most recent peer review report accompanies this letter.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Board of Commissioners of Hall County, Georgia. We will make reference to Bull & Bull, CPA's, P.C.'s audit of the Hall County Health Department in our report on your financial statements. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to Hall County, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign and return it to us.

Very truly yours,

Bates, Carter & Co., LLP

BATES, CARTER & CO., LLP
Enclosure

RESPONSE:

This letter correctly sets forth the understanding of Hall County, Georgia.

Management Signature _____
Title _____
Date _____

Governance Signature _____
Title _____
Date _____



DiPiazza LaRocca Heeter & Co, LLC
510 Office Park Drive • Suite 100
Birmingham, AL 35223
205.871.9973
www.dlhcpa.com

November 11, 2020

To the Partners of Bates Carter & Co., LLP
and the Peer Review Committee of the Georgia Society of Certified Public Accountants:

We have reviewed the system of quality control for the accounting and auditing practice of Bates Carter & Co., LLP (the firm) in effect for the year ended June 30, 2020. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review, when applicable, included engagements performed under Government Auditing Standards, including compliance audits under the Single Audit Act, and audits of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Bates Carter & Co., LLP in effect for the year ended June 30, 2020, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Bates Carter & Co. LLP has received a peer review rating of *pass*.

D. Piazza LaRocca Heeter & Co., LLC



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 426/2024

SUBJECT: Approve the multi-year lease agreement for five (5) in-vehicle Axon Respond Dash Cameras for Fire Rescue from Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of \$71,373.00.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BC
Recommendation: Approve.

Purpose of Request:
 Approve the multi-year lease agreement for five (5) in-vehicle Axon Respond Dash Cameras for Fire Rescue from Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of \$71,373.00.

History:
 These Dash Cameras are the same as those used in the Sheriff's vehicles for recording and video storage services as approved on Agenda Item #266/2022 on May 26, 2023.

Facts and Issues:
 This is a five (5) multi-year purchase agreement stretched over sixty (60) months with each year totalling \$14,274.60 a year.

Options:

Funding Requested	\$ 71,373.00
Are funds within current budget?	Yes
Source of Funds	Fire/Emergency 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?	2024-07-22

Approvals:

Buyer	submit	approve	Purchasing
-------	--------	---------	------------

Buyer	submit	approve	Purchasing
AP	JS	JS	AP
Budget	Finance	Attorney	Administration
EW	TS	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
Contract Signature Request Form
Quote



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

AGENDA ITEM 426/2024

Funds Requested: \$ 71,373.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Fire/Emergency Services

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	270-FIRE SERVICES FUND	3520-FIRE RESCUE	521000-PROFESSIONAL SERVICES	\$11,142.22
2025	271-EMERGENCY SERVICES FUND	3630-EMS	521000-PROFESSIONAL SERVICES	\$3,132.38
2026	270-FIRE SERVICES FUND	3520-FIRE RESCUE	521000-PROFESSIONAL SERVICES	\$11,142.22
2026	271-EMERGENCY SERVICES FUND	3630-EMS	521000-PROFESSIONAL SERVICES	\$3,132.38
2027	270-FIRE SERVICES FUND	3520-FIRE RESCUE	521000-PROFESSIONAL SERVICES	\$11,142.22
2027	271-EMERGENCY SERVICES FUND	3630-EMS	521000-PROFESSIONAL SERVICES	\$3,132.38
2028	270-FIRE SERVICES FUND	3520-FIRE RESCUE	521000-PROFESSIONAL SERVICES	\$11,142.22
2028	271-EMERGENCY SERVICES FUND	3630-EMS	521000-PROFESSIONAL SERVICES	\$3,132.38
2029	270-FIRE SERVICES FUND	3520-FIRE RESCUE	521000-PROFESSIONAL SERVICES	\$11,142.22
2029	271-EMERGENCY SERVICES FUND	3630-EMS	521000-PROFESSIONAL SERVICES	\$3,132.38

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CJS

Phone:

404-597-0084



Hall County Government

FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Taylor Samples

Date: July 22, 2024

To: Richard Higgins, Chairman Hall County Board of Commission

From: Andy Penick

Your signature is requested to execute the attached Contract.

Bid/Contract No: Quote # Q-546810-45482.066SA

Contract Name: Dash Cameras

Department(s) Requesting Contract: Fire Rescue

Award Recipient Name: Axon Enterprise, Inc.

Contract Description:

Annual Contract New Renewal

Price Increase Requested Percentage Increase: N/A

Project/Service Contract Previous Spend: N/A

Product Contract Requested Amount:
\$71,373.00

Comments:

For the purchase of five (5) dash cams, paying over a multi-year (5) year agreement with a total of \$14,274.60 a month.

Revised July, 2024

www.hallcounty.org

CONTRACT EXECUTION SIGNATURE REQUEST

Bid/Contract No: Quote # Q-546810-45482.066SA

Contract Name: Dash Cameras



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-546810-45482.066SA

Issued: 07/08/2024

Quote Expiration: 07/30/2024

Estimated Contract Start Date: 08/01/2024

Account Number: 498814

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Hall County Fire Services 470 Crescent Drive Gainesville, GA 30501 USA	Hall County Fire Services - GA PO Box 1435 Gainesville GA 30503-1435 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Shaun Ackley Phone: Email: sackley@axon.com Fax:	Bryan Cash Phone: (770) 531-6838 Email: bcash@hallcounty.org Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$71,373.00
ESTIMATED TOTAL W/ TAX	\$71,373.00

Discount Summary

Average Savings Per Year	\$1,372.20
TOTAL SAVINGS	\$6,861.00

Payment Summary

Date	Subtotal	Tax	Total
Jul 2024	\$14,274.60	\$0.00	\$14,274.60
Jul 2025	\$14,274.60	\$0.00	\$14,274.60
Jul 2026	\$14,274.60	\$0.00	\$14,274.60
Jul 2027	\$14,274.60	\$0.00	\$14,274.60
Jul 2028	\$14,274.60	\$0.00	\$14,274.60
Total	\$71,373.00	\$0.00	\$71,373.00

Quote Unbundled Price:	\$78,234.00
Quote List Price:	\$71,379.00
Quote Subtotal:	\$71,373.00

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
Fleet3B+TAP	Fleet 3 Basic + TAP	5	60	\$227.59	\$204.74	\$204.74	\$61,422.00	\$0.00	\$61,422.00
A la Carte Software									
80402	AXON RESPOND - LICENSE - FLEET 3	5	60		\$16.92	\$16.92	\$5,076.00	\$0.00	\$5,076.00
BasicLicense	Basic License Bundle	5	60		\$16.27	\$16.25	\$4,875.00	\$0.00	\$4,875.00
Total							\$71,373.00	\$0.00	\$71,373.00

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Fleet 3 Basic + TAP	11634	AXON FLEET - CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	5	1	07/01/2024
Fleet 3 Basic + TAP	70112	AXON SIGNAL - SIGNAL UNIT	5	1	07/01/2024
Fleet 3 Basic + TAP	71200	AXON FLEET - AIRGAIN ANT - 5-IN-1 2LTE 2WIFI 1GNSS BL	5	1	07/01/2024
Fleet 3 Basic + TAP	72034	AXON FLEET 3 - SIM INSERTION - VZW	5	1	07/01/2024
Fleet 3 Basic + TAP	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	5	1	07/01/2024
Fleet 3 Basic + TAP	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	5	1	07/01/2029

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Basic License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	5	08/01/2024	07/31/2029
Basic License Bundle	73840	AXON EVIDENCE - ECOM LICENSE - BASIC	5	08/01/2024	07/31/2029
Fleet 3 Basic + TAP	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	5	08/01/2024	07/31/2029
Fleet 3 Basic + TAP	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	10	08/01/2024	07/31/2029
A la Carte	80402	AXON RESPOND - LICENSE - FLEET 3	5	08/01/2024	07/31/2029

Services

Bundle	Item	Description	QTY
Fleet 3 Basic + TAP	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	5

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic + TAP	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	5	07/01/2025	07/31/2029
Fleet 3 Basic + TAP	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	5	07/01/2025	07/31/2029

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	470 Crescent Drive	Gainesville	GA	30501	USA

Payment Details

Jul 2024						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	80402	AXON RESPOND - LICENSE - FLEET 3	5	\$1,015.20	\$0.00	\$1,015.20
Year 1	BasicLicense	Basic License Bundle	5	\$975.00	\$0.00	\$975.00
Year 1	Fleet3B+TAP	Fleet 3 Basic + TAP	5	\$12,284.40	\$0.00	\$12,284.40
Total				\$14,274.60	\$0.00	\$14,274.60

Jul 2025						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	80402	AXON RESPOND - LICENSE - FLEET 3	5	\$1,015.20	\$0.00	\$1,015.20
Year 2	BasicLicense	Basic License Bundle	5	\$975.00	\$0.00	\$975.00
Year 2	Fleet3B+TAP	Fleet 3 Basic + TAP	5	\$12,284.40	\$0.00	\$12,284.40
Total				\$14,274.60	\$0.00	\$14,274.60

Jul 2026						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	80402	AXON RESPOND - LICENSE - FLEET 3	5	\$1,015.20	\$0.00	\$1,015.20
Year 3	BasicLicense	Basic License Bundle	5	\$975.00	\$0.00	\$975.00
Year 3	Fleet3B+TAP	Fleet 3 Basic + TAP	5	\$12,284.40	\$0.00	\$12,284.40
Total				\$14,274.60	\$0.00	\$14,274.60

Jul 2027						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	80402	AXON RESPOND - LICENSE - FLEET 3	5	\$1,015.20	\$0.00	\$1,015.20
Year 4	BasicLicense	Basic License Bundle	5	\$975.00	\$0.00	\$975.00
Year 4	Fleet3B+TAP	Fleet 3 Basic + TAP	5	\$12,284.40	\$0.00	\$12,284.40
Total				\$14,274.60	\$0.00	\$14,274.60

Jul 2028						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	80402	AXON RESPOND - LICENSE - FLEET 3	5	\$1,015.20	\$0.00	\$1,015.20
Year 5	BasicLicense	Basic License Bundle	5	\$975.00	\$0.00	\$975.00
Year 5	Fleet3B+TAP	Fleet 3 Basic + TAP	5	\$12,284.40	\$0.00	\$12,284.40
Total				\$14,274.60	\$0.00	\$14,274.60

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature



Date Signed

08July2024

Signature

Date Signed





AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 407/2024

SUBJECT: Approve the preventative maintenance agreement for ambulance stretchers for Fire Rescue to Stryker Medical of Chicago, IL. The estimated annual cost is \$54,540.80.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BC
Recommendation: Approve.

Purpose of Request: Approve the preventative maintenance agreement for ambulance stretchers for Fire Rescue to Stryker Medical of Chicago, IL. The estimated annual cost is \$54,540.80.

History: The Board approved Agenda Item# 580/2021 to purchase Stryker Ambulance Stretchers on 11/10/2021 and also Agenda Item# 177/2021 on 04/22/2021.

Facts and Issues: This purchase will provide preventative maintenance for 29 power cots and 11 power load systems.

Options:

Funding Requested	\$ 54,540.80
Are funds within current budget?	Yes
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	submit	approve	Purchasing
-------	--------	---------	------------

Buyer	submit	approve	Purchasing
JD	JS	JS	AP
Budget	Finance	Attorney	Administration
EW	TS	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement

Contract Signature Request Form

Quote

Sole Source - Stryker Maintenance



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

AGENDA ITEM 407/2024

Funds Requested: \$ 54,540.80

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	271-EMERGENCY SERVICES FUND	3630-EMS	522200-REPAIRS AND MAINTENANCE	\$54,540.80

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BO

Phone: 770-531-6838



Hall County Government

FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Taylor Samples

Date: July 26, 2024

To: Richard Higgins, Chairman, BOC

From: Andy Penick

Your signature is requested to execute the attached Contract.

Bid/Contract No:

Contract Name: Ambulance Stretcher Preventative Maintenance Agreement

Department(s) Requesting Contract: Fire Rescue

Award Recipient Name: Stryker Medical

Contract Description:

- | | | |
|--|------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> Annual Contract | <input type="checkbox"/> New | <input type="checkbox"/> Renewal |
| <input type="checkbox"/> Price Increase Requested | Percentage Increase: | <u>N/A</u> |
| <input checked="" type="checkbox"/> Project/Service Contract | Previous Spend: | <u>\$55,132.40</u> |
| <input type="checkbox"/> Product Contract | Requested Amount: | <u>\$55,132.40</u> |

Comments:

Maintenance agreement for PowerPro-ProCare services.

Revised July, 2024

www.hallcounty.org



1 Year PLT, BATT, PM

Quote Number: 10963754
 Version: 1
 Prepared For: HALL COUNTY FIRE RESCUE
 Attn:

Rep: Preston Willis
 Email:
 Phone Number:

GPO: CUSTOMER CONTRACT
 Quote Date: 08/01/2024
 Expiration Date: 08/31/2024
 Contract Start: 09/01/2024
 Contract End: 08/31/2025

Service Rep: Jonathon Rogers
 Email:

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	HALL COUNTY FIRE RESCUE	Name:	HALL COUNTY FIRE RESCUE	Name:	HALL COUNTY FIRE RESCUE
Account #:	20021986	Account #:	20021986	Account #:	20021986
Address:	470 CRESCENT DR GAINESVILLE Georgia 30501-5079	Address:	470 CRESCENT DR GAINESVILLE Georgia 30501-5079	Address:	470 CRESCENT DR GAINESVILLE Georgia 30501-5079

ProCare Products:

#	Product	Description	Months	Qty	Discount %	Sell Price	Total
1.0	POWERLOAD-PROCARE	PROCARE-SVC-POWER-LOAD Parts, Labor, Travel Preventative Maintenance Batteries Service	12	11	20.0%	\$1,818.40	\$20,002.40
2.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO Parts, Labor, Travel Preventative Maintenance Batteries Service	12	22	20.0%	\$1,279.20	\$28,142.40
3.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO Parts, Labor, Travel Preventative Maintenance Batteries Service	12	5	20.0%	\$1,279.20	\$6,396.00
ProCare Total:							\$54,540.80

Price Totals:

Grand Total:	\$54,540.80
--------------	-------------



1 Year PLT, BATT, PM

Quote Number: 10963754
Version: 1
Prepared For: HALL COUNTY FIRE RESCUE
Attn:

Rep: Preston Willis
Email:
Phone Number:

GPO: CUSTOMER CONTRACT
Quote Date: 08/01/2024
Expiration Date: 08/31/2024
Contract Start: 09/01/2024
Contract End: 08/31/2025

Service Rep: Jonathon Rogers
Email:

Authorized Customer Signer (Printed) Date

Veronica Olan 8/1/2024

Stryker Authorized Signature (Printed) Date

Authorized Customer Signature Date

Veronica Olan 8/1/2024

Stryker Authorized Signature Date

Purchase Order Number

Service Terms and Conditions:

The Terms and Conditions of this quote and any subsequent purchase order of the Customer are governed by the Terms and Conditions located at <https://techweb.stryker.com> The terms and conditions referenced in the immediately preceding sentence do not apply where Customer and Stryker are parties to a Master Service Agreement.

Equipment Service Plan

Line Item #	Model	Serial #
1.0	PROCARE-SVC-POWER-LOAD	2105012400118
1.0	PROCARE-SVC-POWER-LOAD	2105012400103
1.0	PROCARE-SVC-POWER-LOAD	2205012400279
1.0	PROCARE-SVC-POWER-LOAD	2205012400280
1.0	PROCARE-SVC-POWER-LOAD	2205012400281
1.0	PROCARE-SVC-POWER-LOAD	2105012400105
1.0	PROCARE-SVC-POWER-LOAD	1912012400185
1.0	PROCARE-SVC-POWER-LOAD	1912012400170
1.0	PROCARE-SVC-POWER-LOAD	2205012400235
1.0	PROCARE-SVC-POWER-LOAD	2105012400116
1.0	PROCARE-SVC-POWER-LOAD	2105012400119
2.0	PROCARE-SVC-POWERPRO	2004003500205
2.0	PROCARE-SVC-POWERPRO	170441647
2.0	PROCARE-SVC-POWERPRO	170441648
2.0	PROCARE-SVC-POWERPRO	151039525
2.0	PROCARE-SVC-POWERPRO	151039515
2.0	PROCARE-SVC-POWERPRO	170441649
2.0	PROCARE-SVC-POWERPRO	160939586
2.0	PROCARE-SVC-POWERPRO	160939588
2.0	PROCARE-SVC-POWERPRO	170441646
2.0	PROCARE-SVC-POWERPRO	2004003500206
2.0	PROCARE-SVC-POWERPRO	2004003500207
2.0	PROCARE-SVC-POWERPRO	160939587
2.0	PROCARE-SVC-POWERPRO	151039524
2.0	PROCARE-SVC-POWERPRO	151039519
2.0	PROCARE-SVC-POWERPRO	151039529
2.0	PROCARE-SVC-POWERPRO	151039520
2.0	PROCARE-SVC-POWERPRO	160939589
2.0	PROCARE-SVC-POWERPRO	151039516
2.0	PROCARE-SVC-POWERPRO	151039526
2.0	PROCARE-SVC-POWERPRO	151039518
2.0	PROCARE-SVC-POWERPRO	151039523
2.0	PROCARE-SVC-POWERPRO	151039528
3.0	PROCARE-SVC-POWERPRO	2112020600010
3.0	PROCARE-SVC-POWERPRO	2112020600041
3.0	PROCARE-SVC-POWERPRO	2112020600084
3.0	PROCARE-SVC-POWERPRO	2208020700133
3.0	PROCARE-SVC-POWERPRO	2208020700038

Purchase Order Form



Account Manager _____
 Cell Phone _____

Purchase Order Date _____
 Expected Delivery Date _____
 Stryker Quote Number _____

Check box if Billing same as Shipping

BILL TO		CUSTOMER #
Billing Account Num		
Company Name		
Contact or Department		
Street Address		
Add'l Address Line		
City, ST ZIP		
Phone		

SHIP TO		CUSTOMER #
Shipping Account Num		
Company Name		
Contact or Department		
Street Address		
Add'l Address Line		
City, ST ZIP		
Phone		

Authorized Customer Initials _____

Authorized Customer Initials _____

DESCRIPTION	QTY	TOTAL
REFERENCE QUOTE <input type="text"/>	<input type="text"/>	<input type="text"/>

Accounts Payable Contact Information

Name _____
 Email _____
 Phone _____

Stryker Terms and Conditions
www.stryker.com/stnc

Authorized Customer Signature

Printed Name _____
 Title _____
 Signature _____
 Date _____

Attachment Stryker Quote Number

*Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goods and services on the Stryker Quote.



HALL COUNTY G E O R G I A

Sole-Source/Brand Justification

Request Submitted By

Name:	Bobby Ogletree
Job Title:	EMS Coordinator
Department:	Fire Rescue
E-Mail Address:	bogletree@hallcounty.org
Date of Request:	06/19/2023

Request Details

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

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

Identify efforts made to locate other possible sources.

Request renewal of service agreement with ProCare/Stryker for ambulance stretchers and load systems for annual preventative maintenance and repairs as needed. The specialized items are used very frequently and require continuous attention to make certain they remain safe and in top running order. Although this is not a requirement, continuing this service is best practice to reduce liability on the county.

Desired Supplier Name: Stryker ProCare Services/ Jon Rogers

Desired Supplier Email: jonathan.rogers@stryker.com

Desired Supplier Phone Number: 864-245-4773

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.

Certified by Stryker, the manufacturer, to perform all diagnostics, warranty work and repairs on our Stryker power cots and power load systems.

Perform annual preventive maintenance on 29 power cots and 11 power load systems.

Includes:

Parts, labor, travel

1 annual PM inspection

Unscheduled service

Battery replacement

Product equipment checklists

Replacement parts do not include mattresses, and other Disposable or expendable parts

Estimated cost:

\$55,132.40

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.

ProCare Services is certified by Stryker's Medical division to provide original equipment manufacturer (OEM) or sole source distributor of parts for Stryker's Emergency Care products. All parts are manufactured at Stryker or supplied to Stryker by approved vendors.

Letter from Original Equipment Manufacturer (required): Attached

Purchasing Use Only

Buyer:	Julie Dorough
Buyer E-Mail Address:	jdorough@hallcounty.org
Buyer Telephone:	770-536-4215
Contract #:	
Contract Name:	The Board approved Agenda Item # 580/2021 to purchase Stryker Ambulance Stretchers on 11/10/2021 and also Agenda Item # 177/2021 on 04/22/2021.
If publicly solicited, number of protests:	
Outcome:	Choose One Approve Sole Source Request
Bid # (if competitively bid):	
Purchase Order #:	



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 425/2024
SUBJECT: Approve the sole source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is \$70,000.00.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BC
Recommendation: Approve.

Purpose of Request: Approve the sole source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation, of New York, NY. The estimated annual cost is \$70,000.00.

History: Zoll Medical Corporation is the supplier of parts and supplies for Fire Rescues' Zoll Cardiac Monitors.

Facts and Issues: A blanket purchase will allow Fire Rescue to have uninterrupted service to supply all of their Zoll Medical equipment. Zoll is the manufacturer of the parts and supplies for cardiac monitors and AEDs across the entire Fire Rescue fleet. Currently they purchase adult defibrillation pads, pediatric defibrillation pads, four (4) and twelve (12) lead cables, Maximo oxygen measurement sensors (pulse ox cables), BVM assist sensors and cables, monitor paper, and blood pressure cuffs.

Options:

Funding Requested	\$ 70,000.00
Are funds within current budget?	Yes
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Buyer	submit	approve	Purchasing
JD	JS	JS	AP
Budget	Finance	Attorney	Administration
EW	TS	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement

Sole Source Letter - Zoll



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

AGENDA ITEM 425/2024

Funds Requested: \$ 70,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	271-EMERGENCY SERVICES FUND	3630-EMS	531100-GENERAL SUPPLIES AND MATERIALS	\$70,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 404-597-0084



Sole-Source/Brand Justification

Request Submitted By

Name:	Bradley Martin
Job Title:	Division Chief
Department:	Fire Rescue
E-Mail Address:	bmartin@hallcounty.org
Date of Request:	7/5/2024

Request Details

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

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

Identify efforts made to locate other possible sources.

Zoll Medical is the supplier for parts and supplies for our Zoll Cardiac Monitors. They are the sole source for making the defibrillation pads, paper, b/p cuffs, and cables for their brand. We purchase our Zoll supplies straight from Zoll to avoid the middle man markup.

Desired Supplier Name: Zoll Medical

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.

We need a blanket PO so we will have uninterrupted service supplying our Zoll Medical equipment.

We currently purchase the following from Zoll (manufacturer direct) at a discounted prices.

Items:

Adult Defibrillation pads, Pediatric Defibrillation pads, 4 and 12 lead cables, Maximo oxygen measurement sensors (pulse ox cables), BVM assist sensors and cables, monitor paper, and blood pressure cuffs.

Adult Cuff,25-34cm,Double Tube W/Twist-Lock Connector

REUSE-11-2MQ

\$51.66

Ordered6

M-LNCS DCI Reusable Sensor

8000-000459

\$295.20

Ordered5

AccuVent Cable

8000-000993

\$403.00

Ordered6

Dual Lumen NIBP Tubing Assembly, 10 ft

8300-0002-01

\$122.18

Ordered6

Cable, Limb Lead ECG, AAMI, Propaq® MD

8300-0803-01

\$152.52

Ordered9

CPR Stat-Padz® Electrode, 8/Case

8900-0400

\$537.00

Ordered6

Pedi-Padz® Solid Gel Electrode, 6/Case

8900-3000-01

\$237.80

Ordered1

PAPER, THERMAL, 80MM ROLL, TSI, W/GRID, BPA-FREE (BOX OF 6)

8000-000876-01

\$24.60

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).

Zoll is the manufacturer for the equipment and most supplies that we use for our cardiac monitors and AEDs across the entire Fire Rescue fleet.

Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source.

Zoll is the manufacture of the parts and supplies we use for all of our cardiac monitors and AEDs.

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:

Choose One

Bid # (if competitively bid):

Purchase Order #:



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 408/2024

SUBJECT: Approve the resolution amending the Hall County Employee Handbook, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter:

DLJ

Recommendation:

Department recommends approval.

Purpose of Request:

Approve the resolution amending the Hall County Employee Handbook, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Employees working in Fire Rescue will incur two changes as it relates to paid time off (PTO): (1) newly hired employees will be front loaded with two (2) days or 48 hours of PTO; and (2) the PTO/vacation bank maximum will increase from 360 hours to 432 hours. County will add Veterans Day to the observance calendar, increasing the observed holidays from nine (9) to ten (10). The 401a Money Purchase Plan vesting schedule will be revised to state 50% vesting at 3-years of service, 75% vesting at 4-years of service, and 100% vesting at 5 -years of service.

Options:

Newly hired employees of the Sheriff's Office will receive an advanced front load of paid time off (PTO) in the amount of sixteen (16) hours or twenty-four (24) hours, based on shift.

Funding Requested

\$ 0.00

Are funds within current budget?

Yes

Source of Funds N/A
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	DA	TS
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

Resolution Amending Employee Handbook 2024



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

AGENDA ITEM 408/2024

Funds Requested: \$ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

N/A

Yes

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION AMENDING EMPLOYEE HANDBOOK

WHEREAS, the Board of Commissioners of Hall County, Georgia, as the governing authority of the County, has adopted and approved an employee handbook for policies and procedures; and

WHEREAS, the Board of Commissioners desires to amend said employee handbook relating to paid time off for Public Safety employees, adding Veterans Day to the holiday observance calendar, and revising the 401a Money Purchase Plan vesting schedule; and

WHEREAS, the Board of Commissioners seeks to properly calculate the paid time off for Public Safety employees; and

WHEREAS, the Board of Commissioners seeks to add an additional holiday to the County's holiday observance calendar; and

WHEREAS, the Board of Commissioners seeks to revise the vesting schedule for the Hall County 401a Money Purchase Plan ; and

WHEREAS, the Board of Commissioners believes that changes in the calculation of paid time off (PTO), the addition of Veterans Day to the County's holiday observance calendar, revising the 401a Money Purchase Plan vesting schedule will benefit the health, safety, and welfare of Hall County citizens; and

NOW, THEREFORE, it is hereby resolved that the employees of Fire Rescue will have an increased paid time off (PTO) and vacation bank maximum of 432 hours and an advanced front load of paid time off for new hires in the amount of forty-eight (48) hours. Newly hired employees of the Sheriff's Office will receive an advanced front load of paid time off (PTO) in the amount of sixteen (16) hours or twenty-four (24) hours, based on shift. Veterans Day will be added to the County's holiday observance calendar increasing the observed holiday schedule from nine (9) holidays to ten (10) holidays. The 401a Money Purchase Plan will have a revised vesting schedule consisting of 50% vesting at 3-years of service, 75% vesting at 4-years of service, and 100% vesting at 5-years of service. The changes will be reflected in the Hall County Employee Handbook on pages 106, 112, 113, 114, and 119.

SO RESOLVED, this the _____ day of August 2024.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____ (SEAL)
Jennifer Rivera, County Commission Clerk

APPROVED AS TO FORM:

By: _____
William J. Linkous, III, County Attorney



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 409/2024
SUBJECT: Approve the resolution amending the retiree health coverage policy and procedures for Other Post Employment Benefits (OPEB), subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: DLJ

Recommendation:

Department recommends approval of the resolution to amend the retiree health coverage policy and procedures for Other Post Employment Benefits (OPEB).

Purpose of Request:

The purpose of this request is to seek approval of the resolution to amend the retiree health coverage policy and procedures for Other Post Employment Benefits (OPEB).

History:

Historically, the OPEB retiree calculations only reflected years of service based on annual hours of 2080. Hall County has employees that work different annual hours that need to be taken into consideration when calculating years of service.

Facts and Issues:

The OPEB chart (Exhibit A) has been updated to reflect years of service for employees working annual hours of 2080, 2912, and 2236.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
LJ	LJ	EW	TS
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Resolution



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

AGENDA ITEM 409/2024

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

Yes

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

STATE OF GEORGIA
COUNTY OF HALL

**A RESOLUTION AMENDING RETIREE HEALTH COVERAGE POLICY AND
PROCEDURES FOR OTHER POST EMPLOYMENT BENEFITS (OPEB)**

WHEREAS, the Board of Commissioners of Hall County, Georgia, as the governing authority of the County, has adopted and approved Retiree Health Coverage policy and procedures for purposes of Other Post Employment Benefits (OPEB); and

WHEREAS, the Board of Commissioners of Hall County, Georgia, on July 13, 2000, carved out the retiree percentages for purposes of Other Post Employment Benefits (OPEB) rates based on years of service; and

WHEREAS, the Board of Commissioners desires to amend and update said July 13, 2000, policy and procedures relating to Retiree Health Coverage years of service calculations solely for employees under the Public Safety umbrella; and

WHEREAS, the Board of Commissioners seeks to properly calculate years of service for the Retiree Health Coverage of Public Safety employees; and

WHEREAS, the Board of Commissioners believes that changes in the years of service calculations of the Retiree Health Coverage will benefit the health, safety, and welfare of Hall County citizens; and

NOW, THEREFORE, it is hereby resolved that Public Safety employees for Fire Rescue and Law Enforcement will have their years of service calculated according to the annual hours worked, based on an amount of 2912 for Fire Rescue and 2236 for Law Enforcement. The

retirement calculated years of service hours will be readopted, amended and restated as set forth in Exhibit “A” which is attached hereto and by this reference made a part hereof.

SO RESOLVED, this the _____ day of August, 2024.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____ (SEAL)
Jennifer Rivera, County Commission Clerk

APPROVED AS TO FORM:

By: _____
William J. Linkous, III, County Attorney

EXHIBIT A

Years of Service	Years of Service (Regular EE)	Years of Service (Fire)	Years of Service (Law Enforcement)	Percentage Paid by Employer
10 - 14	10 - 14	7 - 10	9 - 13	20%
15 - 19	15 - 19	10 - 13	13 - 17	30%
20 - 24	20 - 24	14 - 17	18 - 22	40%
25 - 29	25 - 29	17 - 20	23 - 26	50%
30 +	30+	21+	27+	60%



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 415/2024

SUBJECT: Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$2,100.00) for approximately 35 tons of trash to be collected during the Shore Sweep event scheduled for September 21, 2024.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BN
Recommendation: Approve

Purpose of Request: Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$2,100.00) for approximately 35 tons of trash to be collected during the Shore Sweep event scheduled for September 21, 2024.

History: This is an annual event that is led by the Lake Lanier Association.

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?	2024-09-09

Approvals:

Submit	Approve	Budget	Finance
WS	BN	EW	TS

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Shore Sweep Request Letter



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

AGENDA ITEM 415/2024

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: NS

Phone: 770 531-6851



Lake Lanier Association

a 501(c)3 nonprofit organization

821 Dawsonville Hwy • Suite 110 • Gainesville, GA 30501
(770) 744-4547 • lakeinfo@lakelanier.org • www.lakelanier.org

July 16th 2024

RE: Board of Commissioners Meeting Agenda Request for Shore Sweep 2024 Assistance

To Whom it May Concern:

The Lake Lanier Association (LLA) is proud to have the continued support of Hall County for our efforts in our annual shoreline cleanup, Shore Sweep. Shore Sweep has removed over 80 tons of trash from Lanier annually and in 2023, we had a record-breaking attendance of volunteers – over 1,600 helping hands. You can learn more about our Shore Sweep cleanup at www.lakelanier.org/shore-sweep/.

The intent of this letter is to request a meeting time or agenda spot for a Hall County Commissioner's meeting in August 2024. We rely heavily on community partnerships like yours to be successful in our efforts towards a Clean, Full and Safe Lake Lanier. We are once again approaching the date for our 36th Annual Shore Sweep event to be held on **Saturday, September 21st, 2024**.

LLA is eager to continue the conversation around addressing encapsulated foam and the increasingly challenging removal of such debris. While we've created an incredible partnership with United Rentals to safely remove the foam blocks from Lake Lanier, and in larger quantities than ever before, we are faced with the challenge of disposing of it after the event. The LLA is dedicated to finding a long-term solution for this problem, but we must rely on community partners to help us dispose of it responsibly in the meantime.

This year, we are requesting a minimum of two (2) dumpsters at each of the following locations to allow for the foam to be collected and disposed of separately. Disposal weight, as reported by Hall County Landfill for the 2022 event, is listed next to the sites to aid in determining whether 2 dumpsters are sufficient for each location.

Locations include:

- Holly Park (4.8 Tons)
- Gainesville Marina (4.1 Tons)
- Laurel Park (2.3 Tons)
- Balus Creek (2.25 Tons)
- Lanier Islands (2.18 Tons)
- Van Pugh – New Location, Replacing Aqualand Marina (5.71 Tons)
- Little River – New Location, Due to volunteer demand and increased activity.

Please accept this as my formal request for time on the next Board of Commissioners meeting agenda to present this challenge and obtain any approvals necessary to prepare for this event. We are eager to gain the support of Hall Co. to continue our mission towards a Clean, Full and Safe Lake Lanier!

Sincerely,

Victoria Clevenger, Executive Director | victoria@lakelanier.org | (937) 524-3373 Cell | (770) 744-4547 Office



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 427/2024

SUBJECT: Approve the Change Order #7 of RFP #31-014 Design Services for Spout Springs Road Widening to include completion of the Georgia Department of Transportation's (GDOT) Preliminary Field Plan Review (PFPR) process for the Spout Springs Road Widening Phase II, Final Design and Engineering to STV Incorporated of Duluth, GA, in the amount of \$241,957.34.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BN

Recommendation:

Approve.

Purpose of Request:

Approve the Change Order #7 of RFP #31-014 Design Services for Spout Springs Road Widening to include completion of the Georgia Department of Transportation's (GDOT) Preliminary Field Plan Review (PFPR) process for the Spout Springs Road Widening Phase II, Final Design and Engineering to STV Incorporated of Duluth, GA, in the amount of \$241,957.34.

History:

The project was split in 2016 by GDOT into Phase I and Phase II. Phase I construction from Union Circle to I-985 was recently completed by GDOT. Phase II will begin south of the Union Circle Intersection and end south of the Thompson Mill Intersection, for a total length of 3.050 miles. Hall County has had discussions with GDOT regarding Phase II where the County is to complete the right-of-way acquisition and design and GDOT would be responsible for the cost and oversight of construction.

Facts and Issues:

In order to qualify for federal funds for the construction of Phase II, GDOT required the update to all environmental documents and traffic studies. Numerous developments have also been constructed or approved that required updates to the construction and right-of-way plans. The construction of this project was also included in the TSP/LOST referendum as a possible alternate funding source.

Options:

Funding Requested \$ 241,957.34

Are funds within current budget? Yes

Source of Funds SPLOST VIII

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

Has it been reviewed by the County Attorney? No

Is there a deadline for this item?

Approvals:

Submit	Approve	Purchasing	Budget
JG	JG	AP	EW
Finance	Attorney	Administration	Clerk
TS	WLI	CR	JR

Attachments:

- Financial Supplement
- Man-Hour Estimate
- Change Order Request



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

AGENDA ITEM 427/2024

Funds Requested: \$ 241,957.34

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	4971-ENGINEERING	521000- PROFESSIONAL SERVICES	\$241,957.34

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:

Hall County Department of Transportation

COST PROPOSAL SUMMARY

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

Offeror: **STV Incorporated**
3700 Crestwood Parkway, NW
Suite 800
Duluth, GA 30096
 Contact: **Keith Franklin, PE** **770-452-0797**
Project Manager keith.franklin@stvinc.com

Contract Office: **Hall County**

Contract Action: **Change Order**
 Contract Type: **Cost Plus Fixed Fee**

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

	Task Order Totals
Maximum Allowable Cost	\$ 315,957.34
(Prime) Maximum Amount for Fixed Fee	\$ 21,695.44
Provisional Overhead Rate	141.74%
Fixed Fee Percentage	10%
Minimum DBE Percentage	0.0%

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Consultant Project Team

Firms	DBE?	Firm Involvement												
		Management	Roadway	Design Support	Bridge	Traffic	Environmental	Survey	Aerial Mapping	Geotechnical	SUE	Landscape Arch.	Utility Coordination	Utility Design
By GDOT-->														
By Others-->														
Not Required-->									X			X		X
Prime: STV Incorporated	No	X	X	X	X					X			X	X
Subs: Edwards-Pitman Environmental (EPEI)	No						X							
Rochester & Associates, Inc	No							X						
United Consulting	No										X			
Wilburn Engineering, LLC (Lumin8)	No					X								
Willmer Engineering Inc	No									X				
Sub Firm Name 6	No													
Sub Firm Name 7	No													
Sub Firm Name 8	No													
Sub Firm Name 9	No													

Hall County Department of Transportation
COST PROPOSAL

Attachment B
Cost Proposal Summary

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Cost Summary by Firm

Maximum Allowable Compensation ==>		\$ 315,957.34	Maximum Fixed Fee Amounts by Firm	DBE (Yes/No)	DBE Goal >	0.0%
		Estimated Amounts by Firm			Estimated DBE Participation	Estimated DBE %
TOTALS ==>		\$ 315,957.34	\$ 28,425.59		\$ -	-
Prime:	STV Incorporated	\$ 241,661.39	\$ 21,695.44	No		
Subs:	Edwards-Pitman Environmental (EPEI)	\$ 18,361.41	\$ 1,662.28	No		
	Rochester & Associates, Inc	\$ -	\$ -	No		
	United Consulting	\$ 4,000.81	\$ 361.82	No		
	Wilburn Engineering, LLC (Lumin8)	\$ 51,933.73	\$ 4,706.05	No		
	Willmer Engineering Inc	\$ -	\$ -	No		
	Sub Firm Name 6	\$ -	\$ -	No		
	Sub Firm Name 7	\$ -	\$ -	No		
	Sub Firm Name 8	\$ -	\$ -	No		
	Sub Firm Name 9	\$ -	\$ -	No		

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Cost Summary

By Phase / Discipline / Firm

v Formula Pulls Firm Name from each Discipline Tab

Include a column for each discipline tab included in the proposal.
 Ensure formulas link to the corresponding discipline tab.

Phase	Phase Description	Total Fee <small>Enter discipline provided by firm >></small>	STV Incorporated	STV Incorporated	STV Incorporated	STV Incorporated	Wilburn Engineering, LLC (Lumin8)	Edwards-Pitman Environmental (EPEI)		Rochester & Associates, Inc	Sub Firm Name 4	United Consulting	Willmer Engineering Inc	Sub Firm Name 6	STV Incorporated	STV Incorporated
			Project Management	Roadway Design	Design Support	Bridge Design & Hydraulics	Traffic Operations	Environmental	Environmental	Survey	Aerial Mapping	Utilities Investigation (SUE)	Geotech	Lighting	Utility Coordination	Utility Design (Hall County W&S)
	Totals	\$ 315,957.34	\$ 39,924.63	\$ 180,472.76	\$ -	\$ 21,264.00	\$ 51,933.73	\$ 18,361.41	\$ -	\$ -	\$ -	\$ 4,000.81	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Database Preparation	\$ 4,000.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.81	\$ -	\$ -	\$ -	\$ -
3	Environmental Document	\$ 8,137.15	\$ 5,029.18	\$ 3,107.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Preliminary Plans	\$ 303,819.38	\$ 34,895.45	\$ 177,364.79	\$ -	\$ 21,264.00	\$ 51,933.73	\$ 18,361.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Right of Way Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Final Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Construction Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Special Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Public Involvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed Fee	\$ 28,425.59	\$ 3,604.35	\$ 16,177.48	\$ -	\$ 1,913.61	\$ 4,706.05	\$ 1,662.28	\$ -	\$ -	\$ -	\$ 361.82	\$ -	\$ -	\$ -	\$ -

DBE (Yes or No)	PM1	Rd1	DS1	Br1	Trf1	Env1	Env2	Srv1	Map1	SUE1	OMT1	Lt1	UC	UD
DBE Participation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DBE %														
Contract DBE Goal %	0.0%													

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Hours Summary			By Phase / Firm													
Phase	Phase Description	Total Hours	STV Incorporated	STV Incorporated	STV Incorporated	STV Incorporated	Wilburn Engineering, LLC (Lumin8)	Edwards-Pitman Environmental (EPEI)		Rochester & Associates, Inc	Sub Firm Name 4	United Consulting	Willmer Engineering Inc	Sub Firm Name 6	STV Incorporated	STV Incorporated
			Project Management	Roadway Design	Design Support	Bridge Design & Hydraulics	Traffic Operations	Environmental	Environmental	Survey	Aerial Mapping	Utilities Investigation (SUE)	Geotech	Lighting	Utility Coordination	Utility Design (Hall County W&S)
	Totals	1,873	142	1,223	-	108	270	112	-	-	-	18	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	18	-	-	-	-	-	-	-	-	-	18	-	-	-	-
3	Environmental Document	34	18	16	-	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	1,821	124	1,207	-	108	270	112	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%
 Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

▼ Select Firm from Pulldown, Uses List on Project Tab

STV Incorporated

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Project Management**

Hours & Cost Estimate

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 141.74%	FCCM @ 0.18%
		TOTALS ==>	142	\$ 39,924.63	\$ 250.00	\$ 3,604.35	\$ 36,070.28	\$ 14,910.00	\$ 21,133.44	\$ 26.84

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024 v Select Firm from Pulldown, Uses List on Project Tab

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Discipline: **STV Incorporated**
Project Management

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project Manager - Sr.	Administrative										
			\$105.00	\$35.00										
TOTALS ==>		142	142	-	-	-	-	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	18	18	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	124	124	-	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Phase	Description	Total Other Direct Costs	Other Direct Costs										
			Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental				
TOTALS ==>		\$ 250	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -											
2	Database Preparation	\$ -											
3	Environmental Document	\$ -											
4	Preliminary Plans	\$ 250				\$ 250							
5	Right of Way Plans	\$ -											
6	Final Plans	\$ -											
7	Construction Services	\$ -											
8	Special Studies	\$ -											
9	Public Involvement	\$ -											

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall** Master Contract: **PO #: 324116**
 Contract Type: **Cost Plus Fixed Fee** Contract Expiration: **TBD**
 Fixed Fee %: **10%** Task Order No: **N/A**

Discipline: **STV Incorporated** **Project Management** **Hours & Cost Estimate** It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

		Total Hours	Project Manager - Sr.	Administrative	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	Assumptions / Notes	124	124	-	-	-	-	-	-	-	-	-
	Project Management - Coordination Meetings	PM for 5 months	80	80									
	Project Management - Schedule Management/Updates		-										
	Project Administration (Contracting, Invoicing, etc.)		8	8									
	Coordinate/Attend Constructability Review		-										
	Review PFPR Submittals, Request		20	20									
	Attend PFPR		8	8									
	Review PFPR Responses		8	8									
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Project Management - Coordination Meetings	3 months after PFPR	-	-									
	Project Management - Schedule Management/Updates		-										
	Project Administration (Contracting, Invoicing, etc.)		-										
	Review Right of Way Plan Submittals		-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Project Management - Coordination Meetings	36 months of schedule	-	-									
	Project Management - Schedule Management/Updates		-										
	Project Administration (Contracting, Invoicing, etc.)		-										
	Review FFPR Submittals, Request		-										
	Attend FFPR		-										
	Review FFPR Responses		-										
	Review Final Plan Submittals		-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: **STV Incorporated**
 Date: 14-May-2024

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: 10%
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

[v Select Firm from Pulldown, Uses List on Project Tab](#)

STV Incorporated

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Project Management**

Hours & Cost Estimate

		Total Hours	Project Manager - Sr.	Administrative	-	-	-	-	-	-	-	-	-	-
7	Construction Services	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Project Management & Coordination	36 months of schedule	-	-	-	-	-	-	-	-	-	-	-	-
	Project Administration (Contracting, Invoicing, etc.)		-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Coordination with developers, utilities, owners, etc		-	-	-	-	-	-	-	-	-	-	-	-
	Assist county with funding, BOC questions		-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Project Management - Coordination Meetings		-	-	-	-	-	-	-	-	-	-	-	-
	Project Management - Schedule Management/Updates		-	-	-	-	-	-	-	-	-	-	-	-
	Project Administration (Contracting, Invoicing, etc.)		-	-	-	-	-	-	-	-	-	-	-	-
	Review Public Involvement Plan		-	-	-	-	-	-	-	-	-	-	-	-
	Attend PIOH, Review Comments & Responses		-	-	-	-	-	-	-	-	-	-	-	-
	Attend PHOH, Review Comments & Responses		-	-	-	-	-	-	-	-	-	-	-	-
	Participate in CAC Organization and Meetings		-	-	-	-	-	-	-	-	-	-	-	-
	Participate in Local Government Meetings		-	-	-	-	-	-	-	-	-	-	-	-
	Meetings, Conversations with Individual Property Owners		-	-	-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Key Stakeholder Meetings		-	-	-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend EJ Community Meetings		-	-	-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Neighborhood Meetings		-	-	-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Special Interest Group Meetings		-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 141.74%	FCCM @ 0.18%	
		TOTALS ==>	1,223	\$ 180,472.76	\$ 2,400.00	\$ 16,177.48	\$ 161,895.28	\$ 66,921.00	\$ 94,853.82	\$ 120.46	

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative		
			\$105.00	\$73.00	\$55.00	\$57.00	\$45.00	\$40.00				
	TOTALS ==>	1,223	-	287	278	200	192	266	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	16	-	16	-	-	-	-	-	-	-	-
4	Preliminary Plans	1,207	-	271	278	200	192	266	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			Vendor Service Right of Way
	TOTALS ==>	\$ 2,400	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -										
2	Database Preparation	\$ -										
3	Environmental Document	\$ -										
4	Preliminary Plans	\$ 2,400				\$ 400		\$ 2,000				
5	Right of Way Plans	\$ -										
6	Final Plans	\$ -										
7	Construction Services	\$ -										
8	Special Studies	\$ -										
9	Public Involvement	\$ -										

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

1	Concept Development	Assumptions / Notes	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
	Discipline Management - Coordination Meetings		-	-	-	-	-	-	-	-	-	-	-
	Prepare / Contribute to Project Justification Statement		-										
	Coordinate with USACOE (section 408)		-										
	Assist / Coordinate Bridge Type Study		-										
	Information Gathering		-										
	Conduct Site Visits		-										
	Prepare Quality Assurance Plan		-										
	Internal Quality Assurance Reviews		-										
	External Peer Review		-										
	Prepare Concept Property Database		-										
	Contribute to / Prepare Interchange Modification Report (IMR)		-										
	Contribute to / Prepare Interchange Justification Report (IJR)		-										
	Prepare Highway Safety Manual Analysis		-										
	Prepare Capacity Analysis Reports/ Prepare Traffic Summary		-										
	Assist / Coordinate PES and PTS Reports		-										
	Complete Concept Pavement Design		-										
	Conceptual Drainage Design		-										
	Prepare Concept Profiles		-										
	Prepare Concept Typical Sections		-										
	Prepare Concept Cross Sections		-										
	Prepare Concept Layout		-										
	Prepare PAR Layouts, Attend Meeting		-										
	Prepare Concept Report		-										
	Prepare Design Data Book (design criteria)		-										
	Validate/Revise Concept Layout		-										
	Validate/Revise Concept Report		-										
	Validate/Revise Design Data Book (design criteria)		-										
	Prepare Concept Construction Cost Estimate		-										
	Contribute to Concept Right of Way Cost Estimate		-										
	Prepare for, Attend, Document Initial Concept Team Meeting		-										
	Prepare for, Attend Concept Team Meeting Dry Run		-										
	Prepare for, Attend, Document Concept Team Meeting		-										
	Provide Materials for Value Engineering Study		-										
	Participate in Value Engineering Study		-										
	Revise Concept Report per VE Study Recommendations		-										
	Coordinate Logical Termini Meetings and Memorandum		-										
	Complete Streets Warrants and Design Memo		-										
			-										
			-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: Roadway Design		Hours & Cost Estimate										It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS	
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative			
2	Database Preparation	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	
	Discipline Management - Coordination Meetings	Coordination for updated survey	-										
	Prepare for / Attend Pre-Survey Meeting		-										
	Roadway QC of Survey Database		-										
	Coordinate submittal for 20% Check		-										
	Enhance Topographic Database for Design		-										
			-										
		Total Hours		Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	
3	Environmental Document	Assumptions / Notes	16	-	16	-	-	-	-	-	-	-	
	Discipline Management - Coordination Meetings	Coordination with environmental team	8		8								
	Prepare for, participate in A3M		-										
	Agency meetings		-										
	Roadway QC of Environmental Document/Studies		8		8								
			-										

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: Roadway Design		Hours & Cost Estimate										It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS	
		Assumptions / Notes	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
4	Preliminary Plans		1,207	-	271	278	200	192	266	-	-	-	-
	Discipline Management - Coordination Meetings	Coordination meetings with Hall County and GDOT	32		32								
	Coordinate with Adjacent Projects		-										
	Coordinate with USACOE (section 408)		-										
	Coordinate with Railroads		-										
	Prepare RR Submittal		-										
	Prepare ATMS Plans	Accounted for in Trf1 scope	-										
	Preliminary Relocation Utility Team Meeting		-										
	1st Utility Plan submission		-										
	Prepare Existing Utility Plans from SUE Database or Utility Co. Markups	Update Utility plans per Utility Owner Markups	-										
	Right of Way/Utility Team meeting		-										
	SUE-Coordinate/attend meeting to confirm test holes based on Utility Impact Analysis (UIA)		-										
	Prepare Preliminary Right-of-Way and Easements		-										
	Contribute to Updated R/W Cost Estimate		-										
	Coordinate with Traffic Engineer to incorporate Preliminary Signal Plans to Plan Set	2 signalized intersections	8		2	2		4					
	Prepare Signing and Marking Plans		40		12	8		8	12				
	Prepare Prelim. Erosion, Sed. & Pollution Control Plans: Sections 50,51,53,54, and 55		44		8		16	10	10				
	Prepare Sediment Basin Design / Grading	5 MS4 ponds.	80		20	40	20						
	Prepare Hydrological Studies / FEMA for No Zone/ZoneX/ZoneA	(FEMA Zone AE & Bridge Culverts are accounted in DS1 Tab, Bridges accounted in Br1 tab) #Culvert, FEMA Zone?	-										
	Prepare Preliminary Drainage Design and Layout	95% Urban Shoulder on mainline	88		8	32		24	24				
	Prepare Preliminary Drainage Profiles/Cross Sections		104		8	24		40	32				
	Prepare Drainage Area Map	6 Outlets	10		2	8							
	Prepare Preliminary Bridge Construction Staging Plan (Section 20)		-										
	Prepare Retaining Wall Locations and Envelopes	3 standard walls. 2 special design walls.	24		8				16				
	Prepare Noise Walls / Barriers		-										
	Prepare Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)		85		35	50							
	External Peer Review Coordination and Revise Plans for Roundabouts		-										
	Update / Maintain Design Notebook		-										
	Prepare Design Exception Report		-										
	Prepare Design Variance Report		-										
	Prepare / Contribute to Landscaping Plans		-										
	Prepare Pavement Designs	Include with OMT scope	-										
	Prepare intersection sight distance study		-										
	Prepare Typical Sections		6		2			4					
	Prepare Construction Layout/Stakeout Sheet		3		1			2					
	Prepare Corridor Location Map/Aerial Mosaic (New Location)		-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

▼ Select Firm from Pulldown, Uses List on Project Tab

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Discipline: Roadway Design		Hours & Cost Estimate										It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS	
Prepare Roadway Plans, Profiles, etc.		76		4	8	24				40			
Prepare Roadway Cross-Sections		26		2	8				16				
Prepare Preliminary Driveway Profiles		12			4				8				
Prepare Preliminary Staging Plans		108		8		40				60			
Prepare Preliminary Staging Cross Sections (critical cross sections only??)		108		8		40		30		30			
Complete Offsite Detour Plans, Prepare and Submit Detour Report		-											
Prepare Prelim. Earthwork Qtys. by Stage Construction		13		1	4				8				
Prepare for, Participate in Constructability Review		-											
Prepare PFPR Plans for Submittal		64			20	28			16				
Prepare for, Participate in PFPR		48		32		16							
Address PFPR Comments		170		40	30	60		10		30			
Prepare Detailed Construction Cost Estimate Per Milestone and Annual Update	1 Milestone, 1 Annual Updates	56		16	16				12		12		
Prepare Draft Special Provisions		2		2									
Prepare Special Construction Details		-											
Milestones Internal Quality Assurance Reviews	1 milestones	-											
		-											
		-											
		-											
		-											
		-											
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-	-
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings	Coordination meetings with Hall County and GDOT	-										
	Prepare Location and Design Report	STV will prepare. Hall County to advertise.	-										
	Prepare Right-of-Way Plans	Adjust previously completed ROW plans per design changes.	-										
	R/W Plan Review Revisions	Hall County and GDOT Review	-										
	Internal Quality Assurance Reviews	Including updates	-										
	Preparing Staking and Deed Data	97 parcels	-										
	Revisions during Acquisition	20% anticipated	-										
	Prepare displays for Property Owners Meeting		-										
			-										
			-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings	Coordination meetings with Hall County and GDOT	-										
	Coordinate with USACOE (section 408)		-										
	Coordinate with Railroads		-										
	Prepare RR submittal		-										
	Coordinate with Utility Companies for Relocations	16 utility owners.	-										
	2nd Utility Plan submission	16 utility owners.	-										
	Supplemental 2nd Utility Plan submission (if applicable)		-										
	Finalize Utility Plans	Incorporate 2nd Submission responses into plans	-										
	Finalize ATMS/ITS Plans and Details		-										
	Prepare TMP Report		-										
	Coordinate with Traffic Engineer to incorporate Final Signal Plans to Plan Set	2 proposed signalized intersections.	-										
	Finalize Signing and Marking Plans		-										
	Finalize MS4 Design	Review and update previously designed MS4 features (5 wet detention ponds)	-										
	Finalize Erosion, Sed. & Pol. Ctrl. Plans for Staged Constr.		-										
	Prepare / Submit "Lockdown" Plans for Permitting 31 or 38 Weeks Prior to Let, as Appropriate	(Needed for projects that need 404 Permits and Buffer Variance applications)	-										
	Prepare Updated Culvert Plans for USACE permitting		-										
	Prepare Special Design Box Culverts	2 box culverts. 1 standard triple 10x12. 1 special triple 10x15.	-										
	Finalize Drainage Design, Profiles, Cross Sections	7 closed systems. Many cross pipes. Verify and update previous drainage design as needed.	-										
	Finalize Retaining Wall Locations and Envelopes	3 standard walls. 2 special design walls.	-										
	Finalize Noise Wall / Barrier Plans		-										
	Finalize/Validate Pavement Design		-										
	Finalize Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	5 MS4 ponds.	-										
	External Peer Review Coordination and Revise Plans for Roundabouts		-										
	Finalize Cover Sheet, Index, General Notes		-										
	Finalize Typical Sections		-										
	Finalize Roadway Plans, Profiles, etc.	Complete Rd_Data Tab	-										
	Enhance Proposed Surface for 3D modeling		-										
	Finalize Driveway Profiles	92 driveways	-										
	Finalize Staging Plans and Details	5 stages. Multiple shifts at new culvert crossings.	-										
	Finalize Staging Cross-Sections	5 stages. Multiple shifts at new culvert crossings.	-										
	Prepare FFPR Plans for Submittal		-										
	Prepare for, Participate in FFPR		-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings		-									
	Assist with Public Involvement Plan		-									
	Prepare for, Attend PIOH, Respond to Comments		-									
	Prepare for, Attend PHOH, Respond to Comments		-									
	Assist with Organizing a Citizen's Advisory Committee (CAC)		-									
	Plan, Prepare for, Participate in CAC Meetings		-									
	Plan, Prepare for, Conduct Local Government Meetings		-									
	Meetings, Conversations with Individual Property Owners		-									
	Prepare for, Attend, Document Key Stakeholder Meetings		-									
	Prepare for, Attend, Document EJ Community Meetings		-									
	Prepare for, Attend, Document Neighborhood Meetings		-									
	Prepare for, Attend, Document Special Interest Group Meetings		-									
	Prepare for, Attend Detour Meeting, Respond to Comments		-									
	Prepare for, Participate in Charrette		-									
	Prepare 3D Visualizations	# months	-									
	Prepare 3D Animations		-									
	Assist / Manage Project Website		-									
			-									
			-									

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: STV Incorporated			Hours & Cost Estimate									
Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 141.92%	FCCM @ 0.21%		
		TOTALS ==>	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Design Support

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator		
	TOTALS ==>	-	-	-	-	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			
	TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -										
2	Database Preparation	\$ -										
3	Environmental Document	\$ -										
4	Preliminary Plans	\$ -										
5	Right of Way Plans	\$ -										
6	Final Plans	\$ -										
7	Construction Services	\$ -										
8	Special Studies	\$ -										
9	Public Involvement	\$ -										

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Design Support**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
1	Concept Development	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings											
	Complete Concept MS4 Summary if information is available	only necessary when outfalls are known										
2	Database Preparation	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings											
	Prepare Coast Guard Permit	Task not typically used - Only for causeway with no opening										
4	Preliminary Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination											
	Prepare Accepted Post-Construction Stormwater Report for MS4 or Ecology	#outfalls										
	Prepare Hydrological Studies / FEMA											
	Discipline Management & Coordination											
	Preparation/Attend Constructability review	Task not typically required										
	Coordinate with USACOE (section 408)	Task not typically required										
	Internal Quality Control Reviews											
	External Peer Review											
	Address GDOT Design Policy Office Review Comments											
	Prepare H&H study for Bridge Class Culvert											
	Prepare FEMA Floodplain Studies, Zone AE-no designated FW											
	Prepare FEMA Floodplain Studies, Zone AE-w/Designated FW & No-Rise Certifications											
	Prepare CLOMR	Task not typically required										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Design Support

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination		-	-	-	-	-	-	-	-	-	-
	Finalize design of post-construction stormwater structures	3 bioretention areas and 5 wet ponds.	-	-	-	-	-	-	-	-	-	-
	Coordinate with USACOE (section 408)	Task not typically required	-	-	-	-	-	-	-	-	-	-
	Prepare Final drainage profiles		-	-	-	-	-	-	-	-	-	-
	Internal Quality Control Reviews		-	-	-	-	-	-	-	-	-	-
	External Peer Review		-	-	-	-	-	-	-	-	-	-
	Address Review Comments		-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
7	Construction Services	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
8	Special Studies	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-

Georgia Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Bridge Design & Hydraulics

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 141.74%	FCCM @ 0.18%	
		TOTALS ==>	108	\$ 21,264.00	\$ 200.00	\$ 1,913.61	\$ 19,150.39	\$ 7,916.00	\$ 11,220.14	\$ 14.25	

Georgia Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Bridge Design & Hydraulics

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator		
			\$105.00	\$79.00	\$68.00	\$60.00	\$55.00	\$35.00	\$45.00	\$40.00		
	TOTALS ==>	108	-	52	56	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	108	-	52	56	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			
	TOTALS ==>	\$ 200	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -										
2	Database Preparation	\$ -										
3	Environmental Document	\$ -										
4	Preliminary Plans	\$ 200				\$ 200						
5	Right of Way Plans	\$ -										
6	Final Plans	\$ -										
7	Construction Services	\$ -										
8	Special Studies	\$ -										
9	Public Involvement	\$ -										

Georgia Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall** Master Contract: **PO #: 324116**
 Contract Type: **Cost Plus Fixed Fee** Contract Expiration: **TBD**
 Fixed Fee %: **10%** Task Order No: **N/A**

Discipline: **STV Incorporated**
Bridge Design & Hydraulics

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
1	Concept Development										-	-
	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination	-										
	Site Visit	-										
	Coordinate with USACOE (section 408)	-										
	Prepare Type Study	-										
	Prepare Structure Concepts	-										
	Concept Hydraulic (stream crossings, new location)	-										
	Prepare Concept Construction Cost Estimate	-										
	Prepare for, Attend Initial Concept Team Meeting	-										
	Prepare for, Attend Concept Team Meeting	-										
	Provide Materials for Value Engineering Study	-										
	Participate in Value Engineering Study	-										
		-										
		-										
	-											
	-											
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
2	Database Preparation										-	-
	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
		-										
	-											
		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
3	Environmental Document										-	-
	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Prepare Coast Guard Permit	-										
Coordinate on Bridge Construction/Demolition method (Including preparing bridge related portion of Section 20 plans)	-											
	-											
	-											
	-											

**Georgia Department of Transportation
COST PROPOSAL**

Proj. No.:
PI No.: **0015280**
Prime: **STV Incorporated**
Date: **14-May-2024**

▼ Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
County: **Hall**
Contract Type: **Cost Plus Fixed Fee**
Fixed Fee %: **10%**
Master Contract: **PO #: 324116**
Contract Expiration: **TBD**
Task Order No: **N/A**

STV Incorporated

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Bridge Design & Hydraulics**

Hours & Cost Estimate

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator		
4	Preliminary Plans	Assumptions / Notes	108	-	52	56	-	-	-	-	-	-	-
	Discipline Management & Coordination		4		4								
	Preparation/Attend Constructability review		-										
	Coordinate with Railroads	Task not typically required	-										
	Coordinate with USACOE (section 408)	Task not typically required	-										
	Prepare Retaining Wall Locations and Envelopes	Task typically included in Rd1 Tab	32		16	16							
	Prepare Preliminary Bridge Layouts - Bridge No. 1		-										
			-										
	Prepare Bridge Hydraulic Studies - Bridge No. 1		-										
			-										
	Internal Quality Control Reviews		-										
	Address GDOT Bridge Office Review Comments		40		16	24							
	Prepare for, Participate in PFPR		8		4	4							
	Address PFPR Comments		8		4	4							
	Prepare FEMA Floodplain Studies, No-Rise Certifications	Address comments	16		8	8							
	Prepare CLOMR		-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination		-										
	Prepare Final Bridge Plans - Bridge No. 1		-										
			-										
			-										
	Prepare Alternate Foundation Design - Bridge No. 1		-										
	Prepare Final Wall Plans		-										
	Finalize Detailed Construction Quantities, Cost Estimate		-										
	Internal Quality Control Reviews		-										
	Address Review Comments		-										
	Prepare for, Participate in FFPR		-										
	Address FFPR Comments		-										
			-										
			-										
			-										

Georgia Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** *v Select Firm from Pulldown, Uses List on Project Tab*

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Bridge Design & Hydraulics

Hours & Cost Estimate *It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS*

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
7	Construction Services	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination		-									
	Review Wall Shop Drawings		-									
	Review Bridge Shop Drawings		-									
	Metal deck forms		-									
	Steel Beams		-									
	PSC Beams		-									
	Bearing pads		-									
	Pot Bearings		-									
	Fencing		-									
	Deck Drainage System		-									
	Utility Hangers		-									
	Handrailing		-									
			-									
	Construction RFI / Plan Revisions		-									
	Design Services and Plan Revisions during Construction		-									
	Participate in Post-Construction Review	Task not typically required	-									
	Complete As-Built Drawings		-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
8	Special Studies	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									
			-									

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

[v Select Firm from Pulldown, Uses List on Project Tab](#)

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Wilburn Engineering, LLC (Lumin8)**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 161.82%	FCCM @ 0.93%	
		TOTALS ==>	270	\$ 51,933.73	\$ -	\$ 4,706.05	\$ 47,227.68	\$ 17,974.38	\$ 29,086.14	\$ 167.16	

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Wilburn Engineering, LLC (Lumin8)

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Traffic Operations**

Hours & Cost Estimate

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator		
			\$85.80	\$79.65	\$66.62	\$40.00						
TOTALS ==>		270	10	66	154	40	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	270	10	66	154	40	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			
TOTALS ==>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -										
2	Database Preparation	\$ -										
3	Environmental Document	\$ -										
4	Preliminary Plans	\$ -										
5	Right of Way Plans	\$ -										
6	Final Plans	\$ -										
7	Construction Services	\$ -										
8	Special Studies	\$ -										
9	Public Involvement	\$ -										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Traffic Operations**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
1	Concept Development	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Office of Planning		-									
	Discipline Management & Coordination											
	Establish growth rates for Traffic Forecast											
	Obtain Traffic Counts											
	Prepare Traffic Projections Methodolgy Report											
	Prepare Design Traffic, Including Diagrams											
	Internal Quality Assurance Reviews											
	Office of Traffic Operations											
	Discipline Management & Coordination											
	Prepare Crash Rates											
	Perform Detailed Crash Analysis											
	Prepare Traffic Engineering Study Report including Intersection Control Evaluation (ICE) Analysis											
	Prepare conceptual signal drawing											
	Prepare conceptual signal cost estimate											
	Attend Initial Concept Team Meeting											
	Attend Concept Team Meeting											
	Internal Quality Assurance Reviews											
	Total Hours											
2	Database Preparation	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Total Hours											
3	Environmental Document	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Total Hours											

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Wilburn Engineering, LLC (Lumin8)

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Traffic Operations**

Hours & Cost Estimate

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-	
4	Preliminary Plans	Assumptions / Notes	270	10	66	154	40	-	-	-	-	-	
	Office of Traffic Operations		-	-	-	-	-	-	-	-	-	-	
	Discipline Management & Coordination		2	2									
	Prepare Preliminary Signing & Marking Plans Signal Upgrade Projects-Only		-										
	Prepare 50% Signal Plans and Review with Traffic Operations		-										
	Complete Preliminary Signal Plans	2 locations - accounting for potential of one additional signalized intersection	100			60	40						
	Prepare Preliminary Signal Communication Plans	2 locations - accounting for potential of one additional signalized intersection	40			40							
	Prepare Preliminary ATMS/ITS Plans	2 locations - accounting for potential of one additional signalized intersection	60		60								
	Signal Plan quantities in CES		20			20							
	Prepare for, Participate in PFPR		24		2	22							
	Respond to PFPR Comments		16		4	12							
	Internal Quality Assurance Reviews	provided by principal	8	8									
			-										
			-										
			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	
	Note: Use Rd tab(s) for Limited Scope Signal or ITS-only projects		-										
			-										
			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	
	Office of Planning		-										
	Discipline Management & Coordination	for meetings	-										
	Obtain Traffic Counts	counts already collected at 22,500	-										
	Update Design Traffic Diagrams	Existing in TDR & Base + 20 year projections in TFR GDOT submittals required	-										
	Prepare Memo, Submit for Approval	Intersection Crash analysis. Prepare Tech Memo Intersection Capacity analysis RCUT analysis	-										
	Internal Quality Assurance Reviews	provided by principal	-										
			-										
	Office of Traffic Operations		-										
	Discipline Management & Coordination	2 locations - accounting for potential of one additional signalized intersection	-										
	Finalize Signal Plans (PFPR Corrections)	2 locations - accounting for potential of one additional signalized intersection	-										
	Finalize Signal Communication Plans (PFPR Corrections)	accounting for 1 extra intersection in Amend 11	-										
	Finalize ATMS/ITS Plans and Details (PFPR Corrections)	accounting for 1 extra intersection in Amend 11	-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

[v Select Firm from Pulldown, Uses List on Project Tab](#)

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Wilburn Engineering, LLC (Lumin8)**
Traffic Operations

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Finalize Detailed Construction Quantities, Cost Estimate	accounting for 1 extra intersection in Amend 11	-												
Prepare for, Participate in FFPR	accounting for 1 extra intersection in Amend 11	-												
Respond to FFPR Comments	prepare written responses to FFPR comments	-												
Correct FFPR plans and submit		-												
PS&E Submittal		-												
Address comments prior to letting		-												
Internal Quality Assurance Reviews		-												
		-												
		-												

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Traffic Operations**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator	-	-
7	Construction Services	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
8	Special Studies	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Prepare Interchange Modification Report (IMR)		-	-	-	-	-	-	-	-	-	-
	Prepare Interchange Justification Report (IJR)		-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Office of Traffic Operations		-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend PIOH, Respond to Comments		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend PHOH, Respond to Comments		-	-	-	-	-	-	-	-	-	-
	Prepare for, Participate in CAC Meetings		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Local Government Meetings		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Key Stakeholder Meetings		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend EJ Community Meetings		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Neighborhood Meetings		-	-	-	-	-	-	-	-	-	-
	Prepare for, Attend Special Interest Group Meetings		-	-	-	-	-	-	-	-	-	-
	Prepare for, Participate in Charrette		-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
	Office of Design Policy & Support		-	-	-	-	-	-	-	-	-	-
	Discipline Management & Coordination		-	-	-	-	-	-	-	-	-	-
	Prepare visualization/simulation of traffic		-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Edwards-Pitman Environmental (EPEI)

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: Environmental			Hours & Cost Estimate							
Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 146.19%	FCCM @ 0.213%
		TOTALS ==>	112	\$ 18,361.41	\$ 62.00	\$ 1,662.28	\$ 16,637.13	\$ 6,752.00	\$ 9,870.75	\$ 14.38

Hour Summary by Discipline

Total Hours	Envr Analyst Hours	History Hours	Archaeology Hours	Ecology Hours	Air Hours	Noise Hours
112	80	-	-	32	-	-

Phase Level Summary - Labor

Enter Employees Current Direct Labor Hourly Rate EXCLUDING ESCALATION

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total Hours	Envr Analyst - Manager/Lead	Envr Analyst - Senior Specialist	Envr Analyst - Specialist	History - Manager/Lead	History - Senior Specialist	History - Specialist	Archaeology - Manager/Lead	Archaeology - Senior Specialist	Archaeology - Specialist	Ecology - Manager/Lead	Ecology - Senior Specialist	Ecology - Specialist	Air - Manager/Lead	Air - Senior Specialist	Air - Specialist	Noise - Manager/Lead	Noise - Senior Specialist	Noise - Specialist
	TOTALS ==>	112	-	48	32	-	-	-	-	-	-	8	24	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	112	-	48	32	-	-	-	-	-	-	8	24	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage (History/Ecology: 92.8 miles RT)	Parking	Reproduction /Printing	Car Rental (Archaeology)	Rental Fuel	Lab Fees	Georgia Site File Fee								
	TOTALS ==>	\$ 62	\$ -	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -																		
2	Database Preparation	\$ -																		
3	Environmental Document	\$ -																		
4	Preliminary Plans	\$ 62				\$ 62														
5	Right of Way Plans	\$ -																		
6	Final Plans	\$ -																		
7	Construction Services	\$ -																		
8	Special Studies	\$ -																		
9	Public Involvement	\$ -																		

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Edwards-Pitman Environmental (EPEI)

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline	Environmental	Hours & Cost Estimate										Hour Summary by Discipline								
		Total Hours	Envir Analyst - Manager/Lead	Envir Analyst - Senior Specialist	Envir Analyst - Specialist	History - Manager/Lead	History - Senior Specialist	History - Specialist	Archaeology - Manager/Lead	Archaeology - Senior Specialist	Archaeology - Specialist	Ecology - Manager/Lead	Ecology - Senior Specialist	Ecology - Specialist	Air - Manager/Lead	Air - Senior Specialist	Air - Specialist	Noise - Manager/Lead	Noise - Senior Specialist	Noise - Specialist
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NEPA																			
	Assumptions	-																		
	Perform Environmental Management and Coordination	-																		
	Update T-PRO and P-6	-																		
	Prepare for and Attend Constructability Review	-																		
	Attend Project Meetings	-																		
	Complete Form AD-1006 for Farmland Impacts	-																		
	Assess Direct, Indirect and Cumulative Effects (ICE) to the Social Environment	-																		
	Assess/Coordinate for Direct, Indirect and Cumulative Effects (ICE) to Water Quality, Floodplains, and Farmland	-																		
	Assess Visual Impacts (EIS-only)	-																		
	Coordinate for Local Park Involvement/De-Minimis Finding	-																		
	Coordinate for Section 6(f)	-																		
	Coordinate for Federal Lands Involvement	-																		
	Prepare Categorical Exclusion (CE)	-																		
	Prepare Programmatic Categorical Exclusion (PCE)	-																		
	Prepare Environmental Assessment (EA)	-																		
	Prepare Finding of No Significant Impact (FONSI)	-																		
	Prepare EA/FONSI for Federal Lands Involvement	-																		
	Prepare Draft Environmental Impact Statement (DEIS)	-																		
	Prepare Final EIS/Record of Decision	-																		
	Prepare Supplemental EIS	-																		
	Conduct Alternatives Analysis for Programmatic Section 4(f) Evaluation	-																		
	Conduct Alternatives Analysis for Individual Section 4(f) Evaluation	-																		
	Prepare Programmatic 4(f) Evaluation	-																		
	Prepare Individual Section 4(f) Evaluation	-																		
	Prepare EJ Mitigation Plan	-																		
	Prepare and Update Commitments Table	-																		
	Prepare GEPA B Document	-																		
	Prepare GEPA EER	-																		
		-																		
		-																		
		-																		
	Cultural Resources																			
	Assumptions	-																		
	Discipline Management	-																		
	Team Meetings	-																		
	Perform Historic Resources Surveys/Report/ Addendums	-																		
	Perform Archaeological Resources Surveys/Report	-																		
	Perform Phase II Archaeological Testing/Report	-																		
	Prepare ARPA Permit	-																		
	Prepare Cultural Resources Assessment of Effects	-																		
	Prepare Memorandum of Agreement	-																		
	Contribution to Section 4f	-																		
	A3M- input into sharepoint and attend meeting(s) (Meeting(s)/Data Entry)	-																		
	State Funded Documentation	-																		
	Review and comment on PFRP plans	-																		
		-																		
		-																		
	Ecology																			
	Assumptions	-																		
	Discipline Management - Coordination	-																		
	File Review & Deliverables Schedule Development/Coordination w/ GDOT Ecologist	-																		
	Prepare for and attend project meetings and prepare, review and comment on minutes	-																		
	Report - Assessment of Effects Report	-																		
	Report - Combined ERS-AOE Report	-																		
	Report - Memo or "Write-off" Memo	-																		
	Preparation of Special Provision 107.23 (G or H)	-																		
		-																		
		-																		
	Air & Noise																			
	Assumptions	-																		
	Conduct Site Visit, Identify Land Uses (NAC Categories of Receptors) (Take a Minimum of 3 Validation Readings)	-																		
	Obtain and Study Permit Information	-																		
	Complete Noise Model for Existing and Design Year No-Build	-																		

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: Edwards-Pitman Environmental (EPEI)		Hours & Cost Estimate It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS										Hour Summary by Discipline								
		Total Hours	Envir Analyst - Manager/Lead	Envir Analyst - Senior Specialist	Envir Analyst - Specialist	History - Manager/Lead	History - Senior Specialist	History - Specialist	Archaeology - Manager/Lead	Archaeology - Senior Specialist	Archaeology - Specialist	Ecology - Manager/Lead	Ecology - Senior Specialist	Ecology - Specialist	Air - Manager/Lead	Air - Senior Specialist	Air - Specialist	Noise - Manager/Lead	Noise - Senior Specialist	Noise - Specialist
Complete Validation Run (Utilize Traffic Counted During Site Visit Validation Readings)																				
Complete Noise Model for Design Year Build																				
Study Mitigation Measures for Impacted Receptors, Including Studying Noise Walls																				
Analyze Any Feasible Noise Walls to determine if they are Reasonable to Construct																				
Write Noise Assessment																				
Noise QA/QC																				
Complete Noise Public Involvement Surveys																				
Attend Noise Public Involvement Meeting/s																				
Review STIP/TIP Information																				
Calculate MOVES Emission Factors for Existing, Design Year Build and No-Build, Free Flow and Idle																				
Run CAL3QHC Model for Existing, Design Year Build and No-Build																				
Complete PM 2.5 Agency Coordination																				
Complete MSAT Qualitative Analysis																				
Complete MSAT Quantitative Analysis																				
Write Air Assessment																				
Air QA/QC																				
4	Preliminary Plans	112		48	32							8	24							
	NEPA																			
	Assumptions																			
	Prepare for, Participate in PFPR	48		32	16															
	Respond to PFPR Comments	32		16	16															
	Ecology																			
	Assumptions																			
	PFPR - Attend, take notes and provide written comments on plans, green sheet and report	32										8	24							
5	Right of Way Plans																			
	NEPA																			
	Assumptions																			
	Prepare Environmental Reevaluation for ROW Authorization																			
	Certify Project for ROW Authorization																			
	Ecology																			
	Assumptions																			
	Review and provide written comments on green sheet and plans																			

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Edwards-Pitman Environmental (EPEI)

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: Environmental		Hours & Cost Estimate										Hour Summary by Discipline									
		Total Hours	Envir Analyst - Manager/Lead	Envir Analyst - Senior Specialist	Envir Analyst - Specialist	History - Manager/Lead	History - Senior Specialist	History - Specialist	Archaeology - Manager/Lead	Archaeology - Senior Specialist	Archaeology - Specialist	Ecology - Manager/Lead	Ecology - Senior Specialist	Ecology - Specialist	Air - Manager/Lead	Air - Senior Specialist	Air - Specialist	Noise - Manager/Lead	Noise - Senior Specialist	Noise - Specialist	
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	NEPA	Assumptions																			
	Perform Environmental Management and Coordination	Assumes 2 hour per month for 36 months																			
	Update T-PRO and P-6																				
	Attend Project Meetings	Assumes 2 hours per month (prep, participation, and environmental activity contribution to minutes) for 36 months																			
	Prepare for, Participate in FFPR																				
	Respond to FFPR Comments	Assumes providing assistance in responding to environmental questions from a plan review meeting.																			
	Prepare Environmental Reevaluation for Let																				
	Certify Project for Let	GDOT to Certify																			
	Conduct Alternatives Analysis for Individual Section 4f Evaluation																				
	Cultural Resources	Assumptions																			
	Discipline Management	Included in Lines 208/210																			
	Team Meetings																				
	Prepare Addendum to Historic Resources Surveys/Report (fieldwork, report, QC)																				
	Prepare Addendum to Archaeological Resources Surveys/Report	Assumes 1 day of fieldwork for 2 person crew; assumes no findings and Archaeological Short Report																			
	Prepare Addendum to Cultural Resources Assessment of Effects	Assumes 4 additional resources from extended project limits and 3 additional resources (7 resources total) from properties that have come of age since the previous survey, and the re-eval of 4 previously identified resources.																			
	Review and comment on FFPR plans																				
	Ecology	Assumptions																			
	Discipline Management - Coordination																				
	File Review & Deliverables Schedule Development/Coordination w/ GDOT Ecologist																				
	Prepare for and attend project meetings and prepare, review and comment on minutes																				
	Field Survey																				
	Report - Addendum																				
	Review and provide written comments on green sheet and plans																				
	Buffer Variance Application																				
	Buffer Variance Modification																				
	Permit Application - Section 404 RP-35 or Individual Permit																				
	Permit Application - Section 404 General Permit (non-RP-35)																				
	Permit Application - Individual Permit Modification Letter																				
	Permit Application - Other																				
	Regional Conditions Stream Survey																				
	FFPR - Attend, take notes and provide written comments on plans, green sheet and report																				
	Air & Noise	Assumptions																			
	Prepare Addendum to Air Quality Assessment																				
	Prepare Addendum to Noise Assessment	Assumes no noise walls will be studied																			
	Prepare Vacant Parcel Reassessment																				
7	Construction Services	Assumptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Rochester & Associates, Inc**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 190.32%	FCCM @ 0.69%	
		TOTALS ==>	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Rochester & Associates, Inc

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Survey**

Hours & Cost Estimate

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total Hours	Survey Project Manager	RIS/ Chief Surveyor/ Manager	Survey Party Chief	Survey Technician/ CADD	Instrument Man	Field Crew - Rodman	Rodman / Flagman		
			\$48.00	\$42.00	\$30.25	\$38.00	\$28.00	\$28.00	\$28.00		
	TOTALS ==>	-	-	-	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Reproduction /Printing	Equipment			
	TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -									
2	Database Preparation	\$ -									
3	Environmental Document	\$ -									
4	Preliminary Plans	\$ -									
5	Right of Way Plans	\$ -									
6	Final Plans	\$ -									
7	Construction Services	\$ -									
8	Special Studies	\$ -									
9	Public Involvement	\$ -									

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Survey**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

			Total Hours	Survey Project Manager	Surveyor/ Manager	Survey Party Chief	Technician/ CADD	Instrument Man	Field Crew – Rodman	Rodman / Flagman	-	-
1	Concept Development	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Concept Photo Control Surveys		-									
	Project Management		-									
			-									
			Total Hours	Survey Project Manager	Surveyor/ Manager	Survey Party Chief	Technician/ CADD	Instrument Man	Field Crew – Rodman	Rodman / Flagman	-	-
2	Database Preparation	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-
	Survey Control		-									
	Existing Control Recon./Validation		-									
	GPS Control Monuments & Surveys		-									
	TBM Digital Leveling		-									
	Prepanel Photo Control		-									
	Photo Control Surveys		-									
	Conventional Control Surveys		-									
			-									
	Compile Control Pack		-									
	Property Database		-									
	Tax Map & Deed Research		-									
	Compile Property Owner Information		-									
	Validate Existing PSR		-									
			-									
	Compile Property Package		-									
			-									
	Topographic Surveys		-									
	Mobile/Terrestrial Lidar Collection		-									
	Lidar processing/Extraction		-									
	Roadway Profile Surveys & CADD		-									
	Surface Utility Surveys & CADD		-									
	Septic Collection		-									
	Septic Research		-									
	Supplemental Topo Surveys & CADD		-									
	Railroad Surveys & CADD		-									
	Storm Water Survey (structures)		-									
	Channel Hydraulic Surveys & CADD		-									
	Wetland Survey Location & CADD		-									
	Bridge Survey & CADD		-									
	Lake & Pond Surveys		-									
	Survey Mobilization		-									
			-									
	Management & Coordination		-									
Meetings & Coordination		-										
Quality Control		-										
Project Management		-										
Maintenance of Traffic		-										
Meetings & Coordination		-										
		-										
		-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **Rochester & Associates, Inc**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

		Total Hours	Survey Project Manager	Surveyor/ Manager	Survey Party Chief	Technician/ CADD	Instrument Man	Field Crew – Rodman	Rodman / Flagman		
3	Environmental Document	Assumptions / Notes	-	-	-	-	-	-	-	-	-
	404 Permit Survey		-	-	-	-	-	-	-	-	-
	Mobilization		-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									
4	Preliminary Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-
	Stake Centerline		-	-	-	-	-	-	-	-	-
	Stake Bridge End Roll/Slope Paving		-	-	-	-	-	-	-	-	-
	Mobilization		-	-	-	-	-	-	-	-	-
	Project Management		-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-
	Stake R/W and Easements	20% re-staked	-	-	-	-	-	-	-	-	-
	Mobilization		-	-	-	-	-	-	-	-	-
	Project Management		-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-
	Partial R/W Staking	20% re-staked	-	-	-	-	-	-	-	-	-
	Update/Validate Existing Database		-	-	-	-	-	-	-	-	-
	Mobilization		-	-	-	-	-	-	-	-	-
	Project Management		-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									
7	Construction Services	Assumptions / Notes	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									
8	Special Studies		-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									
9	Public Involvement		-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
		Total Hours									

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **United Consulting**
Utilities Investigation (SUE)

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 175.36%	FCCM @ 1.58%
		TOTALS ==>	18	\$ 4,000.81	\$ -	\$ 361.82	\$ 3,638.99	\$ 1,314.00	\$ 2,304.23	\$ 20.76

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **United Consulting**
Utilities Investigation (SUE)

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total Hours	Staff Type / Project Hourly Rates / Hours											
			Principal	Project Manager \$73.00	Senior Engineer/ Surveyor	SUE Manager	Field Technician 2	Field Technician 1	CAD Technician	Clerical Administrator	Survey Party Chief	Instrument man	Rodman / Flagman	
	TOTALS ==>	18	-	18	-	-	-	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	18	-	18	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Other Direct Costs											
			Express/Mail /Courier	Lodging	Meals	Mileage	Reproduction /Printing							
	TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -												
2	Database Preparation	\$ -												
3	Environmental Document	\$ -												
4	Preliminary Plans	\$ -												
5	Right of Way Plans	\$ -												
6	Final Plans	\$ -												
7	Construction Services	\$ -												
8	Special Studies	\$ -												
9	Public Involvement	\$ -												

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** *v Select Firm from Pulldown, Uses List on Project Tab*

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall** Master Contract: **PO #: 324116**
 Contract Type: **Cost Plus Fixed Fee** Contract Expiration: **TBD**
 Fixed Fee %: **10%** Task Order No: **N/A**

Discipline: **United Consulting**
Utilities Investigation (SUE)

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

			Total Hours	Principal	Project Manager	Engineer/ Surveyor	SUE Manager	Field Technician 2	Field Technician 1	CAD Technician	Clerical Administrator	Survey Party Chief	Instrument man	Rodman / Flagman
1	Concept Development	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Perform SUE QL-D Investigation *	* Includes overhead & underground utilities	-											
	Conduct utility record research		-											
	Perform visual site inspection		-											
	Develop utility composite drawing		-											
	Discipline Management, Meetings & Coordination		-											
	Quality Control Review		-											
			-											
			-											
			-											
			-											
2	Database Preparation	Assumptions / Notes	18	-	18	-	-	-	-	-	-	-	-	-
	Perform SUE QL-C Investigation *	* Includes overhead & underground utilities	-											
	Conduct Utility Records Research		-											
	Survey utility surface features and poles		-											
	Correlate records to survey		-											
	Survey Sanitary Sewer		-											
	Develop utility composite drawing and Pole Data Table		-											
	Discipline Management, Meetings & Coordination		18		18									
	Quality Control Review		-											
			-											
			-											
			-											
			-											
			-											
			-											
	Perform SUE QL-B Investigation *	* Includes overhead & underground utilities	-											
	Conduct Utility Records Research		-											
	Designate & mark exist. utilities		-											
	Survey designated markings, util. surf. features, and poles		-											
	Survey Sanitary Sewer		-											
	Develop utility composite drawing and pole data table		-											
	Discipline Management, Meetings & Coordination		-											
	Quality Control Review		-											
			-											
			-											
			-											

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **United Consulting**
Utilities Investigation (SUE)

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

			Total Hours	Principal	Project Manager	Engineer/ Surveyor	SUE Manager	Field Technician 2	Field Technician 1	CAD Technician	Clerical Administrator	Survey Party Chief	Instrument man	Rodman / Flagman
3	Environmental Document	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
			-											
			-											
			-											
			-											
4	Preliminary Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Prepare Utility Impact Analysis (UIA)		-											
			-											
			-											
			-											
			-											
5	Right of Way Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
			-											
			-											
			-											
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Prepare Utility Impact Analysis (UIA) if not performed during Preliminary plans		-											
			-											
			-											
			-											
7	Construction Services		-	-	-	-	-	-	-	-	-	-	-	-
			-											
			-											
8	Special Studies	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Perform SUE QL-A Investigation		-											
	Perform all reqd. QL-B Tasks*	*Includes additional QL-B work on QL-C & QL-D utilities	-											
	Coord. w/ design test hole locations		-											
	Excavate & expose respective utility		-											
	Survey x,y,z location of utility		-											
	Develop TH Drawings and Incorporate QL-A info. into SUE Plans		-											
	Discipline Management, Meetings, & Coordination		-											
	Quality Control Review		-											
			-											
			-											
			-											
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
			-											
			-											

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Detailed OMAT Cost Proposal
 Spreadsheet(s) Must be Submitted with
 Main Spreadsheet if Geotech is Included

v Select Firm from Pulldown, Uses List on Project Tab

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Willmer Engineering Inc

It is the Consultant's responsibility to ensure all
 hours and costs are accounted for in the TOTALS

Discipline: **Geotechnical/Pavement/USTs** **Hours & Cost Estimate**

Phase	Description	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 158.32%	FCCM @ 0.62%	
	TOTALS ==>	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	Concept Development	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Database Preparation	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Environmental Document	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Preliminary Plans	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Right of Way Plans	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Final Plans	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Construction Services	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Special Studies	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9	Public Involvement	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Detailed OMAT Cost Proposal
 Spreadsheet(s) Must be Submitted with
 Main Spreadsheet if Geotech is Included

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Willmer Engineering Inc

It is the Consultant's responsibility to ensure all
 hours and costs are accounted for in the TOTALS

Discipline: **Geotechnical/Pavement/USTs** **Hours & Cost Estimate**

Phase Level Summary - Labor

▼ Enter Employees Current Direct Labor Hourly Rate EXCLUDING ESCALATION

Phase	Description	Total Hours	Staff Type / Project Hourly Rates / Hours								
			Principal	Project Manager	2nd Review Engineer or Professional	1st Review Engineer or Professional	Project Engineer or Professional	Field Engineer or Professional	Technician	CADD Technician	Support Assistant
			\$100.96	\$59.42	\$54.47	\$53.00	\$49.35	\$45.67		\$26.00	\$24.76
	TOTALS ==>	-	-	-	-	-	-	-	-	-	-
1	Concept Development	-									
2	Database Preparation	-									
3	Environmental Document	-									
4	Preliminary Plans	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-									
6	Final Plans	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-									
8	Special Studies	-									
9	Public Involvement	-									

Phase Level Summary - Other Direct Costs

Phase	Description	Total Other Direct Costs
	TOTALS ==>	\$ -
1	Concept Development	
2	Database Preparation	
3	Environmental Document	
4	Preliminary Plans	\$ -
5	Right of Way Plans	
6	Final Plans	\$ -
7	Construction Services	
8	Special Studies	
9	Public Involvement	

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: 0015280
 Prime: STV Incorporated
 Date: 14-May-2024

Detailed OMAT Cost Proposal
 Spreadsheet(s) Must be Submitted with
 Main Spreadsheet if Geotech is Included

Project: Spout Springs Road Widening, Phase II
 County: Hall
 Contract Type: Cost Plus Fixed Fee
 Fixed Fee %: 10%

Master Contract: PO #: 324116
 Contract Expiration: TBD
 Task Order No: N/A

Willmer Engineering Inc

v Select Firm from Pulldown, Uses List on Project Tab

It is the Consultant's responsibility to ensure all
 hours and costs are accounted for in the TOTALS

Discipline: **Geotechnical/Pavement/USTs** **Hours & Cost Estimate**

SUMMARY BY PHASE/MAJOR TASK - TOTAL COSTS

Phase	Description	Total Hours	Total Contract Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 158.32%	FCCM 0.62%	
TOTALS ==>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Preliminary Plans - TOTALS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Pavement Evaluation Summary		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Limited Phase I Environmental Site Assessment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Limited Phase II Environmental Site Assessment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Final Plans - TOTALS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Final Soil Survey after PFPR		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	BFI - Bridge # 1		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Culvert Foundation Investigation		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Wall Foundation Investigation		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

SUMMARY BY PHASE/MAJOR TASK - HOURS

Phase	Description	Total Hours	Staff Type / Hourly Rates / Hours								
			Principal	Project Manager	2nd Review Engineer or Professional	1st Review Engineer or Professional	Project Engineer or Professional	Field Engineer or Professional	Technician	CADD Technician	Support Assistant
TOTALS ==>		-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans - TOTALS	-	-	-	-	-	-	-	-	-	-
	Pavement Evaluation Summary	-									
		-									
	Limited Phase I Environmental Site Assessment	-									
	Limited Phase II Environmental Site Assessment	-									
6	Final Plans - TOTALS	-	-	-	-	-	-	-	-	-	-
	Final Soil Survey after PFPR	-									
	BFI - Bridge # 1	-									
		-									
		-									
	Culvert Foundation Investigation	-									
		-									
	Wall Foundation Investigation	-									

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

Detailed OMAT Cost Proposal
 Spreadsheet(s) Must be Submitted with
 Main Spreadsheet if Geotech is Included

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Willmer Engineering Inc

Discipline: **Geotechnical/Pavement/USTs** **Hours & Cost Estimate**

It is the Consultant's responsibility to ensure all
 hours and costs are accounted for in the TOTALS

SUMMARY BY PHASE/MAJOR TASK - OTHER DIRECT COSTS

Phase	Description	Total Other Direct Costs
	TOTALS ==>	\$ -
4	Preliminary Plans - TOTALS	\$ -
	Pavement Evaluation Summary	
	Limited Phase I Environmental Site Assessment	
	Limited Phase II Environmental Site Assessment	
6	Final Plans - TOTALS	\$ -
	Final Soil Survey after PFPR	
	BFI - Bridge # 1	
	Culvert Foundation Investigation	
	Wall Foundation Investigation	

<< Copy and Paste Values for Other Direct Costs from OMT Spreadsheet in Total Other Direct Costs

<< Copy and Paste Values for Other Direct Costs from OMT Spreadsheet in Total Other Direct Costs

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Utility Coordination

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 141.92%	FCCM @ 0.21%	
		TOTALS ==>	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Utility Coordination

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative		
	TOTALS ==>	-	-	-	-	-	-	-	-	-	-	-
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	-	-	-	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Phase	Description	Total Other Direct Costs	Other Direct Costs										
			Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			Vendor Service Right of Way	
	TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -											
2	Database Preparation	\$ -											
3	Environmental Document	\$ -											
4	Preliminary Plans	\$ -											
5	Right of Way Plans	\$ -											
6	Final Plans	\$ -											
7	Construction Services	\$ -											
8	Special Studies	\$ -											
9	Public Involvement	\$ -											

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Utility Coordination

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
1	Concept Development	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
2	Database Preparation	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
3	Environmental Document	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										
			-										
			-										

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**

Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Utility Coordination

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

4	Preliminary Plans	Assumptions / Notes	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
					-	-	-	-	-	-	-	-	-
	Review utility coordination plans and initial Utility		-	-	-	-	-	-	-	-	-	-	-
	Impact Analysis Matrix provided by United (SUE)		-										
	Provide Preliminary Design Utility Report		-										
	Plan, prepare, and conduct Prelim. Design Util. Impact Mtg		-										
	Prior Rights Research		-										
	Determine who will be submitting Utility-Aid packages		-										
	Distribute Preliminary Utility Coord. Plans (developed by United)		-										
	Recommend Level Service "A" test holes		-										
	Coordinate Preliminary Utility relocation plans, cost, etc.		-										
	Prepare initial Utility Adjustment Schedule		-										
	Individual Utility Conflict resolution meetings		-										
	Review Prelim. Relocation plans and utility agreements		-										
	Compile Relocation Plans on Proposed Utility Plans		-										
	Recommend utility relocations in roadway contract		-										
	Updated Utility Impact Analysis Matrix (developed by United - Review only)		-										
	Meet with Department to review Matrix		-										
	Prepare and submit Preliminary Utility Design Report		-										
	Prepare Prelim. Field Plan Review assessment and attend mtg		-										
	Provide Monthly Status Updates		-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
5	Right of Way Plans	Assumptions / Notes	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
			-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										

Hall County Department of Transportation

COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024** v Select Firm from Pulldown, Uses List on Project Tab

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Master Contract: **PO #: 324116**
 Contract Type: **Cost Plus Fixed Fee**
 Contract Expiration: **TBD**
 Fixed Fee %: **10%**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Utility Coordination

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
6	Final Plans	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
		Provide Final Design Utility Report	-										
		Individual Utility Conflict resolution meetings	-										
		Finalize Prior Rights Research	-										
		Finalize any related Utility-Aid packages	-										
		Distribute updated utility coordination plans	-										
		Review Level A test hole data	-										
		Finalize Utility relocation plans, cost, etc.	-										
		Finalize Utility Adjustment Schedule	-										
		Finalize Utility agreements	-										
		Collect No Cost and/or no conflict letters	-										
		Review Final Relocation plans to ensure compliance	-										
		Compile Relocation Plans on Proposed Utility Plans	-										
		Finalize recommendations for utility relocations in roadway contract	-										
		Updated Utility Impact Analysis Matrix (developed by United)	-										
		Meet with Department to review Matrix	-										
		Attend and make recommendations for Final Field Plan Review	-										
		Prepare and submit Final Utility Design Report	-										
		Provide Monthly Status Updates	-										
		Assist Utility Application Permit Process	-										
		Prepare Special Provisions	-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
7	Construction Services	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
8	Special Studies	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										
			-										

Hall County Department of Transportation
COST PROPOSAL

Proj. No.:
 PI No.: **0015280**
 Prime: **STV Incorporated**
 Date: **14-May-2024**

[v Select Firm from Pulldown, Uses List on Project Tab](#)

Project: **Spout Springs Road Widening, Phase II**
 County: **Hall**
 Contract Type: **Cost Plus Fixed Fee**
 Fixed Fee %: **10%**
 Master Contract: **PO #: 324116**
 Contract Expiration: **TBD**
 Task Order No: **N/A**

Discipline: **STV Incorporated**
Utility Coordination

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-
			-										
			-										
			-										

Spout Springs Road, Phase II
Scope and Cost from June 10, 2024 through PFPR and Responding to Comments
June 19, 2024

The Preliminary Plans for Spout Springs Road are approximately 90% complete and Hall County has asked us to prepare a scope and cost to get through PFPR and respond to comments.

We anticipate submitting the PFPR package to GDOT by the end of July and the PFPR review should be in September. GDOT will then issue comments for the plans which will most likely be in October. Our team will respond to the comments by November. This does not include changing plans but just reviewing the comments and agreeing or disagreeing plus providing a detailed response as necessary. At that point, if federal funding is still expected, we will provide a scope and cost to the next desired milestone as directed by the county. If funding changes, we anticipate the scope of work will be less than what will be required with federal funding.

Cost Summary (Lump Sum)*:

Project Management	\$39,924.63
Roadway (including H&H)	\$180,472.76
Culvert/Wall design	\$21,264.00
Traffic Engineering (Lumin8)	\$51,933.73
Environmental (Edwards Pitman)	\$18,361.41
SUE (United)	\$4,000.81
Total Lump Sum	\$315,957.34

*A breakdown of the scope, manhours, and cost are provided to support this summary above.

Comments from GDOT on the Preliminary Plans may affect Right-Of-Way (ROW) and easements. The lump sum scope and cost does not include any work associated with the ROW plans for the project. ROW acquisition can be proceeding on this project as previously determined. As of now, there are 24 parcels that were determined to be less likely to change and good risks for proceeding. After the Preliminary Plans are approved by GDOT, that is when ROW plans are typically finalized and approved for ROW acquisition.

As discussed in our meeting on June 12, we recommend that we allocate funds for changing the plans based on ROW negotiations for the first 24 parcels. Ideally, we should allocate some funds for assisting the county with other tasks that may arise that are unexpected. We propose establishing funds to be used as directed by the county on a cost-plus basis as follows:

Plan Changes due to ROW (Cost Plus)

ROW changes as necessary	\$50,000.00
--------------------------	-------------

Change Order Request

Lump Sum minus Available Budget	
(\$315,957.34 - \$124,000.00)	\$191,957.34
Cost Plus for ROW changes	\$50,000.00
Total Change Order Request	\$241,957.34



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 429/2024

SUBJECT: Approval and authorization for the Chairman or Vice Chairman to execute a Gas Utility Easement between Hall County and Liberty Utilities Corp. to construct, operate, maintain, repair, renew and rebuild under the easement area its lines for providing gas service at 1290 SE Athens Street. Commission District 4.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BN

Recommendation:

Approve.

Purpose of Request:

Approval and authorization for the Chairman or Vice Chairman to execute a Gas Utility Easement between Hall County and Liberty Utilities Corp. to construct, operate, maintain, repair, renew and rebuild under the easement area its lines for providing gas service at 1290 SE Athens Street. Commission District 4.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
--------	---------	--------	---------

Submit	Approve	Budget	Finance
JG	JG	EW	TS
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Easement
Exhibit A

**Liberty Utilities
Peach State Natural Gas
ATTN: BCD C/o Ralph King
2300 Victory Drive
Columbus, GA 31901**

GAS UTILITY EASEMENT

This Grant of a Gas Utility Easement is made on _____ 2024, by **HALL COUNTY, GEORGIA**, with a business address of 2875 BROWNS BRIDGE RD, GAINESVILLE, GA 30504, the owner of the real property described below (“Grantor”), **Liberty Utilities (Peach State Natural Gas) Corp.**, a Georgia Corporation, (“Grantee”) with a business address at 2300 VICTORY DRIVE, COLUMBUS, GA 31901. (“Agreement”).

WHEREAS Grantor owns real property (the “Premises”) in the Town of GAINESVILLE known as HALL County, which property is also identified as tax assessor parcel number 01140 000009 and known as 1290 ATHENS STREET SE and being shown on a plat entitled “Minor Plat located in GMD 411, City of Gainesville, Hall County, Georgia” recorded in HALL county plat book 885, page 28-28, and also recorded in the County Registry of Deeds and acquired by Grantor in a warranty deed recorded at the Hall County Registry of Deeds at Book 2753, page 165; dated 11/26/1996; and

WHEREAS Grantor agrees to grant Grantee, a natural gas public utility company licensed by the State of Georgia to provide natural gas utility service to customers in the Town of GAINESVILLE, an easement on the previously mentioned property in the “Gas Utility Easement Area” described in Exhibit A of this Agreement.

THEREFORE, in consideration of the mutual benefits accruing to both parties and other consideration stated below, the Parties agree as follows:

1. **Grant of Easement.** For the consideration described in paragraph 2, Grantor grants to Grantee, with Quitclaim Covenants, a perpetual easement and right-of-way (“Gas Utility Easement”) in, under, through, over, upon and across real property within a “Gas Utility Easement Area” which is more particularly described on **Exhibit A**, which is attached to this Agreement and hereby incorporated by reference.
2. **Consideration.** The Gas Utility Easement is granted in consideration of the mutual benefits accruing to both parties and Grantee's payment to Grantor of one dollar (\$1.00), the sufficiency and receipt of which is acknowledged.
3. **Character of Easement.** This Agreement grants an easement in gross.
4. **Purpose of Easement.** The purpose of this Gas Utility Easement is to allow Grantee to install and maintain a gas utility infrastructure to provide gas utility service to HALL COUNTY HEALTH DEPARTMENT, ET AL; NEW NORTH GA PHYSICIANS GROUP @ HALL COUNTY HEALTH; and other existing and potential customer(s) along this utility easement. This easement exists to serve both portions “A” and “B” as described on **Exhibit A** attached.

5. **Scope of Easement:** The Gas Utility Easement consists of the perpetual right and easement:
 - (a) to place, install, construct, operate, repair, maintain, rebuild, replace, relocate, and remove a pipeline for the transportation and distribution of natural gas (the "Distribution System") in the Gas Utility Easement Area, which Distribution System includes the necessary piping, conduits, valves, fixtures, appurtenances and other relevant equipment installed therein and attached thereto, in, under, through over across and upon the Gas Utility Easement Area as from time to time may be required;
 - (b) to make such excavation or excavations as may be reasonable and necessary to construct, reconstruct, repair, and remove the Distribution System; and
 - (c) to pass over and across the Gas Utility Easement Area as reasonably necessary for all purposes described in this Agreement.
6. **Covenants Running with the Land.** The provisions, terms and obligations contained herein shall constitute covenants running with the land, and each such provision, term or obligation shall run in perpetuity in favor of the Grantee.
7. **Non-Exclusiveness of Easement.** The Gas Utility Easement, rights, and privileges granted by this conveyance are non-exclusive but Grantor covenants not to convey any other conflicting rights in the Gas Utility Easement Area which materially impair Grantee's safe operation, maintenance and repair of its facilities or impair Grantee's access to its facilities. In addition, Grantor covenants not to construct any permanent structure within the boundaries of the Gas Utility Easement Area.
8. **Construction and Temporary Easement.** In addition to the rights contained herein, Grantee shall have the right to use as much of the surface of the Grantor's property adjacent to the Gas Utility Easement Area as may be reasonably necessary for Grantee to construct, install or repair the contemplated facilities in the Gas Utility Easement Area. On completion of construction and installation, Grantee shall replace and reseed any landscaped areas.
9. **Trees, Shrubbery, and other Encroachments.** Grantee shall have the right to cut and trim trees or shrubbery that may encroach upon the Gas Utility Easement Area.
10. **Grantor's Representations Respecting Existing Environmental Conditions.** Grantor represents that as of the date on which this Agreement is executed by Grantor, Grantor has no knowledge of any production, use, release, threatened release, or disposal of any hazardous materials at the Gas Utility Easement Area in any material quantity, and has no notice or knowledge of any actual, pending, or threatened environmental claims relating to hazardous materials in the Gas Utility Easement Area.
11. **Termination.** The Gas Utility Easement, along with its rights and privileges shall terminate when the purpose of the Gas Utility Easement, as described in Paragraph 4 of this Agreement, ceases to exist and when the gas infrastructure is abandoned by Grantee, and Grantee and Grantor acknowledge such abandonment in a duly executed and recorded instrument.
12. **Entire Agreement.** This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by both parties.

- 13. **Dispute Expenses and Attorneys' Fees.** If any controversy, claim, or dispute arises relating to this Agreement or its breach, the prevailing party shall be entitled to recover from the other party reasonable expenses, attorneys' fees, and costs.
- 14. **Assignability and Binding Effect.** The Grantee may assign this Agreement without the prior consent of Grantor. This Agreement shall bind and inure to the benefit of the Grantee and its successors and assigns and to the benefit of Grantor and Grantor's heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed for that purpose on the date first written above.

GRANTOR:

Date: _____

 BY:
 ITS:

GRANTOR ADDRESS:

STATE OF _____
 COUNTY OF _____

Then appeared before me, Notary, on _____, 20_____, either known to me, the undersigned Notary, or who identified himself to me with competent photo identification and acknowledged that he executed the foregoing instrument as his own free act and deed.

Signature _____
 Printed Name: _____
 Notary Public in and for the _____
 My commission expires: _____

Unofficial Witness: _____
 Printed Name: _____
 Date: _____

GRANTEE:
LIBERTY UTILITIES (_____)
CORP.

Date: _____

By: _____
Its: _____

GRANTEE ADDRESS:

STATE OF _____
COUNTY OF _____

In _____, _____ on this _____ day of _____, 20____,
before me personally appeared _____ the _____ of
_____, a _____, to me known and known
by me to be the person executing the foregoing instrument on behalf of said corporation, and acknowledged
said instrument and the execution thereof, to be his free act and deed in said capacity and the free act and
deed of said corporation.

Signature _____

Printed Name: _____

Notary Public in and for the State of _____

My commission expires: _____

Unofficial Witness: _____

Printed Name: _____

Date: _____

Exhibit A

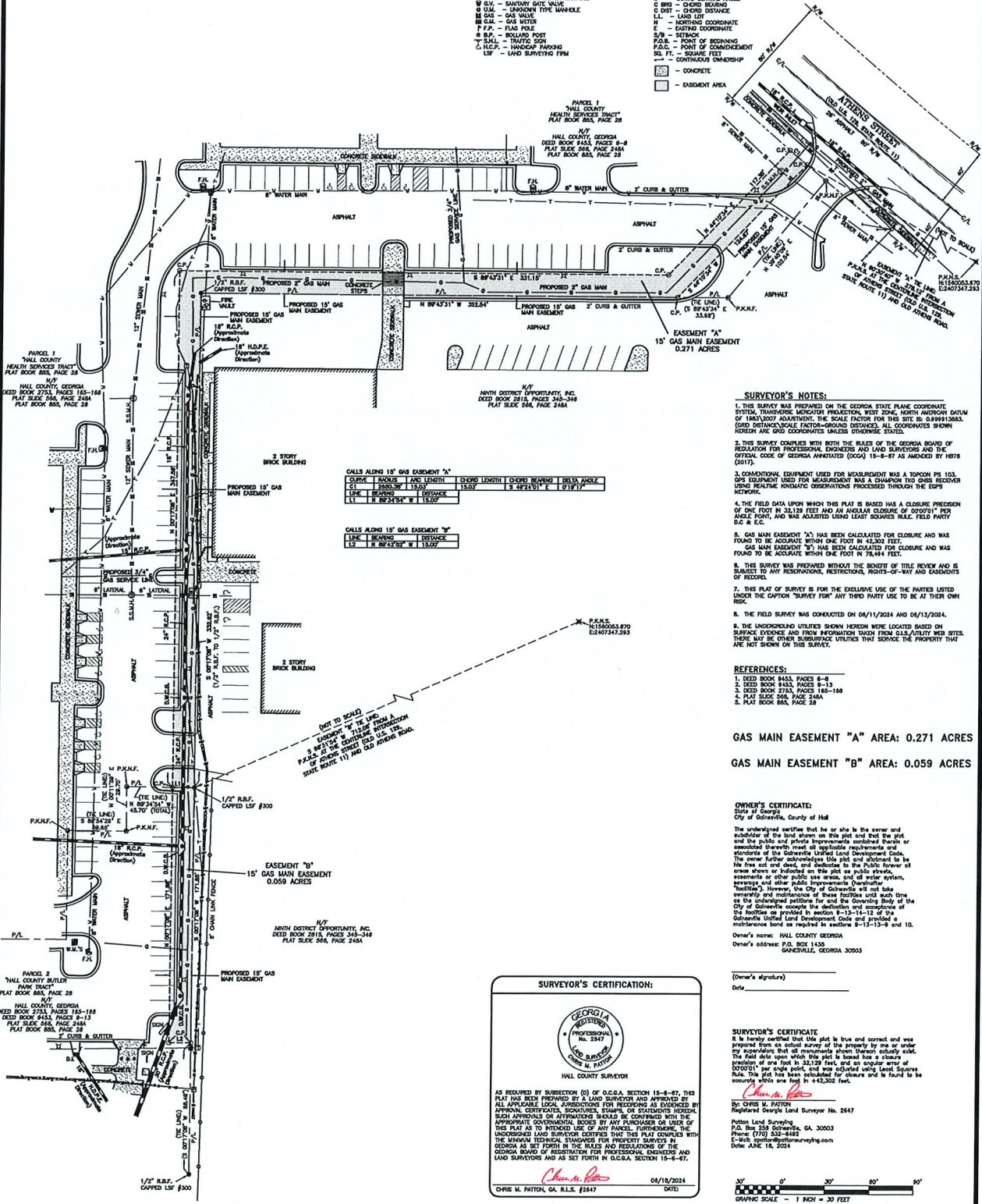
“Gas Utility Easement Area” is defined as a fifteen-foot (15’) strip of land that is centered on the midline of the gas line installed by Grantee on the Premises in the approximate location depicted on the attached diagram.

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS BLOCK IS RESERVED FOR CITY OF GAINESVILLE APPROVAL STAMP

LEGEND:

- ▲ A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.M.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.I.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- P.M.F. - PAVEMENT MARKER FOUND
- P.M.K.S. - PAVEMENT MARKER NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W. - WATER METER
- T.A. - TIE INLET
- C.V. - CABLE TV VALVE
- C.S. - CABLE TV SERVICE LINE
- T.V. - TELEPHONE VALVE
- T.S. - TELEPHONE SERVICE LINE
- U.L.A. - UNDERGROUND TELEPHONE LINE
- U.L.B. - UNDERGROUND TELEPHONE BOX
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- F.P. - FLAG POLE
- L.P. - LIGHT POLE
- G.O. - GUY WIRE
- W.M. - WATER METER
- W.L. - WATER LINE
- F.C. - FIRE HYDRANT
- F.C. - FIRE CONNECTION
- I.C.V. - IRRIGATION CONTROL VALVE
- S.C. - SANITARY CLEANOUT
- S.S.M. - SANITARY SEWER MANHOLE
- S.S. - SANITARY SEWER
- M.A. - MANHOLE TYPE MANHOLE
- G.V. - GAS VALVE
- G.M. - GAS METER
- F.P. - FLAG POLE
- B.P. - BOLLARD POST
- S.M. - TRAFFIC SIGN
- H.C.P. - HANDICAP PARKING
- L.S.P. - LAND SURVEYING PIN
- H.C.R. - HANDICAP RAMP
- A.S. - ACCESS WAY
- P.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- C.M.F. - CONCRETE METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYETHYLENE CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- T. - BURIED TELEPHONE LINE
- T. - OVERHEAD TELEPHONE LINE
- B.W.L. - BURIED WATER LINE
- G. - BURIED GAS LINE
- P.L. - POLYMER LINE
- T.V. - BURIED CABLE TV LINE
- C. - CHORD BEARING
- W.F. - WOOD FENCE
- F. - FENCE
- O.P. - OVERHEAD POWER LINES
- P.L. - PROPERTY LINE
- N.O.F. - NORTH-OF-WAY
- N.O.F. - NOW ON FORMERLY
- R. - CURVE RADII
- C.L. - CURVE LENGTH
- C.A. - CURVE CENTRAL ANGLE
- C. - CHORD BEARING
- C.D. - CHORD DISTANCE
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B - SETBACK
- P.O. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- S.F. - SQUARE FEET
- --- CONTIGUOUS OWNERSHIP
- - CONCRETE
- - EASEMENT AREA



SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT, THE SCALE FACTOR FOR THIS SITE IS: 0.999912683. (GSD DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREIN ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-87 AS AMENDED BY HB 7013 (2017).
3. CONDITIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. THIS EQUIPMENT USES TYPICAL MEASUREMENT HAS A CHANGUION TWO CHIRP BEARING USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE GCP NETWORK.
4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,128 FEET AND AN ANGULAR CLOSURE OF 0.007071" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES FIELD SURVEY PARTY D.C. & E.C.
5. GAS MAIN EASEMENT "A" HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 42,302 FEET.
6. GAS MAIN EASEMENT "B" HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,944 FEET.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
8. THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
9. THE FIELD SURVEY WAS CONDUCTED ON 04/11/2024 AND 04/13/2024.
10. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

1. DEED BOOK 3433, PAGES 8-9
2. DEED BOOK 3433, PAGES 8-13
3. DEED BOOK 3724, PAGES 145-150
4. PLAT SLICE 26A, PAGE 248A
5. PLAT BOOK 885, PAGE 28

GAS MAIN EASEMENT "A" AREA: 0.271 ACRES
GAS MAIN EASEMENT "B" AREA: 0.059 ACRES

OWNER'S CERTIFICATE:

State of Georgia
 County of Hall
 City of Gainesville, County of Hall

The undersigned certifies that he or she is the owner and subdivisor of the land shown on this plan and that the plan and the public utility easements thereon are in accordance with the standards of the Georgia Unified Land Development Code. The owner further acknowledges this plan and allows it to be the true and correct, and declares to all public utility, easements or other public use and all public system, services and other public improvements (hereinafter "utilities"). However, the City of Gainesville will not be generally and maintenance of these facilities until such time as the undersigned certifies for and the governing body of the City of Gainesville accepts the definition and compliance of the facilities as provided in sections 9-13-11.2 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-11.2-b and 10.

Owner's name: HALL COUNTY GEORGIA
 Owner's address: P.O. BOX 1435
 GAINESVILLE, GEORGIA 30503

SURVEYOR'S CERTIFICATION:

CHIEF OF PARTY

GEORGIA
REGISTERED
LAND SURVEYOR

HALL COUNTY SURVEYOR

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-87, THIS PLAN WAS REVIEWED BY A LAND SURVEYOR AND APPROVED BY APPROVAL CERTIFICATE SIGNATURE, STAMP, OR ELECTRONIC SIGNATURE.

APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO THE REVIEW OF ANY FINANCIAL, FORTUITOUS, OR UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-87.

Chris M. Patton, G.S. 2847

08/16/2024

DATE

(Owner's signature)
 Date _____

SURVEYOR'S CERTIFICATE:
 I hereby certify that this plan is true and correct and was prepared on an actual survey of the property by me or under my supervision that all measurements taken thereon adhere to the field data upon which this plan is based to a closure precision of one foot in 31,128 feet, and an angular error of 0.007071" per angle point, and was adjusted using Least Squares. Rule 10. This plan has been calculated for closure and is found to be accurate within one foot in 42,302 feet.

By: Chris M. Patton
 Registered Professional Land Surveyor No. 2847

Patton Land Surveying
 P.O. Box 256
 Gainesville, GA 30503
 Phone: (770) 532-6492
 E-Mail: chris@pattonlandsurveying.com
 Date: JUNE 18, 2024



SHEET NUMBER	No.	DATE	DESCRIPTION
1 of 1			

SCALE: 1" = 30'

SURVEY DATE: 06/13/2024

PLAT DATE: 06/18/2023

24-104mg

JN. 24-104

GAS MAIN EASEMENT EXHIBIT SURVEY FOR:

LIBERTY UTILITIES

LOCATED IN
 GAINESVILLE, G.M.D.-411
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA

COMPUTATIONS BY: R.G.W.

SURVEYED BY: D.C. & E.C.

DRAWN BY: R.G.W.

CHECKED BY: C.M.P.

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
 GAINESVILLE, GA 30503
 PHONE: (770) 532-6492
 www.pattonlandsurveying.com

PATTON
 LAND SURVEYING, LLC

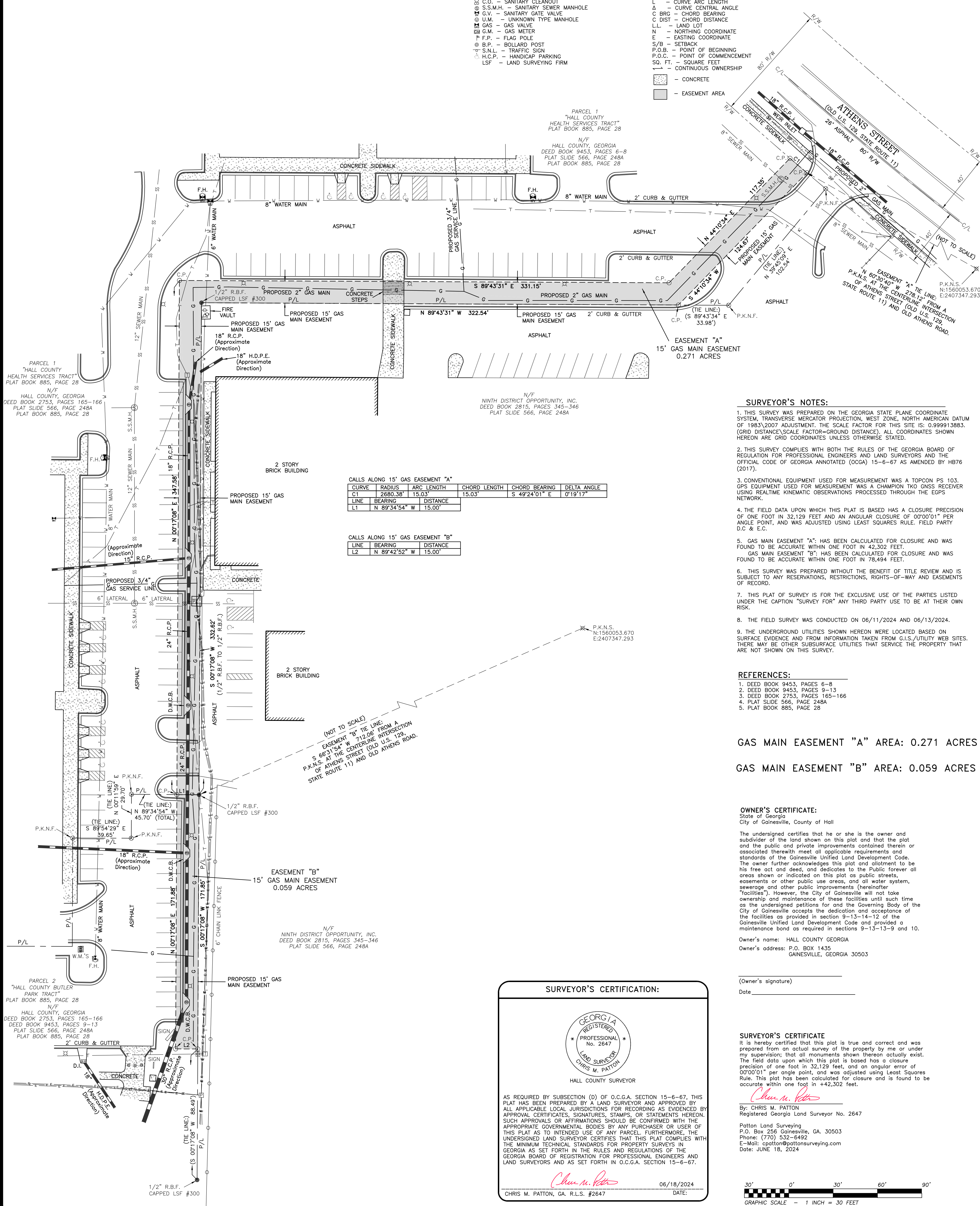
LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSF 001029

LEGEND:

- △ A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- ⊗ P.K.N.F. - PARKER KALON NAIL FOUND
- ⊗ P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.P. - CALCULATED POINT
- ⊖ D.I. - DROP INLET
- ⊖ J.B. - JUNCTION BOX
- ⊖ W.I. - WEIR INLET
- ⊖ Y.I. - YARD INLET
- ⊖ C.V. - CABLE TV VAULT
- ⊖ C.V. - CABLE RISER
- ⊖ T.R. - TELEPHONE RISER
- ⊖ T.V. - TELEPHONE VAULT
- ⊖ T.M.H. - TELEPHONE MANHOLE
- ⊖ U.T.B. - UNDERGROUND TELEPHONE BOX
- ⊖ A.C. - AIR CONDITIONER
- ⊖ P.B. - POWER TRANSFORMER BOX
- ⊖ P.F. - POWER POLE
- ⊖ L.P. - LIGHT POLE
- ⊖ G.W. - GUY WIRE
- ⊖ W.M. - WATER METER
- ⊖ W.V. - WATER VALVE
- ⊖ F.H. - FIRE HYDRANT
- ⊖ F.D.C. - FIRE DEPARTMENT CONNECTION
- ⊖ I.C.V. - IRRIGATION CONTROL VALVE
- ⊖ C.O. - SANITARY CLEANOUT
- ⊖ S.S.M.H. - SANITARY SEWER MANHOLE
- ⊖ S.V. - SANITARY GATE VALVE
- ⊖ U.M. - UNKNOWN TYPE MANHOLE
- ⊖ GAS - GAS VALVE
- ⊖ G.M. - GAS METER
- ⊖ F.P. - FLAG POLE
- ⊖ B.P. - BOLLARD POST
- ⊖ S.N.L. - TRAFFIC SIGN
- ⊖ H.C.P. - HANDICAP PARKING
- ⊖ LSF - LAND SURVEYING FIRM
- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- T- - BURIED TELEPHONE LINE
- T- - OVERHEAD TELEPHONE LINE
- W- - BURIED WATER MAIN
- SS- - BURIED SEWER LINE
- G- - BURIED GAS LINE
- E- - BURIED ELECTRIC LINE
- TV- - BURIED CABLE TV
- O- - CHAIN LINK FENCE
- W- - WOOD FENCE
- X- - WIRE FENCE
- OHP- - OVERHEAD POWER LINES
- C- - FENCE GATE
- P/L- - PROPERTY LINE
- R/W- - RIGHT-OF-WAY
- N/F- - NOW OR FORMERLY
- ⊖ - CENTERLINE
- R - CURVE RADIUS
- L - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- C DIST - CHORD DISTANCE
- LL - LAND LOT
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SQ. FT. - SQUARE FEET
- - CONTINUOUS OWNERSHIP
- ▨ - CONCRETE
- ▨ - EASEMENT AREA

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS BLOCK IS RESERVED FOR CITY OF GAINESVILLE APPROVAL STAMP



CALLS ALONG 15' GAS EASEMENT "A"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2680.38'	15.03'	15.03'	S 49°24'01" E	0°19'17"

CALLS ALONG 15' GAS EASEMENT "B"

LINE	BEARING	DISTANCE
L2	N 89°42'52" W	15.00'

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999913893. (GRID DISTANCE/SCALE FACTOR-GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,129 FEET AND AN ANGULAR CLOSURE OF 0'00'01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE, FIELD PARTY D.C. & E.C.
- GAS MAIN EASEMENT "A": HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 42,302 FEET. GAS MAIN EASEMENT "B": HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,494 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THE FIELD SURVEY WAS CONDUCTED ON 06/11/2024 AND 06/13/2024.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

- DEED BOOK 9453, PAGES 6-8
- DEED BOOK 9453, PAGES 9-13
- DEED BOOK 2753, PAGES 165-166
- PLAT SLIDE 566, PAGE 248A
- PLAT BOOK 885, PAGE 28

GAS MAIN EASEMENT "A" AREA: 0.271 ACRES
GAS MAIN EASEMENT "B" AREA: 0.059 ACRES

OWNER'S CERTIFICATE:

State of Georgia
 City of Gainesville, County of Hall

The undersigned certifies that he or she is the owner and subdivider of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name: HALL COUNTY GEORGIA
 Owner's address: P.O. BOX 1435
 GAINESVILLE, GEORGIA 30503

(Owner's signature)
 Date _____

SURVEYOR'S CERTIFICATION:

HALL COUNTY SURVEYOR

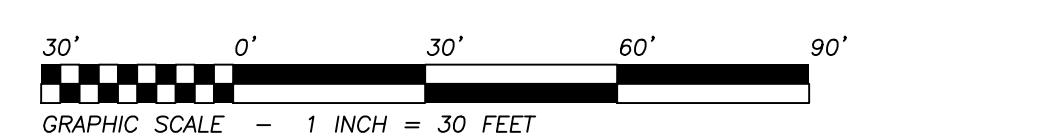
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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.

Chris M. Patton
 CHRIS M. PATTON, GA. R.L.S. #2647
 DATE: 06/18/2024

SURVEYOR'S CERTIFICATE
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 32,129 feet, and an angular error of 0'00'01" per angle point, and was adjusted using Least Squares Rule. This plat has been calculated for closure and is found to be accurate within one foot in +42,302 feet.

Chris M. Patton
 By: CHRIS M. PATTON
 Registered Georgia Land Surveyor No. 2647

Patton Land Surveying
 P.O. Box 256 Gainesville, GA. 30503
 Phone: (770) 532-6492
 E-Mail: cpatton@pattonsurveying.com
 Date: JUNE 18, 2024



SHEET NUMBER:
1 of 1
 SCALE: 1" = 30'
 SURVEY DATE: 06/13/2024
 PLAT DATE: 06/18/2023
 24-104.dwg
 JN. 24-104

No.	DATE	DESCRIPTION

GAS MAIN EASEMENT EXHIBIT SURVEY FOR:

LIBERTY UTILITIES

- LOCATED IN -
GAINESVILLE, G.M.D. - 411
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

COMPUTATIONS BY: R.G.W.
 SURVEYED BY: D.C. & E.C.
 DRAFTED BY: R.G.W.
 CHECKED BY: C.M.P.

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
 GAINESVILLE, GA. 30503
 PHONE: (770) 532-6492
 www.pattonsurveying.com

PATTON
 LAND SURVEYING, LLC

LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSF 001029



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 434/2024

SUBJECT: Approve the award of RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations - Guaranteed Maximum Price Package #2 for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$6,359,283.00.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:

Approve the award of RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations - Guaranteed Maximum Price Package #2 for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$6,359,283.00.

History:

The Board previously approved the award of the RFP/Q #43-021 on May 25, 2023 to Hogan Construction Group based on the contractor's fee. It was determined upon completion of the Civil and Architectural contract documents for the Health Dept Campus improvements, the awarded contractor would provide a GMP for the Board's consideration.

Subsequently, the Board approved GMP#1 for the site work and medical office building (8,065 s.f.) phase of the project for \$4,527,604.00 on September 14, 2023.

Facts and Issues:

Options:

The Guaranteed Maximum Price (GMP) requested for approval is for the interior remodel of the existing Health Dept (33,200 s.f.) phase of the project.

The contractor agrees to provide the Services to the County as detailed in RFQ/P #43-021, its Exhibits, Attachments, and the bidder's response, all hereby incorporated by reference.

The overall project includes constructing a new medical office building (8,065 s.f.), renovating the Health Department (33,200 s.f.), and site construction to add new parking spaces and access drives to the current Health Department.

This phasing of this work is necessary to allow NGPG to move out of the existing Health Department into the new medical office building prior to the interior renovations of the Health Department can commence.

The American Rescue Plan Act (ARPA) and SPLOST VIII are the funding sources.

Funding Requested	\$ 6,359,283.00
Are funds within current budget?	Yes
Source of Funds	ARPA/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:

Buyer	Submit	Approve	Purchasing
AP	BN	BN	AP
Budget	Finance	Attorney	Administration
EW	TS	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
GMP #2 Package



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

AGENDA ITEM 434/2024

Funds Requested: \$ 6,359,283.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

ARPA/SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	230-AMERICAN RESCUE PLAN ACT FUND	3921-COVID RELIEF	541300-BUILDING AND IMPROVEMENTS	\$4,367,571.00
2025	324-SPLOST VIII	1565-BUILDINGS AND MAINTENANCE	541300-BUILDING AND IMPROVEMENTS	\$1,991,712.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone:

770 531-6800



GMP #2 PACKAGE - CONTENTS

Hall County Health Department Renovation
1290 Athens Street
Gainesville, GA 30501
07/22/2024

I. TABLE of CONTENTS

1. Cover Letter
2. GMP Health Department Estimate
3. Estimate Alternates & Annotations
4. Bid Tabs
5. Assumptions & Clarifications
6. Schedule
7. Logistics Plan
8. Documents & Specifications Log

END OF BID PACKAGE CONTENTS

Hogan

July 22, 2024

Mr. Bill Nash
Director of Public Works and Utilities
Hall County, Georgia
2875 Browns Bridge Rd
Gainesville, Georgia 30504

Re: Hall County Health Department

Dear Mr. Nash:

Please find the enclosed GMP package for the above referenced project. As per previous communication, this is GMP #2 of a two-part GMP. Part one GMP covered both the new construction of the NGPG medical office building and the associated sitework that has been executed with construction currently ongoing.

Hall County Health Department drawings were received in May 2024 from Precision Planning with an Addendum sent June 2024. The estimated cost associated with the Health Department was not included in the GMP #1 package but was estimated to be roughly \$6,359,283.00. The cost of the renovation to the Health Department based on the 100% documents remains unchanged and alternates were added to enhance the scope of the work and additional site improvements.

On behalf of Hogan Construction Group, I want to thank you and Hall County for allowing us to work on this exciting project. Please do not hesitate to contact me at any time should you have questions or need additional information.

Sincerely,



Michael A. Tomlin
Vice President of Preconstruction Services
Hogan Construction Group, LLC.
mtomlin@hoganconstructiongroup.com
770-242-8588 Office
678-793-5652 Cell



Hall County Health Department 90% CDs
July 22, 2024

Interior Renovation of 32,000 SF Health Department
(Phased)

DIVISION	LABOR	MATERIAL	SUBCONTRACT	TOTAL
1. Sitework	\$ -	\$ -	\$ 135,805.00	\$ 135,805.00
2. Demolition	\$ 2,800.00	\$ 8,560.00	\$ 192,047.00	\$ 203,407.00
3. Earthwork	\$ -	\$ -	\$ -	\$ -
4. Foundations	\$ -	\$ -	\$ -	\$ -
5. Reinforced Concrete	\$ -	\$ -	\$ 69,980.00	\$ 69,980.00
5(a). Concrete Forming	\$ -	\$ -	\$ -	\$ -
6. Cement Finish	\$ -	\$ -	\$ -	\$ -
7. Pre-cast Concrete	\$ -	\$ -	\$ -	\$ -
8. Masonry	\$ -	\$ -	\$ -	\$ -
9. Natural Stone	\$ -	\$ -	\$ -	\$ -
10. Structural Steel & Misc. Metals	\$ 4,480.00	\$ 4,109.00	\$ -	\$ 8,589.00
11. Rough Carpentry	\$ 2,100.00	\$ 4,280.00	\$ -	\$ 6,380.00
12. Millwork	\$ -	\$ -	\$ 465,450.00	\$ 465,450.00
13. Waterproofing & Caulking	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
14. Roofing & Sheet Metal	\$ -	\$ -	\$ 204,598.00	\$ 204,598.00
15. Hollow Metal	\$ -	\$ -	\$ 418,133.00	\$ 418,133.00
16. Wood Doors	\$ -	\$ -	\$ -	\$ -
17. Special Acting Doors	\$ -	\$ -	\$ -	\$ -
18. Finish Hardware	\$ -	\$ -	\$ -	\$ -
19. Glass, Glazing & Storefront	\$ 75.00	\$ 113.00	\$ 84,969.00	\$ 85,157.00
20. Lath, Plaster & Stucco	\$ -	\$ -	\$ -	\$ -
21. Drywall	\$ -	\$ -	\$ 787,105.00	\$ 787,105.00
22. Ceramic Tile	\$ -	\$ -	\$ -	\$ -
23. Acoustical	\$ -	\$ -	\$ -	\$ -
24. Resilient Flooring	\$ 1,050.00	\$ 4,013.00	\$ 228,844.00	\$ 233,907.00
25. Painting & Wallcovering	\$ 350.00	\$ 1,070.00	\$ 173,673.00	\$ 175,093.00
26. Special Flooring	\$ -	\$ -	\$ 39,150.00	\$ 39,150.00
27. Miscellaneous Specialties	\$ -	\$ 3,558.00	\$ 96,232.00	\$ 99,790.00
28. Toilet Partitions & Accessories	\$ -	\$ -	\$ 31,752.00	\$ 31,752.00
29. Equipment	\$ -	\$ -	\$ -	\$ -
30. Casework	\$ -	\$ -	\$ -	\$ -
31. Furnishings	\$ -	\$ -	\$ 61,070.00	\$ 61,070.00
32. Special Construction	\$ -	\$ -	\$ 220,070.00	\$ 220,070.00
33. Conveying Systems	\$ -	\$ -	\$ -	\$ -
34. Mechanical Systems	\$ -	\$ -	\$ 932,992.00	\$ 932,992.00
35. Electrical Systems	\$ -	\$ -	\$ 1,204,814.00	\$ 1,204,814.00
36. General Items	\$ -	\$ -	\$ -	\$ -
Totals	\$ 10,855.00	\$ 25,703.00	\$ 5,354,684.00	\$ 5,391,242.00

Area Enclosed	32,000	Building Permit	\$ -
Cost Per SF	\$ 198.73	Builders Risk	\$ 15,415.00
		Insurance	\$ 73,132.00
		Sub Bond	\$ -
		Bond	\$ 50,326.00
		Subtotal	\$ 5,530,115.00
		Owner Allowance	\$ 250,000.00
		Fee & GCs	\$ 579,168.00
		Total	\$ 6,359,283.00

Waterproofing & Caulking

Hall County Health Department 90% CDs
July 22, 2024

Interior Renovation of 32,000 SF
Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost		Material Cost		Subcontractor Cost		Comments
					Unit	Labor	Unit	Material	Unit	Subcontract	
13 4003		Caulking				\$ -		\$ -		\$ -	
		Interior Caulking	1	ALLO		\$ -		\$ -	\$ 8,000.00	\$ 8,000.00	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -	\$ 8,000.00	\$ 8,000.00	
Subtotals						\$ -		\$ -		\$ 8,000.00	
Taxes						40.00%	\$ -	0.07	\$ -		
Totals						\$ -		\$ -		\$ 8,000.00	

Page Total \$ 8,000.00



Hall County Health Department 90% CDs

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Resilient Flooring

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost		Material Cost		Subcontractor Cost		Comments
					Unit	Labor	Unit	Material	Unit	Subcontract	
24	1001	Resilient Flooring	1	LS		\$ -		\$ -	\$ 227,344.00	\$ 227,344.00	
		LVT-1 Luxury Vinyl Flooring	15868	SF		\$ -		\$ -		\$ -	
		RB-1 Rubber Base	9451	LF		\$ -		\$ -		\$ -	
24	1002	Carpet				\$ -		\$ -		\$ -	
		CPT-1 Carpet Tile	929	SYDS		\$ -		\$ -		\$ -	
		CPT-2 Carpet Tile	301	SYDS		\$ -		\$ -		\$ -	
		SDC Static Dissipative Carpet	71	SYDS		\$ -		\$ -		\$ -	
		Sealed Concrete				\$ -		\$ -		\$ -	
		Grind and Prep Floor	100	SF		\$ -		\$ -	\$ 10.00	\$ 1,000.00	
		Clear Sealer	100	SF		\$ -		\$ -	\$ 5.00	\$ 500.00	
24	1008	Floor Prep				\$ -		\$ -		\$ -	
		Prep Flooring After Trenching	2000	SF		\$ -		\$ -		\$ -	
		Moisture Testing	1	LS		\$ -		\$ -		\$ -	
24	1003	Carpet Protection	15000	SF	\$ 0.05	\$ 750.00	\$ 0.25	\$ 3,750.00		\$ -	
		Ceramic Tile				\$ -		\$ -		\$ -	
		FT-1 Restroom Floor Tile	599	SF		\$ -		\$ -		\$ -	
		WT-1 Restroom Wall Tile	1771	SF		\$ -		\$ -		\$ -	
		WT-2 Breakroom Backsplash	35	LF		\$ -		\$ -		\$ -	
		Schleuter Metal Cove Base	301	LF		\$ -		\$ -		\$ -	
		Schleuter Outside Corner Conditions	76	LF		\$ -		\$ -		\$ -	
		Thresholds	5	LS		\$ -		\$ -		\$ -	
		Anti-Fracture Membrane	599	SF		\$ -		\$ -		\$ -	
		Waterproof Floor	599	SF		\$ -		\$ -		\$ -	
		Epoxy Grout	2405	SF		\$ -		\$ -		\$ -	
		Mud Bed	457	SF		\$ -		\$ -		\$ -	
Subtotals						\$ 750.00		\$ 3,750.00		\$ 228,844.00	
Taxes					40.00%	\$ 300.00	0.07	\$ 263.00			
Totals						\$ 1,050.00		\$ 4,013.00		\$ 228,844.00	

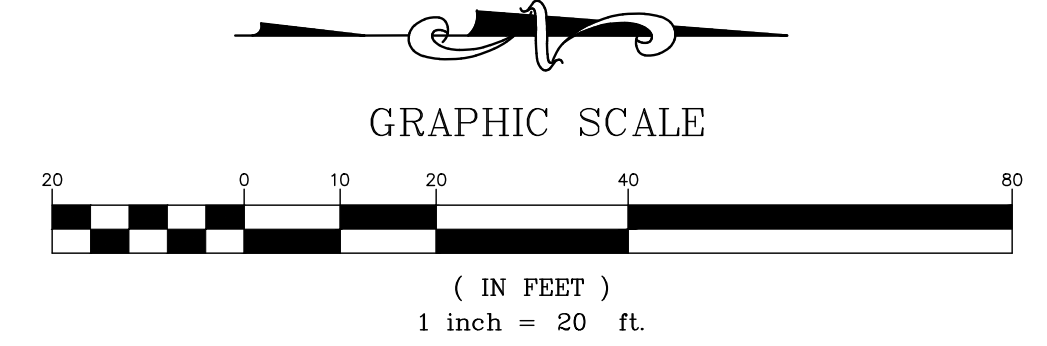
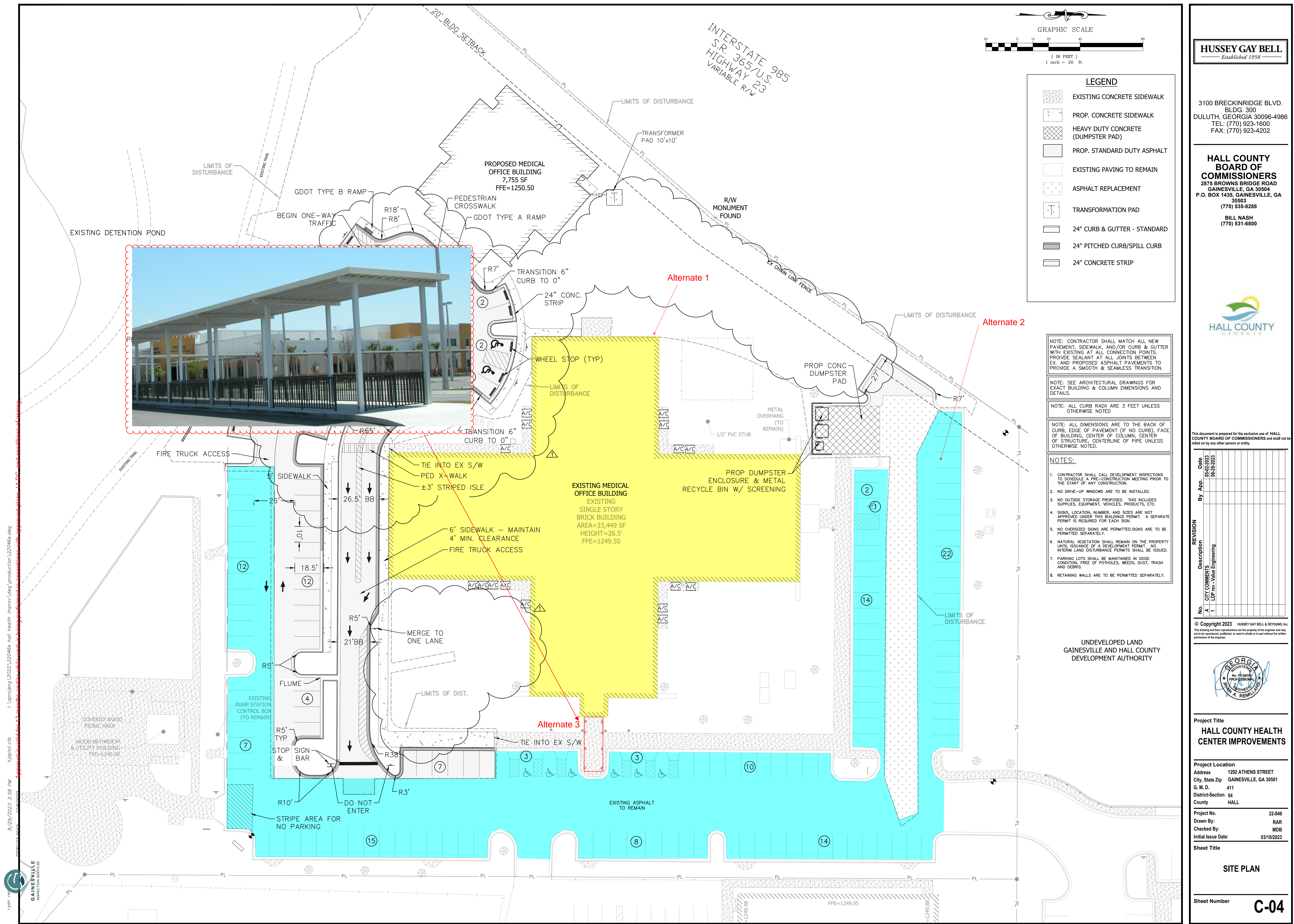
Page Total \$ 233,907.00

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost		Material Cost		Subcontractor Cost		Comments
					Unit	Labor	Unit	Material	Unit	Subcontract	
26	1001	Special Flooring	1	ALLO		\$ -		\$ -	\$ 39,150.00	\$ 39,150.00	
		Epoxy Flooring	870	SF		\$ -		\$ -		\$ -	
		Epoxy Base	235	LF		\$ -		\$ -		\$ -	
		Floor Prep for Epoxy	1	LS		\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ -	
						\$ -		\$ -		\$ 39,150.00	
						40.00%	\$ -	0.07	\$ -		
							\$ -	\$ -		\$ 39,150.00	

Hall County Health Department 90% CDs
July 22, 2024

Interior Renovation of 32,000 SF Health
Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost		Material Cost		Subcontractor Cost		Comments		
					Unit	Labor	Unit	Material	Unit	Subcontract			
35	1001	Electrical	1	LS		\$ -		\$ -	\$ 1,129,900.00	\$ 1,129,900.00			
		Disconnect & Make Safe for Demo	1	EA		\$ -		\$ -		\$ -			
		Selective Demo in Areas not Reconfigured	1	LS		\$ -		\$ -		\$ -			
		Electrical Renovation	32730	SF		\$ -		\$ -		\$ -			
		Arc Flash Study	1	ALLO		\$ -		\$ -	\$ 3,500.00	\$ 3,500.00	if req.		
		Lighting & Lighting Control Package	32730	SF		\$ -		\$ -		\$ -			
		Temp. Lighting & Electrical Installation for Construction	1	LS		\$ -		\$ -		\$ -			
		Temp. Electric Trailer & Construction Power	16	MOS		\$ -		\$ -		\$ -			
		Temp. Power Building	4	MOS		\$ -		\$ -		\$ -			
		Communications Rough-In to Ceiling	32730	SF		\$ -		\$ -		\$ -			
		Fire Alarm Rough-In to Ceiling	32730	SF		\$ -		\$ -		\$ -			
		Access Control & Intrusion Detection Rough-In to Ceiling	32730	SF		\$ -		\$ -		\$ -			
		Paging & AV Rough-In to Ceiling	32730	SF		\$ -		\$ -		\$ -			
		Duress System Rough-In to Ceiling	32730	SF		\$ -		\$ -		\$ -			
		Cable Tray Outside IT rooms		NIC		\$ -		\$ -		\$ -			
		Cut/Remove Concrete for Floor Box	40	LF		\$ -		\$ -	\$ 40.00	\$ 1,600.00			
		Backboards	3328	SF		\$ -		\$ -		\$ -			
		Phasing Add	4	EA		\$ -		\$ -		\$ -			
		Patch Slab	60	See Conc.		\$ -		\$ -		\$ -			
		Dowel Slab	40	See Conc.		\$ -		\$ -		\$ -			
										\$ -			
		35	1005	Fire Alarm Systems	1	LS		\$ -		\$ -	\$ 69,814.00	\$ 69,814.00	no voice evac
								\$ -		\$ -	\$ -	\$ -	
Low Voltage						\$ -		\$ -	\$ -	\$ -			
Access Control				NIC		\$ -		\$ -	\$ -	\$ -			
Security Systems				NIC		\$ -		\$ -	\$ -	\$ -			
Voice & Data Cabling				NIC		\$ -		\$ -	\$ -	\$ -			
CATV System				NIC		\$ -		\$ -	\$ -	\$ -			
Public Address System				NIC		\$ -		\$ -	\$ -	\$ -			
AV Systems				NIC		\$ -		\$ -	\$ -	\$ -			
CATV System				NIC		\$ -		\$ -	\$ -	\$ -			
Lightning Protection				NIC		\$ -		\$ -	\$ -	\$ -			
						\$ -		\$ -	\$ -	\$ -			
						\$ -		\$ -	\$ -	\$ -			
						\$ -		\$ -	\$ -	\$ -			
						\$ -		\$ -	\$ -	\$ -			
Subtotals						\$ -		\$ -	\$ 1,204,814.00				
Taxes					40.00%	\$ -	0.07	\$ -					
Totals						\$ -		\$ -	\$ 1,204,814.00				



LEGEND

[Pattern]	EXISTING CONCRETE SIDEWALK
[Pattern]	PROP. CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY CONCRETE (DUMPSTER PAD)
[Pattern]	PROP. STANDARD DUTY ASPHALT
[Pattern]	EXISTING PAVING TO REMAIN
[Pattern]	ASPHALT REPLACEMENT
[Symbol]	TRANSFORMATION PAD
[Symbol]	24" CURB & GUTTER - STANDARD
[Symbol]	24" PITCHED CURB/SPILL CURB
[Symbol]	24" CONCRETE STRIP

NOTE: CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALK, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS. PROVIDE SEALANT AT ALL JOINTS BETWEEN EX. AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH & SEAMLESS TRANSITION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING & COLUMN DIMENSIONS AND DETAILS.

NOTE: ALL CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED

NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, EDGE OF PAVEMENT (IF NO CURB), FACE OF BUILDING, CENTER OF COLUMN, CENTER OF STRUCTURE, CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

- NOTES:**
- CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION.
 - NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
 - NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
 - SIGNS, LOCATION, NUMBER, AND SIZES ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 - NO OVERSIZED SIGNS ARE PERMITTED. SIGNS ARE TO BE PERMITTED SEPARATELY.
 - NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
 - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH AND DEBRIS.
 - RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

HALL COUNTY BOARD OF COMMISSIONERS
2875 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504
P.O. BOX 1435, GAINESVILLE, GA 30503
(770) 535-8288
BILL NASH
(770) 531-6800



This document is prepared for the exclusive use of HALL COUNTY BOARD OF COMMISSIONERS and shall not be relied on by any other person or entity.

No.	Date	By	Description
1	05/02/2023	City Comments	LDP rev - Value Engineering

© Copyright 2023 HUSSEY GAY BELL & DEYOUNG, Inc.
This drawing and their reproductions are the property of the engineer and may not be retransmitted, published, or used in whole or in part without the written permission of the engineer.



Project Title
HALL COUNTY HEALTH CENTER IMPROVEMENTS

Project Location
Address 1292 ATHENS STREET
City, State Zip GAINESVILLE, GA 30501
G. M. D. 411
District-Section 04
County HALL

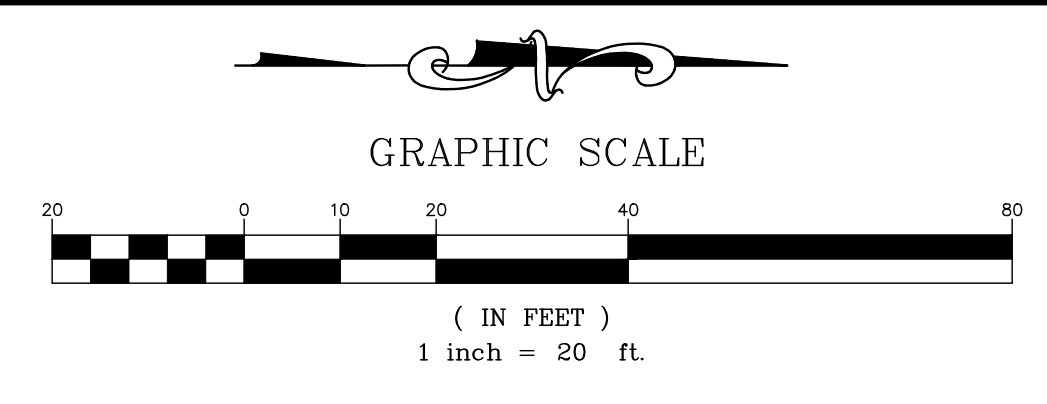
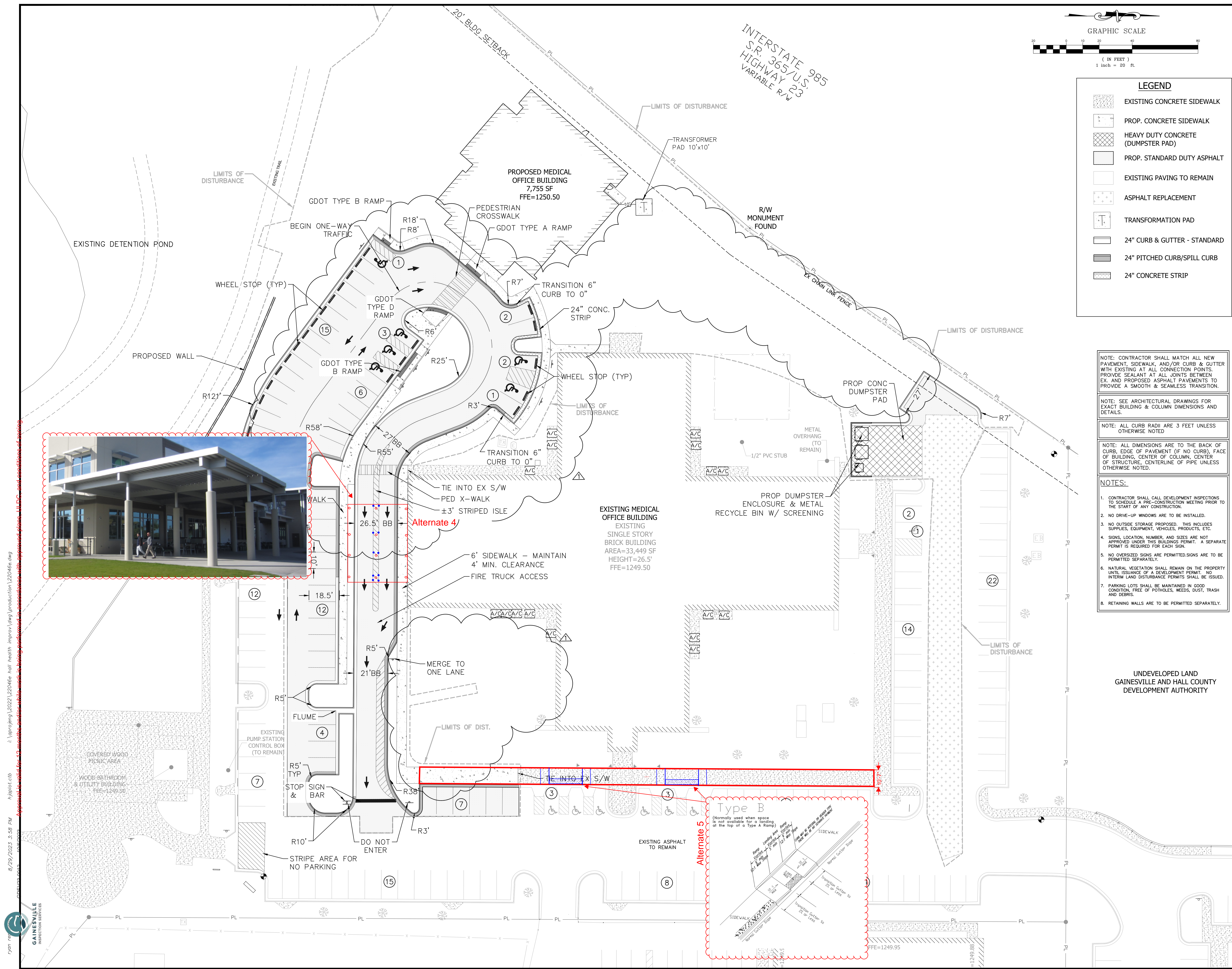
Project No. 22-046
Drawn By: RAR
Checked By: MDB
Initial Issue Date: 03/10/2023

Sheet Title

SITE PLAN

Sheet Number C-04

8/29/2023 3:58 PM
 i:\projects\2023\22046e hall health improv\dwg\production\22046e.dwg
 Approved for Issue by: [Signature]
 GAINESVILLE INSPECTION SERVICES



LEGEND

- EXISTING CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (DUMPSTER PAD)
- PROP. STANDARD DUTY ASPHALT
- EXISTING PAVING TO REMAIN
- ASPHALT REPLACEMENT
- TRANSFORMATION PAD
- 24" CURB & GUTTER - STANDARD
- 24" PITCHED CURB/SPILL CURB
- 24" CONCRETE STRIP

NOTE: CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALK, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS. PROVIDE SEALANT AT ALL JOINTS BETWEEN EX. AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH & SEAMLESS TRANSITION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING & COLUMN DIMENSIONS AND DETAILS.

NOTE: ALL CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED

NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, EDGE OF PAVEMENT (IF NO CURB), FACE OF BUILDING, CENTER OF COLUMN, CENTER OF STRUCTURE, CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

- NOTES:**
- CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION.
 - NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
 - NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
 - SIGNS, LOCATION, NUMBER, AND SIZES ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 - NO OVERSIZED SIGNS ARE PERMITTED. SIGNS ARE TO BE PERMITTED SEPARATELY.
 - NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
 - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH AND DEBRIS.
 - RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

HALL COUNTY BOARD OF COMMISSIONERS
2875 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504
P.O. BOX 1435, GAINESVILLE, GA 30503
(770) 535-8288
BILL NASH
(770) 531-6800



This document is prepared for the exclusive use of HALL COUNTY BOARD OF COMMISSIONERS and shall not be relied on by any other person or entity.

REVISION	No.	Description	Date	By	App.
	1	CITY COMMENTS LDP rev - Value Engineering	05-02-2023		

© Copyright 2023 HUSSEY GAY BELL & DEYOUNG, Inc.
This drawing and their reproductions are the property of the engineer and may not be retransmitted, published, or used in whole or in part without the written permission of the engineer.



Project Title
HALL COUNTY HEALTH CENTER IMPROVEMENTS

Project Location
Address 1292 ATHENS STREET
City, State Zip GAINESVILLE, GA 30501
G. M. D. 411
District-Section 04
County HALL

Project No. 22-046
Drawn By: RAR
Checked By: MDB
Initial Issue Date: 03/10/2023

Sheet Title

SITE PLAN

Sheet Number C-04

8/29/2023 3:56 PM
 i:\projects\2022\22046e hall health improv\dwg\production\22046e.dwg
 Appointed: Ryan A. Remlinger, P.E., License No. 12495, State of Georgia
 GAINESVILLE INSPECTION SERVICES

Proposal Comparison Hall County Health Department Renovation Bid Package: DEMOLITION				1	2	3	4	5
Description		Quantity	Unit	CDS Demo	Peachtree Demo	IDS Demolition		
Contacts:				Stephanie Kears	Steve McPhail	Ryan Shanik		
Base Price				\$ 203,500.00	\$ 192,047.00	\$ 198,650.00		
Demolition								
Saw Cutting & Removal								
Sawcut Concrete	628	LF	y	y	y			
Remove Concrete	1353	SF	y	y	y			
Interior Demolition								
Drywall Partitions	2758	LF	y	y	y			
Demo Doors	143	EA	y	y	y			
Demo Frames	104	EA	y	y	y			
Demo Millwork	1386	LF	y	y	y			
Demo Flooring	29300	SF	y	y	y			
Demo Temp Partitions After Phase	243	LF	y	y	y			
Demo Tile	775	SF	y	y	y			
Acoustical Ceilings	32000	SF	y	y	y			
Fixtures	72	EA	y	y	y			
Windows	18	EA	y	y	y			
Toilet Partitions	145	LF	y	y	y			
Demo Storefront Doors	4	EA	y	y	y			
Remove and Store Lockers	30	EA	y	y	y			
Demo Light Fixtures after Make Safe & Haul Off	32000	SF	y	y	y			
Demo Kitchen Hood	1	EA	y	y	y			
Demo Operable Partition	30	LF	y	y	y			
Haul off HVAC Ducts, Grilles, Diffusers after Demo	32000	SF	y	y	y			
Miscellaneous Demo								
Dumpsters	35	EA	y	y	y			
Temporary Protection	1	LS	\$ 11,360.00	\$ 11,360.00	\$ 11,360.00			
Hazardous Material		NIC						
Trash Buggies	4	MOS	y	y	y			
Demolition Tools	1	LS	y	y	y			
Blades		inc						
Trash Chute		NIC						
Temp Doors	8	EA	See Drywall	See Drywall	See Drywall			
Save and Install		See Drywall						
Total			\$ 214,860.00	\$ 203,407.00	\$ 210,010.00	\$ -	\$ -	

Amount to Carry \$ 203,407.00

Proposal Comparison Hall County Health Department Renovation Bid Package: DOORS, FRAMES, HARDWARE			Material 1	Material 2	3	Install 4	Install 5
Description	Quantity	Unit	Classic City Doors	Cook & Boardman		Aarons Doors	TC Lock and Door
Contacts:			Paul Cameron	Brandon Mathis		Gary Bekebrede	Robert Herrington
Base Price			\$ 370,033.00	\$ 390,182.00		\$ -	\$ -
Hollow Metal							
3070 Hollow Metal Frames	75	EA	y	y			
6070 Hollow Metal Frames	4	EA	y	y			
Reuse Frames in Existing Location	39	EA					
Install Frames	79	See Drywall	See Drywall	See Drywall			
Barn Doors							
Intake Barn Doors & Frames	23	EA	y	y			
Special Barn Door Frame and Door Install	23	ALLO	\$ 11,500.00	\$ 11,500.00			
Wood Doors							
2670 Flush Wood Door	1	EA	y	y			
3070 Flush Wood Door	69	EA	y	y			
3070 Flush Wood Door 20 MIN	9	EA	y	y			
3070 Flush Wood Door w/ Stacked Lite Kits	7	EA	y	y			
3070 Flush Wood Door w/ Stacked Lite Kits 20MIN	0	N/A	y	y			
3070 Flush Wood Door w/ Vision Lite Kit	32	EA	y	y			
3070 Flush Wood Door w/ Vision Lite Kit 20 MIN	4	EA	y	y			
Wood Door Install	122	EA				\$ 36,600.00	\$ 39,040.00
Finish Hardware							
Finish Hardware	122	EA	y	y			
Keying	122	EA	y	y			
Fireman's Knox Box	1	EA	y	y			
Total			\$ 381,533.00	\$ 401,682.00	\$ -	\$ 36,600.00	\$ 39,040.00

Amount to Carry \$ 418,133.00

Proposal Comparison												
Hall County Health Department Renovation												
Bid Package: GLASS & STOREFRONT												
							1	2	3	4	5	
Description							AGS	Clearvue	West Metro			
Contacts:							Anthony Shinn	CJ Smith	Raymond Price			
Base Price												
Interior Storefront												
Interior 3/8" Tempered Glass for Transaction Windows							525	SF	y	y	y	
Lite Kits												
Vision Lite							32	by Door	y	y	y	
Fire Rated Vision Lite							4	by Door	y	y	y	
Stacked Lites							7	by Door	y	y	y	
Stacked Lites in Barn Doors							23	by Door	y	y	y	
Glass Film												
Film at Intake Room Doors							230	SF	y	y	\$ 4,600.00	
Glass/Aluminum Doors												
Glass/Aluminum Doors							2	PR	y	y		
Door Hardware							4	EA	y	y	y	
Glass Cleaning												
							1050	SF	\$ 188.00	\$ 188.00	\$ 188.00	
Total							\$ 96,063.00	\$ 92,788.00	\$ 85,157.00	\$ -	\$ -	

Amount to Carry \$ 85,157.00

Proposal Comparison Hall County Health Department Renovation Bid Package: DRYWALL, TRUSSES, ACOUSTICAL			1	2	3	4	5
Description	Quantity	Unit	PEC	United	MOI		
Contacts:			Robby Loew	Chip Sciallo	Harrell Settle		
Base Price			\$ 787,105.00	\$ 625,850.00	\$ 802,145.00		
Drywall							
MS4 10' (6" above ceiling)	10508	SF	y	y	y		
MS4 9' (6" above ceiling)	8258	SF	y	y	y		
MS4-SA 10' (6" above ceiling)	3559	SF	y	y	y		
MS4-SA 9' (6" above ceiling)	1897	SF	y	y	y		
MS6-CH-SA 10' (6" above ceiling)	411	SF	y	y	y		
MS8 10' (6" above ceiling)	168	SF	y	y	y		
MS8-SA 10' (6" above ceiling)	226	SF	y	y	y		
MS4-F1 1 HR *Full Height*	3734	SF	y	y	y		
MS4-F1-SA 1 HR *Full Height*	1598	SF	y	y	y		
Remove One Side Drywall, Add SA Only 9' (6" above ceiling)	2591	SF	y	y	y		
Remove One Side Drywall, Add SA Only 10' (6" above ceiling)	1778	SF	y	y	y		
MR Drywall @ Restrooms & Janitor	2820	SF	y	y	y		
Hard Ceilings	1508	SF	y	y	y		
Soffits	579	SF	y	y	y		
Bulkhead	86	LF	y	y	y		
4/A6.1 Wall Detail (Mullion Condition)	1	EA	y	y	y		
5/A6.1 Wall Detail (Mullion Condition)	3	EA	y	y	y		
6/A6.1 Wall Detail (Mullion Condition)	3	EA	y	y	y		
7/A6.1 Wall Detail (Mullion Condition)	2	EA	y	y	y		
Level 5 Finish @ Wall Covering & Ceilings	3381	SF	y	y	y		
Level 4 Finish Throughout		inc	y	y	y		
Install Door Frames	79	EA	y	y	y		
Demo and Skim WC on Walls to Remain	1700	LF	y	y	y		
Repair 20% Walls in Building	6400	SF	y	y	y		
Temporary Partitions							
Install of Temp Door Frames	8	EA	y	y	y		
Blocking							
Millwork	1	LS	y	\$ 8,000.00	y		
TVs		inc	y	y	y		
Toilet Accessories		inc	y	y	y		
Lockers		inc	y	y	y		
Transaction Windows		inc	y	y	y		
Acoustical Ceilings							
2x2 ACT	25551	SF	y	y	y		
2x2 Moisture Resistant ACT	1500	SF	y	y	y		
Sound Insulation	2742	SF	y	y	y		
Total			\$ 787,105.00	\$ 819,530.00	\$ 802,145.00	\$ -	\$ -

Amount to Carry \$ 787,105.00

Proposal Comparison Hall County Health Department Renovation Bid Package: TILE & RESILIENT FLOORING			Tile & Resilient 1	Tile & Resilient 2	3	Epoxy Flooring 4	5
Description	Quantity	Unit	Elite Flooring	Southern Surfaces		Stonhard	
Contacts:			Amon Deuley	Ryan Whiting		Kevin Kranik	
Base Price			\$ 227,344.00	\$ 229,500.00		\$ 39,150.00	
Ceramic Tile							
FT-1 Restroom Floor Tile	599	SF	y	y			
WT-1 Restroom Wall Tile	1771	SF	y	y			
WT-2 Breakroom Backsplash	35	LF	y	y			
Schlueter Metal Cove Base	301	LF	y	y			
Schlueter Outside Corner Conditions	76	LF	y	y			
Thresholds	5	LS	y	y			
Anti-Fracture Membrane	599	SF	y	y			
Waterproof Floor	599	SF	y	y			
Epoxy Grout	2405	SF	y	y			
Mud Bed	457	SF	y	y			
Resilient Flooring							
LVT-1 Luxury Vinyl Flooring	15868	SF	y	y			
RB-1 Rubber Base	9451	LF	y	y			
Carpet							
CPT-1 Carpet Tile	929	SYDS	y	y			
CPT-2 Carpet Tile	301	SYDS	y	y			
SDC Static Dissipative Carpet	71	SYDS	y	y			
Sealed Concrete							
Grind and Prep Floor	100	SF	\$ 1,000.00	\$ 1,000.00			
Clear Sealer	100	SF	\$ 500.00	\$ 500.00			
Floor Prep							
Prep Flooring After Trenching	2000	SF	y	y			
Moisture Testing	1	LS	y	y			
Carpet Protection							
	15000	SF	\$ 5,063.00	\$ 5,063.00			
Special Flooring							
Epoxy Flooring	870	SF	n	n		y	
Epoxy Base	235	LF	n	n		y	
Floor Prep for Epoxy	1	LS	n	n		y	
Total			\$ 233,907.00	\$ 236,063.00	\$ -	\$ 39,150.00	\$ -

Amount to Carry	\$ 273,057.00
------------------------	----------------------

Proposal Comparison Hall County Health Department Renovation Bid Package: MISC. SPECIALTIES			1	2	3	4	5	6	7
Description	Quantity	Unit	Mason Hall	Ashford Painting	Henry Graphics	APCO	JW & Co	Resolute Cleaning	Hogan
Contacts:			Ryan Redmond	Stephen Adams	Jackson Whiting	Caroline Koch	Cassidy Gregory	Christian Bateson	
Base Price									
Fire Extinguishers			\$ 8,635.00						
FEC	4	EA	y						
Rated REC	6	EA	y						
Lockers									
Remove, Store and Reinstall Existing	1	ALLO							\$ 5,000.00
Corner Guards	50	EA		\$ 7,695.00					
Chair Rail	478	LF		\$ 16,730.00					
Signage					\$ 32,489.00	\$ 30,677.00			
Sign Type A	4	EA							
Sign Type B	4	EA							
Sign Type C	3	EA							
Sign Type D	67	EA							
Sign Type E	50	EA							
Sign Type F	10	EA							
Sign Type G	1	EA							
Exterior Signage	1	LS							
Plaque	1	EA							
Curtain Track & Curtains	36	LF	\$ 7,340.00						
Final Cleaning	1	LS					\$ 22,500.00	\$ 20,155.00	
Rough Hardware	1	LS							\$ 2,702.00
Safety Equipment	1	LS							\$ 856.00
Total			\$ 15,975.00	\$ 24,425.00	\$ 32,489.00	\$ 30,677.00	\$ 22,500.00	\$ 20,155.00	\$ 8,558.00

Amount to Carry	\$ 99,790.00
------------------------	--------------

Proposal Comparison			Plumbing	Plumbing	HVAC	HVAC	Sprinkler	Sprinkler
Hall County Health Department Renovation			1	2	3	4	5	6
Bid Package: MECHANICAL			Pfist Plumbing	Rawlins Plumbing	Paulsen Check	Lanier HVAC	Amber Fire	Forward Fire
Description	Quantity	Unit	Greg Lisenby	David Heath	Tommy Rape	Matt Magnus	Robert Hozman	Mike Gibson
Contacts:								
Base Price								
Plumbing			\$ 376,427.00	\$ 385,742.00				
Disconnect/Remove Existing Fixture	74	EA	y	y				
Remove Piping to Below Slab (Demo'd Fixture)	58	EA	y	y				
New Fixture at Existing Rough-In	9	EA	y	y				
New Fixture & New Rough-In	46	EA	y	y				
F11, F12 Drinking Ftn. w/ Bottle Filler	2	EA	y	y				
Floor Drains	7	EA	y	y				
Connect to Ice Machine	1	EA	y	y				
Connect to Coffee Maker (2) & Dishwasher	3	EA	y	y				
Cut/Remove Concrete for Plumbing Waste Line	225	See Demo	See Demo	See Demo				
Existing Water Heater Remains	1	EA	y	y				
Phasing Add	4	EA	y	y				
Patch Slab	500	See Conc.	See Conc.	See Conc.				
Dowel Slab	250	See Conc.	See Conc.	See Conc.				
Patch Slab at Old Penetration	63	See Conc.	See Conc.	See Conc.				
Remove Slab RR 175, 176		See Demo	See Demo	See Demo				
HVAC					\$ 448,500.00	\$ 447,200.00		
Replace Grilles & Runouts	32730	SF			y	y		
Split Systems	3	EA			y	y		
Temp. Filters	25	EA			y	y		
Replace Existing Exhaust Fans	9	EA			y	y		
New Exhaust Fan & Duct	6	EA			y	y		
Kitchen Range Hood w/Ansul & vent to roof	1	EA			y	y		
Phasing Add	4	EA			y	y		
Test & Balance	32730	SF			y	y		
Relocate T-Stats	6	EA			y	y		
New Fire Dampers	54	EA			y	y		
Duct Cleaning where reuse	1	ALLO			\$ 20,000.00	\$ 20,000.00		
New pad for compressor	1	EA			y	y		
Fire Sprinklers							\$ 91,000.00	\$ 89,365.00
Re-Work System	32730	SF					y	y
Add for Phasing	4	EA					y	y
Total			\$ 376,427.00	\$ 385,742.00	\$ 468,500.00	\$ 467,200.00	\$ 91,000.00	\$ 89,365.00

Amount to Carry \$ 932,992.00

Proposal Comparison Hall County Health Department Renovation Bid Package: ELECTRICAL			1	2	3	4	5
Description	Quantity	Unit	Johnson USA	Universatech		Fire Alarm Plus	
Contacts:			Clive Rothenburg	Sia Vojdani		Patrick Pace	
Base Price							
Electrical			\$ 1,129,900.00	\$ 1,140,550.00			
Disconnect & Make Safe for Demo	1	EA	y	y			
Selective Demo in Areas not Reconfigured	1	LS	y	y			
Electrical Renovation	32730	SF	y	y			
Arc Flash Study	1	ALLO	\$ 3,500.00	y			
Lighting & Lighting Control Package	32730	SF	y	y			
Temp. Lighting & Electrical Installation for Construction	1	LS	y	y			
Temp. Electric Trailer & Construction Power	16	MOS	y	y			
Temp. Power Building	4	MOS	y	y			
Communications Rough-In to Ceiling	32730	SF	y	y			
Fire Alarm Rough-In to Ceiling	32730	SF	y	y			
Access Control & Intrusion Detection Rough-In to Ceiling	32730	SF	y	y			
Paging & AV Rough-In to Ceiling	32730	SF	y	y			
Duress System Rough-In to Ceiling	32730	SF	y	y			
Cable Tray Outside IT rooms		NIC	y	y			
Cut/Remove Concrete for Floor Box	40	LF	\$ 1,600.00	y			
Backboards	3328	SF	y	y			
Phasing Add	4	EA	y	y			
Patch Slab	60	SF	in Conc.	in Conc.			
Dowel Slab	40	EA	in Conc.	in Conc.			
Fire Alarm Systems	1	LS	by Fire Alarm Plus	by Fire Alarm Plus		\$ 69,814.00	
Low Voltage							
Access Control		NIC	rough-in only	rough-in only			
Security Systems		NIC	rough-in only	rough-in only			
Voice & Data Cabling		NIC	rough-in only	rough-in only			
CATV System		NIC	rough-in only	rough-in only			
Public Address System		NIC	rough-in only	rough-in only			
AV Systems		NIC	rough-in only	rough-in only			
Lightning Protection		NIC	NIC	NIC			
Total			\$ 1,135,000.00	\$ 1,140,550.00	\$ -	\$ 69,814.00	\$ -

Amount to Carry	\$ 1,204,814.00
------------------------	------------------------

Assumptions & Clarifications

The following assumptions and/or clarifications were utilized to prepare the Estimate. Documents by Precision Planning Inc. dated 5/16/24 with an Addendum dated 6/18/24.

General

- Material and Soil Testing; Special Inspections; Geotechnical and Environmental Surveys; Existing Site Surveys; Soil Borings; County, City, or State Utility Fees, including Tap or Impact Fees are not included.
- A Payment and Performance Bond for Hogan Construction Group is not included.
- Builder's Risk Insurance and General Liability Insurance are included.
- The cost for Building Permits is not included.
- Temporary and Permanent Utility consumption costs are included.
- A temporary field office for Hogan Construction is included. No Owner, Architect, or Special Consultant trailers are included.
- Disposal and/or removal of contaminated materials are not included. This includes, but is not limited to, asbestos removal, toxic saturated materials, contaminated materials, hazardous materials, etc.
- The Furnishings, Fixtures, and Equipment for the Owner's loose furnishings are assumed to be in a separate budget carried by the Owner.
- The Davis Bacon Wage Rate requirement has not been included for this project.
- Four separate mobilizations for all scopes of work is included.

Demolition

- We have included all demo per demo plans and notes.
- Saw cutting and removing concrete is included for all utility trenching and concrete slab pour backs.
- Dumpsters and buggies are included.
- Temporary walls and protection is included.
- We have not included any provisions for removal or remediation of any hazardous materials or asbestos.

Concrete

- We have included doweling and pour back of all utility trenching for plumbing and electrical.
- We have included slab thickening and replacement as shown in documents.
- Vapor barrier not clarified in documents; Hogan has figured replacing with 15 mil in locations identified.

Millwork

- We have included millwork per plans and specs.
- We have included a turnkey millwork bid built to AWI standards. Labels are not included.
- All cabinets are bid with MDF cores, white melamine interiors and plastic laminate exterior. 4" satin chrome pulls and 3mm PVC edge banding on all doors.



- Hinges to be 120 Blum and drawer runner to be Blum 320M. Pulls to be Richelieu BP33206195 Brushed Nickel.
 - If runner is to be a full extension runner, please add \$3,803.00 to proposal.
- All counter supports are included.
- We have not included vein matching.
- All cabinetry to be PL1, headers, pressure treated toe kick, intake countertops assumed to be 42" D (per sections), pricing assumes a maximum width of 70-1/2" at typical intake areas (due to material yield constraints).
- All single restrooms are assumed to be wall hung sinks per plumbing schedule and not per detail 4/A8.3 with a laminate skirt.

Waterproofing & Caulking

- We have included an allowance of \$8,000.00 for any exterior and interior caulking needs.

Doors, Frames, Hardware

- We have included all wood doors, frames, and hardware per plans and specs.
- All doors will be factory finished and glazed.
- We have included AD Systems doors at all intake rooms with frosted film on all these wood doors.
- We have not included replacement of any exterior doors, except the front storefront doors.

Glass & Glazing

- We have included all transaction windows: 3/8" clear tempered glass, channel set 1x1 jambs only with 6" empty speaker hole. All transaction windows to be set with clearances on top and bottom per interior elevations: varies 6"-8".
- We have included demo and installation of new storefront doors at front entrance in phase 2.
 - All storefront hardware is per specifications. We have included new Stanley M-Force auto operators as condition of old ones are unknown. New push to enter set on existing bollard is included. CVR Panic by First Choice.
- Caulking of interior and exterior storefront systems is included.
- Frosted film for all intake doors is included.

Drywall

- We have included all framing, drywall, tape and finish for all new walls per floor plans.
- We have included moisture resistant drywall at restrooms and janitor's closets and level 5 finish on all hard ceilings and walls to receive wall covering.
- We have included all mullion conditions per details on A6.1.
- We have included removing existing drywall on walls to remain in offices to install insulation and re-cover with new drywall.
- We have included demo and skimming all wallcovering.
- We have included an allowance for patch and repair of walls existing to remain.
- Temporary partitions, frames, and doors are included per locations marked on the floor plan.



- All blocking is included in locations including, but not limited to, millwork, toilet accessories, TVs, lockers, transaction windows etc.
- We have included all ACT and in-ceiling sound insulation per RCP plans.

Flooring

- We have included all flooring and wall tile per finish schedule and plans.
- We have included epoxy grout at tile floors and walls. Crack isolation/waterproofing membrane on floors only. Mud bed included in all restrooms with depressed slab.
- We have included moisture testing for the new slab. Moisture mitigation is not included.
- We have included all attic stock per specifications.
- NOTE: SDT-1 requires a 1200SY minimum for purchase if not in stock somewhere local.
- Epoxy flooring and base is included in lab, lab office, and lab restrooms. We have figured a \$45.00/sf allowance from Stonhard for this item as no manufacturer, color, or finish has been selected in either specifications or drawings and cannot be accurately priced until chosen.

Painting

- We have included painting all walls, ceilings, soffits, and door frames per finish plan.
- We have included painting all exterior hollow metal doors and frames.
- We have included caulking the ceiling grid to adjacent wall surfaces.
- We have included WC-1 in locations indicated on the finish plans.
- Scuff master paint in all corridors and waiting rooms and epoxy paint in all restrooms and janitors closets has been figured per finish notes.
- Scuff master paint was spec'd for all accent paint in the specs; however, this is not included unless the accent paint is shown in a corridor or waiting room.

Miscellaneous Specialties

- We have included final cleaning at the completion of the project.
- We have included furnishing an installing all rated and non-rated FEC.
- An allowance for removal, storage, and reinstallation of the lockers is included.
- Corner guards were figured as specs to be InPro 2"x2"x48" stainless steel installed 4" AFF and not per detail 15 on sheet A8.0.
- We have included a \$35.00/LF allowance for the chair rail. No manufacturer or model has been chosen in spec or drawings.
- All FF&E including, but not limited to, all furniture, shelving, equipment, appliances, etc. is all owner furnished and installed. We have not made provisions to move or store furniture.

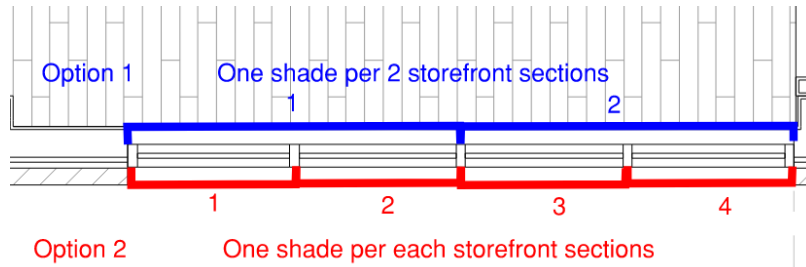
Toilet Accessories

- We have included furnishing and installing all toilet partitions and accessories. We have included all restrooms and only soap dispensers and paper towel dispensers in all exam rooms with a sink.

Furnishings

- We have included furnishing and installing manual roller shades at all exterior storefront windows. They have currently been priced 1 per storefront section. There can be significant cost savings if we are to group 2-3 storefront sections into one shade. See

below for example. Option 2 is currently priced in the estimate per architect request. However, the savings to go to option 1 would be about \$36,000.00.



Plumbing

- We have included demo and all new plumbing fixtures and equipment per plans and specs.
- Demo and new underground piping as shown is included.
- We have included Schedule 40 PVC for all drain/waste piping.
- We have included new floor drains at restrooms.
- We have included final connections for owner equipment.

HVAC

- We have included demo and replacing new grilles, diffusers and runouts. Few new split systems.
- Test and balance of space is included.
- We have included an allowance of \$20,000 for duct cleaning where we are reusing existing ducts.
- We have included new fire dampers as indicated on drawings.

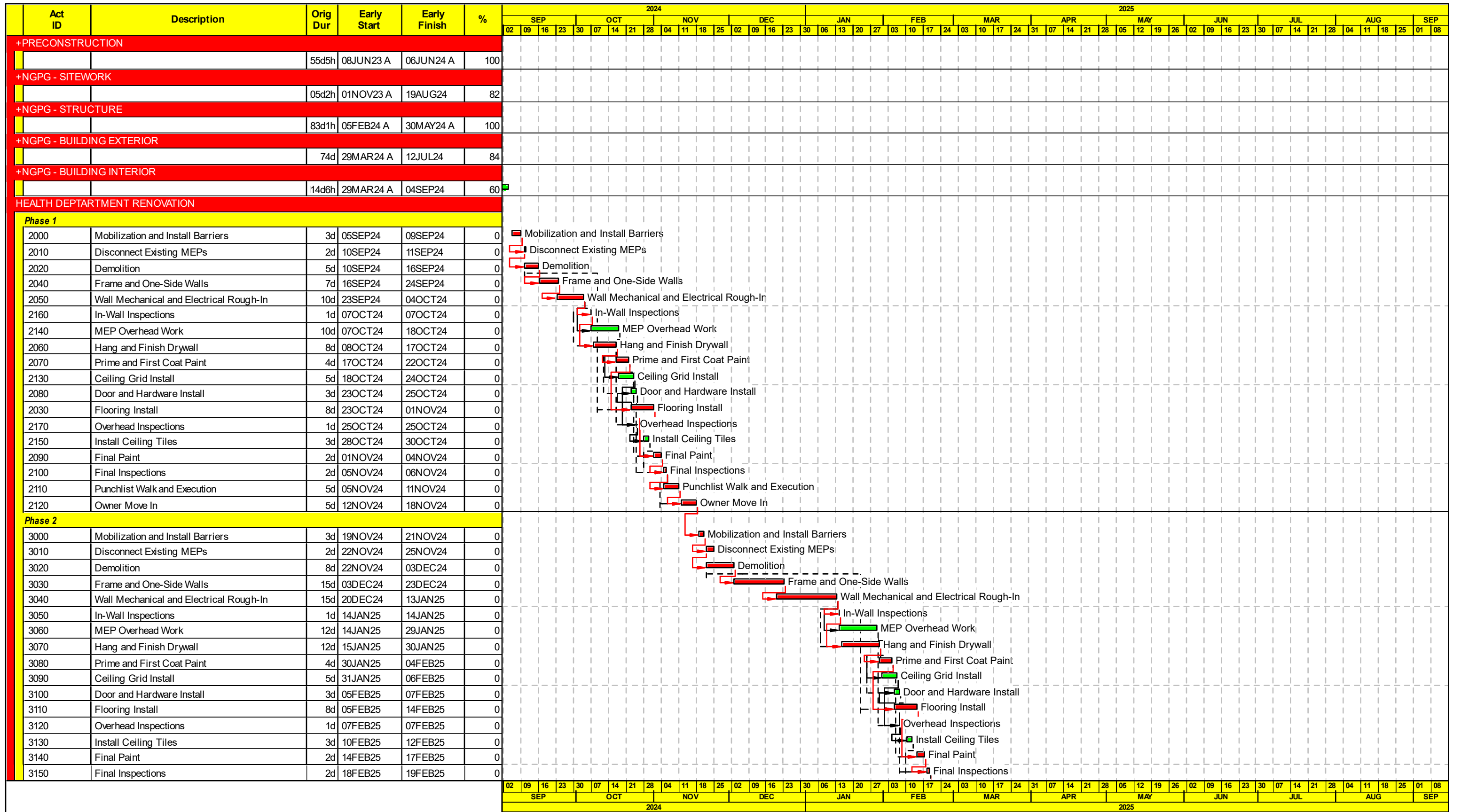
Fire Protection

- We have included modifying, adding, and relocating sprinkler heads as needed. Reworking system according to new floor plan layout and making sure current systems follows code.

Electrical

- We have included all demolition and make safe for haul off.
- Existing main distribution to remain.
- All new lighting and wiring package is included. All temporary utilities is included during construction.
- We have included reworking the current fire alarm system. Fire alarm panel was replaced recently so this scope is to move, relocate, and add new horns, strobes, and other devices as necessary with new floor plan layout. Voice evacuation is not included.
- We have not included any low voltage wiring or final connections. We only include low voltage rough in for all systems per the responsibility matrix. Rough in include all conduit, back boxes and pull strings for all others to install cabling.

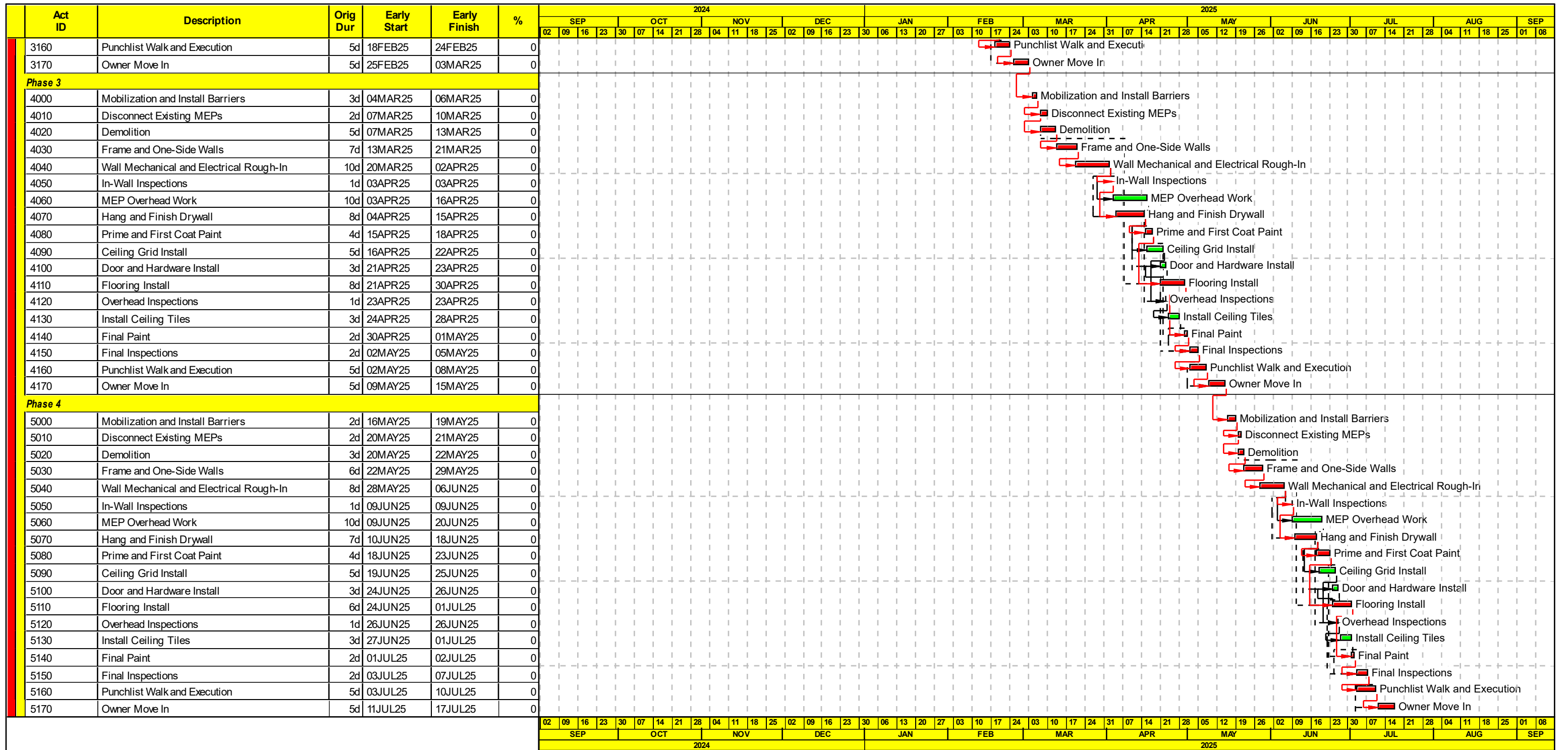




Start date 01JUN23
 Finish date 17JUL25
 Data date 02JUL24
 Run date 02JUL24
 Page number 1A
 © Primavera Systems, Inc.

Hogan Construction Group Hall County Health Dept. MOB and Renovation Construction Schedule

- █ Early bar
- █ Progress bar
- █ Critical bar
- █ Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point



Start date 01JUN23
 Finish date 17JUL25
 Data date 02JUL24
 Run date 02JUL24
 Page number 2A
 © Primavera Systems, Inc.

Hogan Construction Group
Hall County Health Dept. MOB and Renovation
Construction Schedule

- █ Early bar
- █ Progress bar
- █ Critical bar
- █ Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

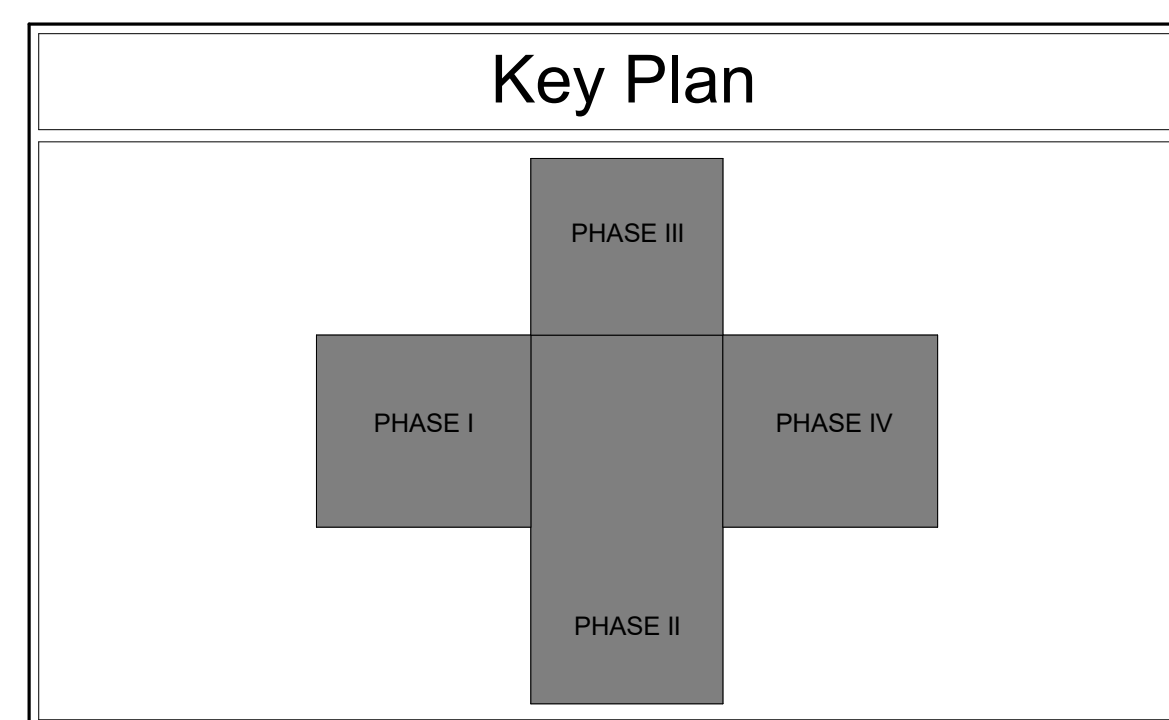
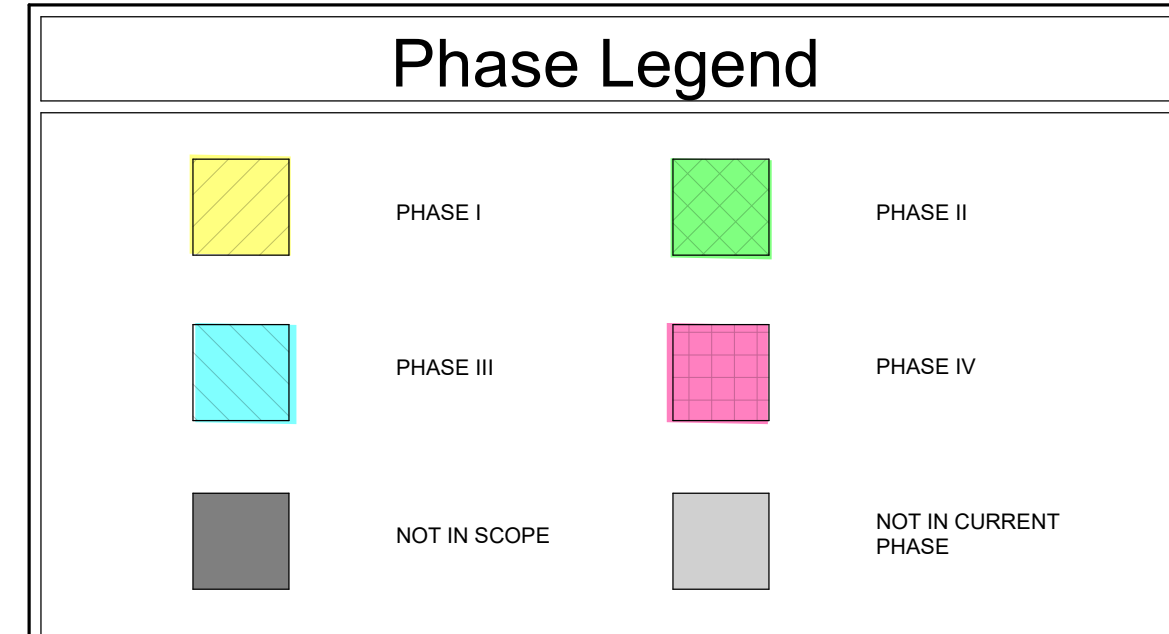
Trailer to remain at back of building.

Temporary Partitions:
 Different configuration for
 each phase. This is a general
 outline of all the temporary
 partition walls all on one
 sheet. Please reference
 phase sheets for individual
 partition layouts per phase.

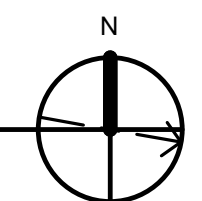
Temporary construction lay
 down area for phase 3 & 4.

Construction
 Parking: TDB

Temporary construction lay
 down area for phase 1 & 2.



1 Overall Phasing Plan
 A2.0 3/32" = 1'-0"



**Hall County
Health Department
1290 Athens St
Gainesville, GA 30501**

Drawings By: Precision Planning Inc

Specifications: See Specifications Log

Addendum: 1

Sheet	Title	Architect	Date
CS	COVER SHEET	PPI	5/16/2024
LS1.1	LIFE SAFETY AND CODE NOTES	PPI	5/16/2024
LS1.2	LIFE SAFETY AND CODE NOTES	PPI	5/16/2024
LS2.1	LIFE SAFETY PLAN, NOTES AND DETAILS	PPI	5/16/2024
D2.1	OVERALL DEMOLITION FLOOR PLAN - PHASE I	PPI	5/16/2024
D2.2	DEMOLITION FLOOR PLAN & RCP - PHASE I	PPI	5/16/2024
D2.3	OVERALL DEMOLITION FLOOR PLAN - PHASE II	PPI	5/16/2024
D2.4	DEMOLITION FLOOR PLAN & RCP - PHASE II	PPI	5/16/2024
D2.5	OVERALL DEMOLITION FLOOR PLAN - PHASE III	PPI	5/16/2024
D2.6	DEMOLITION PLAN PHASE III	PPI	5/16/2024
D2.7	OVERALL DEMOLITION FLOOR PLAN - PHASE IV	PPI	5/16/2024
D2.8	DEMOLITION FLOOR PLAN & RCP PHASE IV	PPI	5/16/2024
D2.9	DEMOLITION EXTERIOR ELEVATIONS	PPI	5/16/2024
D2.10	DEMOLITION WALL SECTION	PPI	5/16/2024
A1.1	PLAZA PLAN AND NOTES	PPI	5/16/2024
A2.0	OVERALL PHASING PLAN	PPI	5/16/2024
A2.1	OVERALL PHASE I PLAN	PPI	5/16/2024
A2.2	DIMENSION PLAN & REFERENCE PLAN - PHASE I	PPI	5/16/2024
A2.3	RCP & INTERIOR FINISH FLOOR PLAN - PHASE I	PPI	6/18/2024
A2.4	OVERALL PHASE II PLAN	PPI	5/16/2024
A2.5	DIMENSION PLAN & REFERENCE PLAN - PHASE II	PPI	5/16/2024
A2.6	RCP & INTERIOR FINISH FLOOR PLAN- PHASE II	PPI	6/18/2024
A2.7	OVERALL PHASE III PLAN	PPI	5/16/2024
A2.8	DIMENSION PLAN & REFERENCE PLAN - PHASE III	PPI	5/16/2024
A2.9	RCP & INTERIOR FINISH FLOOR PLAN - PHASE III	PPI	6/18/2024
A2.10	OVERALL PHASE IV PLAN	PPI	5/16/2024
A2.11	DIMENSION PLAN & REFERENCE PLAN &- PHASE IV	PPI	5/16/2024
A2.12	RCP & INTERIOR FINISH FLOOR PLAN - PHASE IV	PPI	6/18/2024
A2.13	ENLARGED PLANS AND DETAILS	PPI	5/16/2024
A4.1	OVERALL REFLECTED CEILING PLAN	PPI	5/16/2024
A4.2	CEILING DETAILS	PPI	5/16/2024
A5.1	EXTERIOR ELEVATIONS	PPI	5/16/2024
A6.1	WALL SECTIONS AND DETAILS	PPI	5/16/2024
A8.0	OVERALL INTERIOR FINISH FLOOR PLAN	PPI	6/18/2024
A8.1	INTERIOR FINISH SCHEDULE, NOTES, DETAILS	PPI	6/18/2024
A8.2	INTERIOR ELEVATIONS	PPI	5/16/2024

A8.3	INTERIOR ELEVATIONS	PPI	5/16/2024
A8.4	INTERIOR ELEVATIONS	PPI	5/16/2024
A8.5	MILLWORK SECTIONS	PPI	5/16/2024
A8.6	MILLWORK SECTIONS	PPI	5/16/2024
A8.7	MILLWORK SECTIONS	PPI	5/16/2024
A8.8	MILLWORK SECTIONS	PPI	5/16/2024
A9.0	OVERALL NEW DOOR AND WINDOW FLOOR PLAN	PPI	5/16/2024
A9.1	NEW DOOR AND WINDOW SCHEDULE, NOTES AND DETAILS	PPI	5/16/2024
A10.1	SIGNAGE ELEVATIONS AND DETAILS	PPI	5/16/2024
S1.1	GENERAL NOTES, ABBREVIATIONS, LEGEND	PPI	5/16/2024
S2.1	PLAN - PHASE 1 & SECTIONS	PPI	5/16/2024
S2.2	PLAN - PHASE 2 & SECTIONS	PPI	5/16/2024
M1.1	HVAC DETAILS AND SCHEDULES	PPI	5/16/2024
MD2.0	OVERALL FLOOR PLAN - HVAC DEMOLITION	PPI	5/16/2024
M2.0	OVERALL FLOOR PLAN - HVAC	PPI	5/16/2024
M2.1	FLOOR PLAN PHASES 1 & 2 - HVAC	PPI	5/16/2024
M2.2	FLOOR PLAN PHASES 3 & 4 - HVAC	PPI	5/16/2024
P1.1	PLUMBING DETAILS AND SCHEDULES	PPI	5/16/2024
PD2.1	OVERALL FLOOR PLAN - SANITARY PIPING DEMOLITION	PPI	5/16/2024
PD2.2	OVERALL FLOOR PLAN - WATER PIPING DEMOLITION	PPI	5/16/2024
P2.0A	OVERALL FLOOR PLAN - SANITARY PIPING	PPI	5/16/2024
P2.0B	OVERALL FLOOR PLAN - WATER PIPING	PPI	5/16/2024
P2.1	FLOOR PLAN PHASES 1 & 2 - SANITARY PIPING	PPI	5/16/2024
P2.2	FLOOR PLAN, ZONES 3 & 4 - SANITARY PIPING	PPI	5/16/2024
P2.3	FLOOR PLAN, ZONES 3 & 4 - WATER PIPING	PPI	5/16/2024
P2.4	FLOOR PLAN, PHASES 1 & 2 - WATER PIPING	PPI	5/16/2024
E0.0	SHEET INDEX, GENERAL NOTES, & LEGENDS	PPI	5/16/2024
E0.1	SITE PLAN - ELECTRICAL	PPI	5/16/2024
ED2.1	FLOOR PLAN - PHASE I - LIGHTING - DEMO	PPI	5/16/2024
ED2.2	FLOOR PLAN - PHASE II - LIGHTING - DEMO	PPI	5/16/2024
ED2.3	FLOOR PLAN - PHASE III - LIGHTING - DEMO	PPI	5/16/2024
ED2.4	FLOOR PLAN - PHASE IV - LIGHTING - DEMO	PPI	5/16/2024
ED3.1	FLOOR PLAN - PHASE I - POWER - DEMO	PPI	5/16/2024
ED3.2	FLOOR PLAN - PHASE II - POWER - DEMO	PPI	5/16/2024
ED3.3	FLOOR PLAN - PHASE III - POWER - DEMO	PPI	5/16/2024
ED3.4	FLOOR PLAN - PHASE IV - POWER - DEMO	PPI	5/16/2024
ED4.1	FLOOR PLAN - PHASE I - FIRE ALARM - DEMO	PPI	5/16/2024
ED4.2	FLOOR PLAN - PHASE II - FIRE ALARM - DEMO	PPI	5/16/2024
ED4.3	FLOOR PLAN - PHASE III - FIRE ALARM - DEMO	PPI	5/16/2024
ED4.4	FLOOR PLAN - PHASE IV - FIRE ALARM - DEMO	PPI	5/16/2024
E2.1	FLOOR PLAN - PHASE I - LIGHTING - NEW	PPI	5/16/2024
E2.2	FLOOR PLAN - PHASE II - LIGHTING - NEW	PPI	5/16/2024
E2.3	FLOOR PLAN - PHASE III - LIGHTING - NEW	PPI	5/16/2024
E2.4	FLOOR PLAN - PHASE IV - LIGHTING - NEW	PPI	5/16/2024
E3.1	FLOOR PLAN - PHASE I - POWER - NEW	PPI	5/16/2024
E3.2	FLOOR PLAN - PHASE II - POWER - NEW	PPI	5/16/2024
E3.3	FLOOR PLAN - PHASE III - POWER - NEW	PPI	5/16/2024

E3.4	FLOOR PLAN - PHASE IV - POWER - NEW	PPI	5/16/2024
E4.1	FLOOR PLAN - PHASE I - FIRE ALARM - NEW	PPI	5/16/2024
E4.2	FLOOR PLAN - PHASE II - FIRE ALARM - NEW	PPI	5/16/2024
E4.3	FLOOR PLAN - PHASE III - FIRE ALARM - NEW	PPI	5/16/2024
E4.4	FLOOR PLAN - PHASE IV - FIRE ALARM - NEW	PPI	5/16/2024
E9.0	ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES	PPI	5/16/2024
E9.1	PANELBOARD SCHEDULES	PPI	5/16/2024
E9.2	PANELBOARD SCHEDULES	PPI	5/16/2024
E9.3	PANELBOARD SCHEDULES	PPI	5/16/2024
E9.4	PANELBOARD SCHEDULES	PPI	5/16/2024
E9.5	SCHEDULES & DETAILS - LIGHTING	PPI	5/16/2024
E9.6	SCHEDULES & DETAILS - LIGHTING	PPI	5/16/2024
E9.7	LIGHTING COMPLIANCE REPORT	PPI	5/16/2024
T0.1	TSYS LEGENDS AND NOTES	PPI	5/16/2024
T0.2	TSYS RESPONSIBILITY MATRIX	PPI	6/18/2024
T1.1	TSYS PLAZA PLAN	PPI	5/16/2024
T2.0	TSYS OVERALL REFERENCE PLAN	PPI	5/16/2024
T2.1	TSYS CABLING PLAN - ZONE A	PPI	5/16/2024
T2.2	TSYS CABLING PLAN - ZONE B	PPI	5/16/2024
T2.3	TSYS INTRUSION DETECTION ZONING PLAN	PPI	5/16/2024
T2.4	TSYS SECURITY PLAN - ZONE A	PPI	5/16/2024
T2.5	TSYS SECURITY PLAN - ZONE B	PPI	5/16/2024
T2.8	TSYS OVERALL RCP/PAGING PLAN	PPI	5/16/2024
T3.0	TSYS ENLARGED I.T. SPACES	PPI	5/16/2024
T3.1	TSYS ENLARGED SPACES	PPI	6/18/2024
T3.2	TSYS ENLARGED SPACES	PPI	6/18/2024
T4.0	TSYS GENERAL INSTALLATION DETAILS	PPI	5/16/2024
T4.1	TSYS GENERAL INSTALLATION DETAILS	PPI	5/16/2024
T5.1	TSYS TYPICAL DEVICE RACEWAY & CABLING REQUIREMENTS	PPI	5/16/2024
T5.2	TSYS PLATE CONSTRUCTION DETAILS	PPI	5/16/2024
T5.3	TSYS PLATE CONSTRUCTION DETAILS	PPI	5/16/2024
T6.1	TSYS SECURITY ACCESS CONTROL DOOR ELEVATIONS	PPI	5/16/2024
T7.0	TSYS ONE-LINE DIAGRAMS	PPI	5/16/2024

**Hall County
Health Department
1290 Athens St
Gainesville, GA 30501**

Specifications By: Precision Planning Inc

Addendum: 1

Section	Title	Architect	Date
00 73 00	SUPPLEMENTARY CONDITIONS	PPI	Mar-24
01 11 00	SUMMARY OF WORK	PPI	Mar-24
01 12 00	CONTRACT RESPONSIBILITES	PPI	Mar-24
01 25 13	PRODUCT SUBSTITUTION PROCEDURES	PPI	Mar-24
01 27 00	UNIT PRICES	PPI	Mar-24
01 29 00	APPLICATIONS FOR PAYMENT	PPI	Mar-24
01 31 13	PROJECT COORDINATION	PPI	Mar-24
01 31 19	PROJECT MEETINGS	PPI	Mar-24
01 32 00	CONSTRUCTION SCHEDULES	PPI	Mar-24
01 32 20	CONTRACT REPORTING	PPI	Mar-24
01 33 00	SUBMITTALS	PPI	Mar-24
01 41 00	REGULATORY REQUIREMENTS	PPI	Mar-24
01 42 16	DEFINITIONS AND EXPLANATIONS	PPI	Mar-24
01 45 00	QUALITY CONTROL PROCEDURES	PPI	Mar-24
01 50 00	TEMPORARY FACILITIES, CONTROLS AND SERVICES	PPI	Mar-24
01 60 00	PRODUCT REQUIREMENTS	PPI	Mar-24
01 65 00	HANDLING AND STORAGE	PPI	Mar-24
01 73 00	CONSTRUCTION EXECUTION	PPI	Mar-24
01 73 50	CUTTING AND PATCHING	PPI	Mar-24
01 74 00	CLEANING	PPI	Mar-24
01 77 00	CONTRACT CLOSEOUT	PPI	Mar-24
01 78 20	OPERATIONS AND MAINTENANCE DATA	PPI	Mar-24
01 78 39	PROJECT RECORD DOCUMENTS	PPI	Mar-24
01 78 40	WARRANTIES	PPI	Mar-24
01 81 50	SYSTEM DEMONSTRATION AND TRAINING	PPI	Mar-24
02 41 19	SELECTIVE INTERIOR DEMOLITION	PPI	Mar-24
04 20 00	UNIT MASONRY ASSEMBLIES	PPI	Mar-24
05 40 00	COLD-FORMED METAL FRAMING	PPI	Mar-24
05 50 00	METAL FABRICATIONS	PPI	Mar-24
06 06 20	PLASTIC LAMINATE	PPI	Mar-24
06 10 00	ROUGH CARPENTRY	PPI	Mar-24
06 61 16	SOLID SURFACE FABRICATIONS	PPI	Mar-24
07 21 00	BUILDING INSULATION	PPI	Mar-24
07 21 10	SOUND ATTENUATION FIRE BATTS	PPI	Mar-24
07 84 00	FIRESTOPPING	PPI	Mar-24
07 92 00	JOINT SEALANTS	PPI	Mar-24
08 11 00	HOLLOW METAL DOOR AND FRAMES	PPI	Mar-24
08 14 16	FLUSH WOOD DOORS	PPI	Mar-24

08 34 00	SPECIAL FUNCTION DOORS	PPI	Jun-24
08 41 13	ALUMINUM ENTRANCES AND STOREFRONTS	PPI	Mar-24
08 71 00	FINISH HARDWARE	PPI	Mar-24
08 80 00	GLAZING	PPI	Mar-24
09 00 00	GENERAL FINISH REQUIREMENTS	PPI	Mar-24
09 21 16	GYPSUM BOARD ASSEMBLIES	PPI	Mar-24
09 31 00	CERAMIC TILE	PPI	Mar-24
09 51 13	ACOUSTIC PANEL CEILINGS	PPI	Mar-24
09 65 10	RESILIENT FLOORING AND ACCESSORIES	PPI	Mar-24
09 65 13	RESILIENT WALL BASE AND ACCESSORIES	PPI	Mar-24
09 68 00	CARPET	PPI	Mar-24
09 90 00	PAINTING	PPI	Mar-24
09 95 00	WALL COVERINGS	PPI	Mar-24
10 21 13	TOILET COMPARTMENTS	PPI	Mar-24
10 22 11	FIXED GLASS PANEL PARTITIONS	PPI	Mar-24
10 26 13	CORNER GUARDS	PPI	Mar-24
10 28 13	TOILET ACCESSORIES	PPI	Mar-24
10 44 00	FIRE EXTINGUISHERS AND CABINETS	PPI	Mar-24
12 36 61	QUARTZ COUNTERTOPS	PPI	Mar-24
21 00 00	FIRE SPRINKLERS	PPI	Mar-24
22 00 00	PLUMBING SYSTEMS AND EQUIPMENT	PPI	Mar-24
23 00 00	HVAC GENERAL	PPI	Mar-24
23 05 90	TEST AND BALANCE	PPI	Mar-24
23 07 20	HVAC INSULATION	PPI	Mar-24
23 31 00	DUCTWORK AND ACCESSORIES	PPI	Mar-24
23 34 20	FANS	PPI	Mar-24
23 37 00	AIR DISTRIBUTION DEVICES	PPI	Mar-24
23 81 20	SPLIT DX HEAT PUMPS	PPI	Mar-24
26 05 10	SUPPLEMENTAL REQUIREMENTS FOR ELECTRICAL	PPI	Mar-24
26 05 05	SELECTIVE DEMOLITION FOR ELECTRICAL	PPI	Mar-24
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	PPI	Mar-24
26 05 26	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	PPI	Mar-24
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	PPI	Mar-24
26 05 33.13	CONDUIT FOR ELECTRICAL SYSTEMS	PPI	Mar-24
26 05 33.16	BOXES FOR ELECTRICAL SYSTEMS	PPI	Mar-24
26 05 48	VIBRATION AND SEISMIC CONTROLS FOR ELECTRICAL SYSTEMS	PPI	Mar-24
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS	PPI	Mar-24
26 05 73	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	PPI	Mar-24
26 05 83	WIRING CONNECTIONS	PPI	Mar-24
26 09 23	LIGHTING CONTROL DEVICES	PPI	Mar-24
26 24 06	NEW OVERCURRENT DEVICES IN EXISTING EQUIPMENT	PPI	Mar-24
26 24 17	BRANCH CIRCUIT PANELBOARDS	PPI	Mar-24
26 27 26	WIRING DEVICES	PPI	Mar-24
26 28 16.16	ENCLOSED SWITCHES	PPI	Mar-24
26 51 00	LIGHTING	PPI	Mar-24

26 56 00	EXTERIOR LIGHTING	PPI	Mar-24
27 05 00	TSYS GENERAL CONDITIONS	PPI	Mar-24
27 11 00	COMMUNICATIONS EQUIPMENT ROOMS AND FITTINGS	PPI	Mar-24
27 15 13	COMMUNICATIONS COPPER CABLING	PPI	Mar-24
27 15 23	COMMUNICATIONS OPTICAL FIBER CABLING	PPI	Mar-24
27 15 33	COMMUNICATIONS COAXIAL CABLING	PPI	Mar-24
27 41 00	AUDIO VISUAL SYSTEMS	PPI	Mar-24
28 13 10	ACCESS CONTROL-DURESS-DOOR MONITORING	PPI	Mar-24
28 13 20	INTRUSION DETECTION	PPI	Mar-24
28 23 00	VISUAL SURVEILLANCE SYSTEM	PPI	Mar-24
28 46 00	FIRE DETECTION AND ALARM	PPI	Jun-24



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 413/2024

Approve the purchase of thirty (30) vehicles for the Sheriff's Office:

SUBJECT:

- a. Twenty-four (24) 2024 Ford Police Interceptors from Brannen Motor Company of Unadilla, GA, in the amount of \$1,104,000.00.
- b. Six (6) 2023 Dodge Charger Police Vehicles from Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA, in the amount of \$210,996.00.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: SMF

Recommendation:

Approve.

Purpose of Request:

Approve the purchase of thirty (30) vehicles for the Sheriff's Office:

- a. Twenty-four (24) 2024 Ford Police Interceptors from Brannen Motor Company of Unadilla, GA, in the amount of \$1,104,000.00.
- b. Six (6) 2023 Dodge Chargers Police Vehicles from Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA in the amount of \$210,996.00.

History:

Brannen Motor Company and Jacky Jones Chrysler Dodge Jeep Ram are vendors in good standing with the County.

Facts and Issues:

Options:

Brannen Motor Company, the lowest and responsible bidder at \$46,000.00 each, has all twenty-four (24) vehicles on their lot as indicated by the VIN #'s on their quote.

Jacky Jones Chrysler Dodge Jeep Ram, the lowest and responsible bidder at \$35,166.00 each, has all six (6) vehicles on their lot as indicated by the VIN #'s on their quote.

Funding Requested \$ 1,314,996.00
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:

Buyer	Submit	Approve	Purchasing
CW	SC	SC	AP
Budget	Finance	Attorney	Administration
EW	TS	WLI	CR
Clerk			
JR			

Attachments:

- Financial Supplement
- Bid Tab Summary
- Brannen Motor Company Quote for Ford Interceptors
- Jacky Jones Quote for Dodge Chargers



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

AGENDA ITEM 413/2024

Funds Requested: \$ 1,314,996.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	3323-SHERIFF PATROL	542200-MOTOR VEHICLES	\$990,332.00
2025	203-RESTRICTED PROGRAMS FUND	3390-SCHOOL RESOURCE OFFICERS	542200-MOTOR VEHICLES	\$184,000.00
2025	203-RESTRICTED PROGRAMS FUND	3326-SHERIFF JAIL	542200-MOTOR VEHICLES	\$140,664.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: LJM

Phone:

678-618-1235

SUMMATION OF BIDS RECEIVED FOR AGENDA ITEM # 413/2024	Brannen Motor Company Unadilla, GA	Truecar.com	Autotrader.com				
24 - 2024 Ford Police Interceptors							
Total Bid per vehicle	\$46,000.000	\$47,165.000	\$49,033.000				
6 - 2023 Dodge Police Chargers	Jacky Jones Chrysler Dodge Jeep Cleveland, GA	Truecar.com	Alan Jay Chevrolet Wauchula, FL				
Total Bid per vehicle	\$35,166.000	\$52,135.000	\$37,098.000				
Sheriff's Office Recommendation is	Brannen Motor Company for the 2024 Ford Police Interceptors and Jacky Jones Chrysler Dodge Jeep for the 2023 Dodge Police Chargers						
BIDS MAILED: (H)0							
BIDS RECEIVED: 3 (H) 0 No bids (0)							
DEPARTMENT: Sheriff							



1080 2nd Street
 PO Box 746
 Unadilla, GA 31091
 P: (478) 627-3221 F: (478) 627-9550
 www.brannenmotorcompany.com

DATE 07/02/24						Sold to: Hall County Board of Commissioners 2875 Browns Bridge Road Gainesville, GA 30504 770-535-8288		INVOICE NO.
CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	SALESMAN	
		2024 Ford	Interceptors	New	See Below		J. Reed	
VINs:					PRICE OF CAR		\$46,000.00 X20 UNITS	
1FM5K8AB7RGA47895					QUOTE #1 TAXI LICENSE AND TITLE TOTAL CASH PRICE FINANCING INSURANCE TOTAL TIME PRICE <u>SETTLEMENT:</u> DEPOSIT CASH ON DELIVERY USED CAR: TYPE SERIAL NO ENGINE NO. PAYMENTS.		N/A	
1FM5K8AB5RGA47278							N/A	
1FM5K8AB7RGA48741							N/A	
1FM5K8AB8RGA47808							N/A	
1FM5K8AB8RGA47419							N/A	
1FM5K8AB3RGA48347							N/A	
1FM5K8AB6RGA48486							N/A	
1FM5K8AB3RGA48476							N/A	
1FM5K8AB7RGA47864							N/A	
1FM5K8AB5RGA47068							N/A	
1FM5K8AB9RGA47090							N/A	
1FM5K8AB8RGA47453							N/A	
1FM5K8AB9RGA48918							N/A	
1FM5K8AB4RGA47854							N/A	
1FM5K8AB7RGA48464							N/A	
1FM5K8AB8RGA47534							N/A	
1FM5K8ABXRGA47518							N/A	
1FM5K8AB6RGA47791							N/A	
1FM5K8AB6RGA47693					N/A			
1FM5K8ABXRGA48491					TOTAL		\$920,000.00	

ESTIMATED DELIVERY DATE: **Available Immediately**



1080 2nd Street
 PO Box 746
 Unadilla, GA 31081
 P: (478) 627-3221 F: (478) 627-9550
 www.brannenmotorcompany.com

DATE 07/11/24							Hall County		INVOICE NO.
CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	SALESMAN		
		2024 Ford	Interceptor	New	See Below		J. Reed		
VINs: 1FM5K8AB8RGA47095 (Has factory spotlight at no extra charge) 1FM5K8AB9RGA48191 (Has factory spotlight at no extra charge) 1FM5K8AB5RGA47765 (Has factory spotlight at no extra charge) 1FM5K8AB6RGA47693						PRICE OF CAR	\$46,000.00 x4 units		
						TAVT LICENSE AND TITLE	N/A		
						TOTAL CASH PRICE			
						FINANCING INSURANCE	N/A		
						TOTAL TIME PRICE			
SETTLEMENT:									
DEPOSIT CASH ON DELIVERY USED CAR: TYPE SERIAL NO									
ENGINE NO. PAYMENTS.									
TOTAL							\$184,000.00		

Quote #1

ESTIMATED DELIVERY DATE: **Available Immediately**



2840 Hwy 129 South (706) 865-3168 DEAL#: 0088979
 Cleveland, GA 30528 FAX (706) 865-2217 CUST#: 244170

Salesman: MICHAEL R WELCH
 Date: 07/02/2024
 Stock No: J2364
 Phone: (H):
 Phone: (B):
 Email:
 Tag No:
 Decal No:

Purchaser HALL COUNTY BOARD OF COMMISSIONER
 Address 2875 BROWNS BRIDGE RD City GAINESVILLE State GA ZIP 30504
 Year 2023 Make DODGE Model CHARGER POLICE Color PITCH BLACK CLEAR COAT County HALL
 Motor No 2C3CDXKG0PH688032 Key No _____ Mileage 10

VIN #

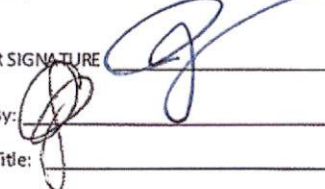
MSRP	44915.00
Discount	9752.00
Selling Price	35163.00
Accessories	

IT IS UNDERSTOOD THAT LEGAL TITLE TO THE HEREIN DESCRIBED AUTOMOBILE DOES NOT PASS TO SAID BUYER UNTIL HIS CHECK GIVEN AS PAYMENT CLEARS THE BANK ON WHICH IT IS DRAWN	Total Price	35163.00
User Car Allowance <u>NA</u> Miles _____	Trade	NA
Year _____ Make _____ Model _____ Type _____	Difference	35163.00
Color _____ ID # _____ Cyl _____	Ext. Service Plan	NA
County _____ Tag # _____ Decal # _____	Cust. Services Fee	NA
Balanced Owed To _____	Sales Tax	NA
Street _____	Title-Tag Fees	3.00
City _____ State _____ ZIP _____	Sub Total	35166.00
Phone _____ Acct # _____	Payoff	NA
Payoff By _____ Good Till _____	TOTAL DUE	35166.00
User Car Allowance _____ Miles _____	Rebate	NA
Year _____ Make _____ Model _____ Type _____	Deposit	NA
Color _____ ID # _____ Cyl _____	COD	35166.00
County _____ Tag # _____ Decal # _____	TOAL OF DOWN PAYMENT	35166.00
Balanced Owed To _____	BALANCE TO BE FINANCED	NA
Street _____	TOTAL SETTLEMENT	
City _____ State _____ ZIP _____	ALL CARS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED	
Phone _____ Acct # _____	ALL DELIVERIES SUBJECT TO FINANCE APPROVAL	
Payoff By _____ Good Till _____		

Insurance Information
 Ins. Co. _____ Policy # _____
 Effective Dates: From _____ To _____
 Agent Name _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____

No other agreement, promise or understanding of any kind pertaining to this purchase will be recognized except a conditional sales contract in writing executed by the undersigned buyer, as purchaser thereunder. This order is not valid unless signed and accepted by Dealer and credit approval by responsible Finance Company as to any deferred balance. I expressly ordered the accessories installed on this car.

Lien Holder _____
 Address _____
 City _____ State _____ ZIP _____
 Lien Holder Code # _____

BUYER SIGNATURE 
 By: _____
 Title: _____



2840 Hwy 129 South (706) 865-3168 DEAL#: 0088980
 Cleveland, GA 30528 FAX (706) 865-2217 CUST#: 244171

Salesman: _____
 Date: 07/02/2024
 Stock No: J2363
 Phone: (H): _____
 Phone: (B): _____
 Email: _____
 Tag No: _____
 Decal No: _____

Purchaser HALL COUNTY BOARD OF COMMISSIONER
 Address 2875 BROWNS BRIDGE RD City GAINESVILLE State GA ZIP 30504
 Year 2023 Make DODGE Model CHARGER POLICE Color PITCH BLACK CLEAR COAT County HALL
 Motor No 2C3CDXKG4PH688034 Key No _____ Mileage 10

VIN # 2

MSRP	44915.00
Discount	9752.00
Selling Price	35163.00
Accessories	

IT IS UNDERSTOOD THAT LEGAL TITLE TO THE HEREIN DESCRIBED AUTOMOBILE DOES NOT PASS TO SAID BUYER UNTIL HIS CHECK GIVEN AS PAYMENT CLEARS THE BANK ON WHICH IT IS DRAWN

User Car Allowance <u>NA</u> Miles _____	Total Price	35163.00
Year _____ Make _____ Model _____ Type _____	Trade	NA
Color _____ ID # _____ Cyl _____	Difference	35163.00
County _____ Tag # _____ Decal # _____	Ext. Service Plan	NA
Balanced Owed To _____	Cust. Services Fee	NA
Street _____	Sales Tax	NA
City _____ State _____ ZIP _____	Title-Tag Fees	3.00
Phone _____ Acct # _____	Sub Total	35166.00
Payoff By _____ Good Till _____	Payoff	NA
User Car Allowance _____ Miles _____	TOTAL DUE	35166.00
Year _____ Make _____ Model _____ Type _____	Rebate	NA
Color _____ ID # _____ Cyl _____	Deposit	NA
County _____ Tag # _____ Decal # _____	COD	35166.00

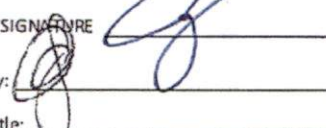
TOAL OF DOWN PAYMENT 35166.00
BALANCE TO BE FINANCED NA
TOTAL SETTLEMENT

ALL CARS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED
 ALL DELIVERIES SUBJECT TO FINANCE APPROVAL

No other agreement, promise or understanding of any kind pertaining to this purchase will be recognized except a conditional sales contract in writing executed by the undersigned buyer, as purchaser thereunder.
 This order is not valid unless signed and accepted by Dealer and credit approval by responsible Finance Company as to any deferred balance.
 I expressly ordered the accessories installed on this car.

Insurance Information
 Ins. Co. _____ Policy # _____
 Effective Dates: From _____ To _____
 Agent Name _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____

Lien Holder _____
 Address _____
 City _____ State _____ ZIP _____
 Lien Holder Code # _____

BUYER SIGNATURE _____
 By: 
 Title: _____



Salesman: MICHAEL R WELCH
 Date: 07/02/2024
 Stock No: J2380
 Phone: (H): _____
 Phone: (B): _____
 Email: _____
 Tag No: _____
 Decal No: _____

2840 Hwy 129 South (706) 865-3168 DEAL#: 0088981
 Cleveland, GA 30528 FAX (706) 865-2217 CUST#: 244172

Purchaser HALL COUNTY BOARD OF COMMISSIONER

Address 2875 BROWNS BRIDGE RD City GAINESVILLE State GA ZIP 30504
 Year 2023 Make DODGE Model CHARGER POLICE Color BIRCH BLACK CLEAR COAT County HALL
 Motor No 2C3CDXKG3PH683908 Key No _____ Mileage 10

<i>VIN #3</i>	MSRP	44915.00
	Discount	9752.00
	Selling Price	35163.00
	Accessories	

IT IS UNDERSTOOD THAT LEGAL TITLE TO THE HEREIN DESCRIBED AUTOMOBILE DOES NOT PASS TO SAID BUYER UNTIL HIS CHECK GIVEN AS PAYMENT CLEARS THE BANK ON WHICH IT IS DRAWN		Total Price	35163.00
User Car Allowance NA Miles _____	Year _____ Make _____ Model _____ Type _____	Trade	NA
Color _____ ID # _____ Cyl _____	County _____ Tag # _____ Decal # _____	Difference	35163.00
Balanced Owed To _____	Street _____	Ext. Service Plan	NA
City _____ State _____ ZIP _____	City _____ State _____ ZIP _____	Cust. Services Fee	NA
Phone _____ Acct # _____	Phone _____ Acct # _____	Sales Tax	NA
Payoff By _____ Good Till _____	Payoff By _____ Good Till _____	Title-Tag Fees	3.00
User Car Allowance _____ Miles _____	Year _____ Make _____ Model _____ Type _____	Sub Total	35166.00
Color _____ ID # _____ Cyl _____	County _____ Tag # _____ Decal # _____	Payoff	NA
Balanced Owed To _____	Street _____	TOTAL DUE	35166.00
City _____ State _____ ZIP _____	City _____ State _____ ZIP _____	Rebate	NA
Phone _____ Acct # _____	Phone _____ Acct # _____	Deposit	NA
Payoff By _____ Good Till _____	Payoff By _____ Good Till _____	COD	35166.00

TOAL OF DOWN PAYMENT	35166.00
BALANCE TO BE FINANCED	NA
TOTAL SETTLEMENT	

ALL CARS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED
 ALL DELIVERIES SUBJECT TO FINANCE APPROVAL

No other agreement, promise or understanding of any kind pertaining to this purchase will be recognized except a conditional sales contract in writing executed by the undersigned buyer, as purchaser thereunder. This order is not valid unless signed and accepted by Dealer and credit approval by responsible Finance Company as to any deferred balance. I expressly ordered the accessories installed on this car.

Insurance Information
 Ins. Co. _____ Policy # _____
 Effective Dates: From _____ To _____
 Agent Name _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____

Lien Holder _____
 Address _____
 City _____ State _____ ZIP _____
 Lien Holder Code # _____

BUYER SIGNATURE _____
 By: _____
 Title: _____



2840 Hwy 129 South (706) 865-3168 DEAL#: 0088982
 Cleveland, GA 30528 FAX (706) 865-2217 CUST#: 244173

Salesman: **MICHAEL R WELCH**
 Date: **07/02/2024**
 Stock No: **J2394**
 Phone: (H): _____
 Phone: (B): _____
 Email: _____
 Tag No: _____
 Decal No: _____

Purchaser **HALL COUNTY BOARD OF COMMISSIONER**
 Address **2875 BROWNS BRIDGE RD** City **GAINESVILLE** State **GA** ZIP **30504**
 Year **2023** Make **DODGE** Model **CHARGER POLICE** Color **BITCH BLACK CLEAR COAT** County **HALL**
 Motor No **2C3CDXKG0PH705508** Key No _____ Mileage **10**


VIN #4

MSRP	44750.00
Discount	9587.00
Selling Price	35163.00
Accessories	

IT IS UNDERSTOOD THAT LEGAL TITLE TO THE HEREIN DESCRIBED AUTOMOBILE DOES NOT PASS TO SAID BUYER UNTIL HIS CHECK GIVEN AS PAYMENT CLEARS THE BANK ON WHICH IT IS DRAWN		Total Price	35163.00
User Car Allowance NA Miles _____	Year _____ Make _____ Model _____ Type _____	Trade	NA
Color _____ ID # _____ Cyl _____	County _____ Tag # _____ Decal # _____	Difference	35163.00
Balanced Owed To _____	Street _____	Ext. Service Plan	NA
City _____ State _____ ZIP _____	City _____ State _____ ZIP _____	Cust. Services Fee	NA
Phone _____ Acct # _____	Phone _____ Acct # _____	Sales Tax	NA
Payoff By _____ Good Till _____	Payoff By _____ Good Till _____	Title-Tag Fees	3.00
User Car Allowance _____ Miles _____	Year _____ Make _____ Model _____ Type _____	Sub Total	35166.00
Color _____ ID # _____ Cyl _____	County _____ Tag # _____ Decal # _____	Payoff	NA
Balanced Owed To _____	Street _____	TOTAL DUE	35166.00
City _____ State _____ ZIP _____	City _____ State _____ ZIP _____	Rebate	NA
Phone _____ Acct # _____	Phone _____ Acct # _____	Deposit	NA
Payoff By _____ Good Till _____	Payoff By _____ Good Till _____	COD	35166.00
Insurance Information		TOAL OF DOWN PAYMENT	35166.00
Ins. Co. _____ Policy # _____	Effective Dates: From _____ To _____	BALANCE TO BE FINANCED	NA
Agent Name _____	Street _____	TOTAL SETTLEMENT	
City _____ State _____ ZIP _____	City _____ State _____ ZIP _____	ALL CARS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED	
Phone _____	Phone _____	ALL DELIVERIES SUBJECT TO FINANCE APPROVAL	

No other agreement, promise or understanding of any kind pertaining to this purchase will be recognized except a conditional sales contract in writing executed by the undersigned buyer, as purchaser thereunder. This order is not valid unless signed and accepted by Dealer and credit approval by responsible Finance Company as to any deferred balance. I expressly ordered the accessories installed on this car.

Lien Holder _____
 Address _____
 City _____ State _____ ZIP _____
 Lien Holder Code # _____

BUYER SIGNATURE 
 By: _____
 Title: _____

JACKY JONES

Cleveland, GA



2840 Hwy 129 South (706) 865-3168 DEAL#: 0088983
 Cleveland, GA 30528 FAX (706) 865-2217 CUST#: 244174

Salesman: **MICHAEL R WELCH**
 Date: **07/02/2024**
 Stock No: **J2391**
 Phone: (H): _____
 Phone: (B): _____
 Email: _____
 Tag No: _____
 Decal No: _____

Purchaser HALL COUNTY BOARD OF COMMISSIONER
 Address 2875 BROWNS BRIDGE RD City GAINESVILLE State GA ZIP 30504
 Year 2023 Make DODGE Model CHARGER POLICE Color BLACK County HALL
 Motor No 2C3CDXRG9PE705443 Key No _____ Mileage 10

MSRP	44915.00
Discount	9752.00
Selling Price	35163.00
Accessories	

IT IS UNDERSTOOD THAT LEGAL TITLE TO THE HEREIN DESCRIBED AUTOMOBILE DOES NOT PASS TO SAID BUYER UNTIL HIS CHECK GIVEN AS PAYMENT CLEARS THE BANK ON WHICH IT IS DRAWN

User Car Allowance NA Miles _____
 Year _____ Make _____ Model _____ Type _____
 Color _____ ID # _____ Cyl _____
 County _____ Tag # _____ Decal # _____

Balanced Owed To _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____ Acct # _____
 Payoff By _____ Good Till _____

User Car Allowance _____ Miles _____
 Year _____ Make _____ Model _____ Type _____
 Color _____ ID # _____ Cyl _____
 County _____ Tag # _____ Decal # _____

Balanced Owed To _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____ Acct # _____
 Payoff By _____ Good Till _____


Insurance Information
 Ins. Co. _____ Policy # _____
 Effective Dates: From _____ To _____
 Agent Name _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____

Total Price	35163.00
Trade	NA
Difference	35163.00
Ext. Service Plan	NA
Cust. Services Fee	NA
Sales Tax	NA
Title-Tag Fees	3.00
Sub Total	35166.00
Payoff	NA
TOTAL DUE	35166.00
Rebate	NA
Deposit	NA
COD	35166.00
TOAL OF DOWN PAYMENT	35166.00
BALANCE TO BE FINANCED	NA
TOTAL SETTLEMENT	NA

ALL CARS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED
ALL DELIVERIES SUBJECT TO FINANCE APPROVAL

No other agreement, promise or understanding of any kind pertaining to this purchase will be recognized except a conditional sales contract in writing executed by the undersigned buyer, as purchaser thereunder. This order is not valid unless signed and accepted by Dealer and credit approval by responsible Finance Company as to any deferred balance. I expressly ordered the accessories installed on this car.

Lien Holder _____
 Address _____
 City _____ State _____ ZIP _____
 Lien Holder Code # _____

BUYER SIGNATURE _____
 By  _____
 Title _____



Salesman: **MICHAEL R WELCH**
 Date: **07/02/2024**
 Stock No: **J2386**
 Phone: (H): _____
 Phone: (B): _____
 Email: _____
 Tag No: _____
 Decal No: _____

2840 Hwy 129 South (706) 865-3168 DEAL#: 0088984
 Cleveland, GA 30528 FAX (706) 865-2217 CUST#: 244175

Purchaser **HALL COUNTY BOARD OF COMMISSIONER**
 Address **2875 BROWNS BRIDGE RD** City **GAINESVILLE** State **GA** ZIP **30504**
 Year **2023** Make **DODGE** Model **CHARGER POLICE** Color _____ County **HALL**
 Motor No **2C3CDXKG9PH705507** Key No _____ Mileage **10**

MSRP	44750.00
Discount	9587.00
Selling Price	35163.00
Accessories	

IT IS UNDERSTOOD THAT LEGAL TITLE TO THE HEREIN DESCRIBED AUTOMOBILE DOES NOT PASS TO SAID BUYER UNTIL HIS CHECK GIVEN AS PAYMENT CLEARS THE BANK ON WHICH IT IS DRAWN		Total Price	35163.00
User Car Allowance NA Miles _____	Year _____ Make _____ Model _____ Type _____	Trade	NA
Color _____ ID # _____ Cyl _____	County _____ Tag # _____ Decal # _____	Difference	35163.00
Balanced Owed To _____	Street _____	Ext. Service Plan	NA
City _____ State _____ ZIP _____	Phone _____ Acct # _____	Cust. Services Fee	NA
Payoff By _____ Good Till _____		Sales Tax	NA
		Title-Tag Fees	3.00
User Car Allowance _____ Miles _____	Year _____ Make _____ Model _____ Type _____	Sub Total	35166.00
Color _____ ID # _____ Cyl _____	County _____ Tag # _____ Decal # _____	Payoff	NA
Balanced Owed To _____	Street _____	TOTAL DUE	35166.00
City _____ State _____ ZIP _____	Phone _____ Acct # _____	Rebate	NA
Payoff By _____ Good Till _____		Deposit	NA
		COD	35166.00
		TOTAL OF DOWN PAYMENT	35166.00
		BALANCE TO BE FINANCED	NA
		TOTAL SETTLEMENT	
		ALL CARS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED	
		ALL DELIVERIES SUBJECT TO FINANCE APPROVAL	

Insurance Information
 Ins. Co. _____ Policy# _____
 Effective Dates: From _____ To _____
 Agent Name _____
 Street _____
 City _____ State _____ ZIP _____
 Phone _____

No other agreement, promise or understanding of any kind pertaining to this purchase will be recognized except a conditional sales contract in writing executed by the undersigned buyer, as purchaser thereunder. This order is not valid unless signed and accepted by Dealer and credit approval by responsible Finance Company as to any deferred balance. I expressly ordered the accessories installed on this car.

Lien Holder _____
 Address _____
 City _____ State _____ ZIP _____
 Lien Holder Code # _____

BUYER SIGNATURE _____
 BY: _____
 Title: _____



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 424/2024

SUBJECT: Approve the 2023 personal property refund in the amount of \$115,693.57 for overpayment of Hall County taxes regarding property located at 2125 Candler Road, Gainesville, GA to Cottrell Properties LP.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: SW

Recommendation:
Approve

Purpose of Request:

To excute correct refund to Cottrell Properties, LP

History:

Original request for this refund was considered and approved via agenda item# 314/2024.

Facts and Issues:

This is a resubmission of the request for refund as the previous refund was calculated incorrectly at \$128,552.92. The correct refund should be **\$115,693.57**. See attached documents for recalculation and comparison.

Options:

Cottrell Properties, LP made an error on the personal property reporting form returning intangible assets that are not taxable as personal property. A review and audit was conducted.

Funding Requested

\$ 115,693.57

Are funds within current budget?

No

Source of Funds

General Fund

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

No

Has it been reviewed by the County Attorney?

No

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
RW	RW	EW	TS
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Financial Supplement
Cottrell Properties - Corrected Refund



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

AGENDA ITEM 424/2024

Funds Requested: \$ 115,693.57

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

General Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	100-GENERAL FUND		311100-REAL PROPERTYâ€CURRENT	\$115,693.57

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:



STUDDARD, GLISSON & SMITH, INC.
STATE & LOCAL TAX CONSULTING SINCE 1991

January 19, 2024

HALL COUNTY TAX ASSESSORS
PERSONAL PROPERTY DIVISION
PO BOX 1780
GAINESVILLE, GA 30503

RE: COTRELL PROPERTIES, LP, Account #104782
2023 REQUEST FOR REFUND
PER 2023 AMENDED PERSONAL PROPERTY RETURN PREVIOUSLY SUBMITTED

ATTENTION: Rebecca Rainey, Interim PP Manager

Dear Board:

As agent on behalf of Cottrell Properties, Inc., please accept this letter as Cotrell's written request for a refund of a portion of the property taxes for the above account. We have also included our Statement of Authorization authorizing us to act on their behalf.

There were amounts reported in CIP that were not physically located at the facility on 1/1/23, as they we deposits on the construction of the new building (CIP report with explanation attached). A deposit is not a tangible asset nor is real property taxable as CIP on the Business Personal Property Return. The cost of the CIP to be removed is \$17,369,669 at 75% depreciation is \$13,027,252. Please remove \$13,027,252 from the depreciated value. Enclosed are sections from the tax code in support of our request for this refund.

The depreciated final depreciated value, after adjustments should be \$22,878,464. The tax refund using the current 2023 tax rate should be \$128,553.

If you have any questions, please feel free to contact me at 770-815-6005 or at pamfredebeil@gmail.com We appreciate your assistance in correcting this error and look forward to hearing from you soon.

Sincerely,

STUDDARD, GLISSON & SMITH, INC.

Pamela Studdard Fredebeil
Enclosures

361 TAMARACK DR #20104
JASPER, GA 30143

770-815-6005
PAMFREDEBEIL@GMAIL.COM



STATEMENT OF AGENCY

COTRELL PROPERTIES, LP hereby appoints STUDDARD, GLISSON & SMITH, INC. as agent for the purpose of filing personal property statements, renditions, or returns and/or assessment appeals applications or petitions for review of valuation with all counties, appraisal districts and/or Assessment Appeal Boards, Boards of Review or Boards of Equalization, appearing on our behalf before said Boards, examining any records, and discussing with the appropriate government authority the assessment of any property owned by COTRELL PROPERTIES, LP.

This agency shall remain in effect until written notice of termination is issued by an officer of COTRELL PROPERTIES, LP.

COTRELL PROPERTIES, LP

Mark Wright

Signature

Agent

Title

August 31, 2023

DATE

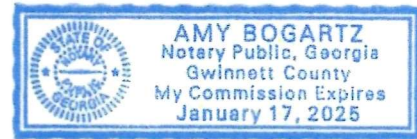
Subscribed and sworn to before me this 31st day of August 2023

Amy Bogartz
Notary Public

Hall Co, Georgia
in and for the County of

State of Georgia

My commission expires 1/17/25



Account 104782

Cotrell Properties LP

2125 Candler Rd

Gainesville GA 30507

2023 Return worked and accepted as returned therefore no notice of assessment was sent to be appealed. Construction in progress was returned in error to us that did not fall under the taxable assets.

Refund for tax year 2023 in the amount of \$128,552.92 is requested.

Documents attached.

- On the first presentation, the incorrect value was used to calculate the refund amount on the spreadsheet. When the correction notice was filled out the correct fair market value was used resulting in the difference of the refund.

ORIGINAL VALUE TAX YEAR 2023

ACCOUNT

104782

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				35,905,716			
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	35,905,716	14,362,286			14,362,286	0.006009	86,302.98
School	35,905,716	14,362,286			14,362,286	0.01564	224,626.16
School Bond	35,905,716	14,362,286			14,362,286	0.001	14,362.29
GROSS FIRE	35,905,716	14,362,286			14,362,286	0.003887	55,826.21
EMS	35,905,716	14,362,286			14,362,286	0.000571	8,200.87
Development	35,905,716	14,362,286			14,362,286	0.001005	14,434.10
Parks & Leisure	35,905,716	14,362,286			14,362,286	0.000364	5,227.87
Ins Prem Credit	35,905,716	14,362,286			14,362,286	-0.001237	-17,766.15
Sales Tax Credit	35,905,716	14,362,286			14,362,286	-0.002569	-36,896.71
						0.024670	354,317.61

	2023	TOTAL
NET PAID	354,317.61	354,317.61
CORRECTED NET DUE	225,764.68	225,764.68
REFUND REQUESTED	128,552.92	128,552.92

FMV	35,905,716
Corrected FMV	22,878,464
Diff in val	13,027,252

CORRECTED VALUE TAX YEAR 2023

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				22,878,464			0.00
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	22,878,464	9,151,386			9,151,386	0.006009	54,990.68
School	22,878,464	9,151,386			9,151,386	0.01564	143,127.67
School Bond	22,878,464	9,151,386			9,151,386	0.001	9,151.39
GROSS FIRE	22,878,464	9,151,386			9,151,386	0.003887	35,571.44
EMS	22,878,464	9,151,386			9,151,386	0.000571	5,225.44
Development	22,878,464	9,151,386			9,151,386	0.001005	9,197.14
Parks & Leisure	22,878,464	9,151,386			9,151,386	0.000364	3,331.10
Ins Prem Credit	22,878,464	9,151,386			9,151,386	-0.001237	-11,320.26
Sales Tax Credit	22,878,464	9,151,386			9,151,386	-0.002569	-23,509.91
						0.024670	225,764.68

P104782

ORIGINAL

ORIGINAL FMV	35,905,716			
ASSESSED VALUE	14,362,286			
NON FILING PENALTY	0			
DISTRICT	1			
MILLAGE RATE	24.67			
ASSESSED VALUE	x	MILLAGE/1000	=	PROPERTY TAX PAID
14,362,286		0.02467		354,317.60

ACO

FMV	241,181,599			
ASSESSED VALUE	9,672,640			
NON FILING PENALTY	0			
DISTRICT	1			
MILLAGE RATE	24.67			
ASSESSED VALUE	x	MILLAGE/1000	=	PROPERTY TAX NOW
9,672,640		0.02467		238,624.03
			DIFFERENCE	115,693.57 REFUND



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 445/2024

SUBJECT: Approve the 2022 and 2023 personal property refund in the amount of \$22,198.58 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: SW

Recommendation:
Approve

Purpose of Request:
Approve the 2022 and 2023 personal property refund in the amount of \$22,198.58 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.

History:

Facts and Issues:

Options:

Reason for refund request is that business was coded with the incorrect tax district of county. Correct tax district is City of Gainesville.

Original refund request approved was \$21,117.41.

Corrected estimated refund amount should be \$22,198.58.

Assessment penalty was not recalculated correctly from the change in tax districts thus causing an error in the initial refund estimate amount.

When the corrected penalty for 2022 taxes was calculated originally the penalty was calculated using the original total millage rate. The corrected calculation should have only used the applicable Hall County millage rates as the total millage rate would also include municipal line items that would no longer be due to Hall County.

Funding Requested	\$ 22,198.58
Are funds within current budget?	No
Source of Funds	Various 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?	2024-08-05

Approvals:

Submit	Approve	Budget	Finance
RW	RW	EW	EW
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Financial Supplement
Corrected Supermercado Talpa Refund Request



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

AGENDA ITEM 445/2024

Funds Requested: \$ 22,198.58

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

Various Funds

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	100-GENERAL FUND		311100-REAL PROPERTYâ€CURRENT	\$22,198.58

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SWS

Phone: 770.531.6733/770.531.6722

Account 339119

Supermercaddo Talpa #11

2275 SW Browns Bridge Rd

Gainesville GA 30501

Account was set up incorrectly off the business license list and placed in the wrong tax district. It was placed in county 01 when it should have been placed in City of Gainesville 04. Owner asked the City of Gainesville tax dept who discovered that the account could not be found in their database. Both City and owner would like the county portion be refunded and then the City of Gainesville can correctly bill for 2022 and 2023.

Refund request for 2022 in the amount of \$14,560.26. Refund requested for 2023 in the amount of \$12,306.59.

** Difference from the first initial request and the ending value is that the penalty that needs to be applied looks like it is not applied to all of the county's millage rates. The Tax Assessors would not have knowledge of this. When it was asked which rates it applied to the Tax Commissioner could not verbally tell us. The system is programmed to take 10% of the full penalty sent over, then 40% of that amount, then the correct millage rates (apparently not all of the rates).

The now adopted procedure should include that calculation by the Tax Commissioners system.

Archived: Tuesday, May 21, 2024 1:52:35 PM

From: [Clarissa Flores \(Tax Assessors\)](#)

Sent: Thu, 18 Jan 2024 16:20:23

To: [Elizabeth Betancourt](#)

Cc: [Rebecca Rainey \(Tax Assessors\)](#)

Subject: RE: Supermercado Talpa #11

Importance: Normal

Sensitivity: None

Elizabeth,

I spoke with Rebecca and she said we could do the corrections for 2022 and 2023. Just a reminder this will be done sometime in February.

Thank you,

Clarissa Flores

Hall County Board of Assessors

Personal Property Admin Coordinator

Direct: 770-297-2668

Office: 770-531-6749

cflores@hallcounty.org

[Hall County Government](#)



From: Elizabeth Betancourt <EBetancourt@gainesvillega.gov>

Sent: Thursday, January 18, 2024 11:06 AM

To: Clarissa Flores (Tax Assessors) <cflores@hallcounty.org>

Subject: RE: Supermercado Talpa #11

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.

Clarissa,

You are amazing, thanks you so much. Would the correct by for 2023 and 2022? The county has 2022 and 2023 bills. I'll let them know that a bill will be mail to them around that time.

Thanks,

Elizabeth Betancourt

Property Tax Manager

Financial Services

O | 770-533-5896

W | www.gainesville.org



From: Clarissa Flores (Tax Assessors) <cflores@hallcounty.org>
Sent: Thursday, January 18, 2024 11:03 AM
To: Elizabeth Betancourt <EBetancourt@gainesvillega.gov>
Cc: Rebecca Rainey (Tax Assessors) <rrainey@hallcounty.org>
Subject: [EXTERNAL] RE: Supermercado Talpa #11

CAUTION:*This email originated from outside the City of Gainesville networks. Be aware of phishing, and remember CoG DoIT will never ask for your password or other personal information in email. Do not open up attachments or click on links unless you are absolutely sure it is legit and safe.. When in doubt, click the Phish Alert button or contact the CoG DoIT Help Desk*****

Good morning Elizabeth,

I have searched and right away saw that the account is under the incorrect Tax District 01 instead of 04, so our office will be doing an ACO to get that corrected on your end. Rebecca said we will send that over in February so if the customer can wait till then to receive that correction that would be great.

Our apologies for the inconvenience.

Thank you,

Clarissa Flores

Hall County Board of Assessors

Personal Property Admin Coordinator

Direct: 770-297-2668

Office: 770-531-6749

cflores@hallcounty.org

[Hall County Government](#)



From: Elizabeth Betancourt <EBetancourt@gainesvillega.gov>
Sent: Thursday, January 18, 2024 10:32 AM
To: Clarissa Flores (Tax Assessors) <cflores@hallcounty.org>
Subject: Supermercado Talpa #11

You don't often get email from ebetancourt@gainesvillega.gov. [Learn why this is important](#)

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 Clarissa,

Not sure if you can help me. I'm not sure what I'm doing wrong. I have a lady asking for a copy for the personal property statement for this company but I can't find one in our system. I have reached under the address, name, parcel number and I can't find it. I also looked under the digest but the map code is not coming up (900000339119). They did have a personal property bill for Hall county. Not sure what am I overlooking or how can you direct me in the right direction.

Thank you in advance,

Elizabeth Betancourt

Property Tax Manager

Financial Services

O | 770-533-5896

W | www.gainesville.org



Archived: Tuesday, May 21, 2024 1:52:42 PM

From: [Clarissa Flores \(Tax Assessors\)](#)

Sent: Thu, 18 Jan 2024 16:03:06

To: [Elizabeth Betancourt](#)

Cc: [Rebecca Rainey \(Tax Assessors\)](#)

Subject: RE: Supermercado Talpa #11

Importance: Normal

Sensitivity: None

Good morning Elizabeth,

I have searched and right away saw that the account is under the incorrect Tax District 01 instead of 04, so our office will be doing an ACO to get that corrected on your end. Rebecca said we will send that over in February so if the customer can wait till then to receive that correction that would be great.

Our apologies for the inconvenience.

Thank you,

Clarissa Flores

Hall County Board of Assessors

Personal Property Admin Coordinator

Direct: 770-297-2668

Office: 770-531-6749

cflores@hallcounty.org

[Hall County Government](#)



From: Elizabeth Betancourt <EBetancourt@gainesvillega.gov>

Sent: Thursday, January 18, 2024 10:32 AM

To: Clarissa Flores (Tax Assessors) <cflores@hallcounty.org>

Subject: Supermercado Talpa #11

You don't often get email from ebetancourt@gainesvillega.gov. [Learn why this is important](#)

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 Clarissa,

Not sure if you can help me. I'm not sure what I'm doing wrong. I have a lady asking for a copy for the personal property statement for this company but I can't find one in our system. I have reached under the address, name, parcel number and I can't find it. I also looked under the digest but the map code is not coming up (900000339119). They did have a personal property bill for Hall county. Not sure what am I overlooking or how can you direct me in the right direction.

Thank you in advance,

Elizabeth Betancourt

Property Tax Manager

Financial Services

O | 770-533-5896

W | www.gainesville.org



ORIGINAL VALUE TAX YEAR 2022

ACCOUNT

339119

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,286,556			
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,286,556	514,622			514,622	0.007072	3,639.41
School	1,286,556	514,622			514,622	0.01599	8,228.81
School Bond	1,286,556	514,622			514,622	0.001	514.62
GROSS FIRE	1,286,556	514,622			514,622	0.004109	2,114.58
EMS	1,286,556	514,622			514,622	0.000571	293.85
Development	1,286,556	514,622			514,622	0.001005	517.20
Parks & Leisure	1,286,556	514,622			514,622	0.000364	187.32
Ins Prem Credit	1,286,556	514,622			514,622	-0.001459	-750.83
Sales Tax Credit	1,286,556	514,622			514,622	-0.002931	-1,508.36
Late Filing	1,286,556						1,323.66
						0.025721	14,560.26

	2022	2023	TOTAL
NET PAID	14,560.26	12,306.59	26,866.85
CORRECTED NET DUE	3,748.56	2,000.88	5,749.44
REFUND REQUESTED	10,811.70	10,305.71	21,117.41

Business was coded incorrectly for districts. Was entered as county when it should have been for City of Gainesville. Business will get a bill for both years from the City of Gainesville.

ORIGINAL VALUE TAX YEAR 2023

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,247,121			
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,247,121	498,848			498,848	0.006009	2,997.58
School	1,247,121	498,848			498,848	0.01564	7,801.99
School Bond	1,247,121	498,848			498,848	0.001	498.85
GROSS FIRE	1,247,121	498,848			498,848	0.003887	1,939.02
EMS	1,247,121	498,848			498,848	0.000571	284.84
Development	1,247,121	498,848			498,848	0.001005	501.34
Parks & Leisure	1,247,121	498,848			498,848	0.000364	181.58
Ins Prem Credit	1,247,121	498,848			498,848	-0.001237	-617.08
Sales Tax Credit	1,247,121	498,848			498,848	-0.002569	-1,281.54
						0.024670	12,306.59

Fields where erro was made

CORRECTED VALUE TAX YEAR 2022

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,286,556			EXEMPTIONS
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,286,556	514,622	0	0	514,622	0.007072	3,639.41
School	1,286,556	514,622	0	0	514,622	0	0.00
School Bond	1,286,556	514,622	0	0	514,622	0	0.00
GROSS FIRE	1,286,556	514,622	0	0	514,622	0	0.00
EMS	1,286,556	514,622	0	0	514,622	0.000571	293.85
Development	1,286,556	514,622	0	0	514,622	0	0.00
Parks & Leisure	1,286,556	514,622	0	0	514,622	0	0.00
Ins Prem Credit	1,286,556	514,622	0	0	514,622	0	0.00
Sales Tax Credit	1,286,556	514,622	0	0	514,622	-0.002931	-1,508.36
Late Filing							1,323.66
						0.004712	3,748.56

CORRECTED VALUE TAX YEAR 2023

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,247,121			EXEMPTIONS
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,247,121	498,848			498,848	0.006009	2,997.58
School	1,247,121	498,848			498,848	0	0.00
School Bond	1,247,121	498,848			498,848	0	0.00
GROSS FIRE	1,247,121	498,848			498,848	0	0.00
EMS	1,247,121	498,848			498,848	0.000571	284.84
Development	1,247,121	498,848			498,848	0	0.00
Parks & Leisure	1,247,121	498,848			498,848	0	0.00
Ins Prem Credit	1,247,121	498,848			498,848	0	0.00
Sales Tax Credit	1,247,121	498,848			498,848	-0.002569	-1,281.54
						0.004011	2,000.88

ORIGINAL VALUE TAX YEAR 2022

ACCOUNT 339119

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,286,556			
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,286,556	514,622			514,622	0.007072	3,639.41
School	1,286,556	514,622			514,622	0.01599	8,228.81
School Bond	1,286,556	514,622			514,622	0.001	514.62
GROSS FIRE	1,286,556	514,622			514,622	0.004109	2,114.58
EMS	1,286,556	514,622			514,622	0.000571	293.85
Development	1,286,556	514,622			514,622	0.001005	517.20
Parks & Leisure	1,286,556	514,622			514,622	0.000364	187.32
Ins Prem Credit	1,286,556	514,622			514,622	-0.001459	-750.83
Sales Tax Credit	1,286,556	514,622			514,622	-0.002931	-1,508.36
Late Filing	1,286,556	128,656			51,462		1,323.66
						0.025721	14,560.26

	2022	2023	TOTAL
NET PAID	14,560.26	12,306.59	26,866.85
CORRECTED NET DUE	2,667.39	2,000.88	4,668.27
REFUND REQUESTED	11,892.87	10,305.71	22,198.58

21,117.41	original calc
1,081.17	Difference

Business was coded incorrectly for districts. Was entered as county when it should have been for City of Gainesville. Business will get a bill for both years from the City of Gainesville.

ORIGINAL VALUE TAX YEAR 2023

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,247,121			
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,247,121	498,848			498,848	0.006009	2,997.58
School	1,247,121	498,848			498,848	0.01564	7,801.99
School Bond	1,247,121	498,848			498,848	0.001	498.85
GROSS FIRE	1,247,121	498,848			498,848	0.003887	1,939.02
EMS	1,247,121	498,848			498,848	0.000571	284.84
Development	1,247,121	498,848			498,848	0.001005	501.34
Parks & Leisure	1,247,121	498,848			498,848	0.000364	181.58
Ins Prem Credit	1,247,121	498,848			498,848	-0.001237	-617.08
Sales Tax Credit	1,247,121	498,848			498,848	-0.002569	-1,281.54
						0.024670	12,306.59

Fields where erro was made

CORRECTED VALUE TAX YEAR 2022

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,286,556			EXEMPTIONS
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,286,556	514,622	0	0	514,622	0.007072	3,639.41
School	1,286,556	514,622	0	0	514,622	0	0.00
School Bond	1,286,556	514,622	0	0	514,622	0	0.00
GROSS FIRE	1,286,556	514,622	0	0	514,622	0	0.00
EMS	1,286,556	514,622	0	0	514,622	0.000571	293.85
Development	1,286,556	514,622	0	0	514,622	0	0.00
Parks & Leisure	1,286,556	514,622	0	0	514,622	0	0.00
Ins Prem Credit	1,286,556	514,622	0	0	514,622	0	0.00
Sales Tax Credit	1,286,556	514,622	0	0	514,622	-0.002931	-1,508.36
Late Filing	1,286,556	128,656			51,462		242.49
						0.004712	2,667.39

CORRECTED VALUE TAX YEAR 2023

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				1,247,121			EXEMPTIONS
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	1,247,121	498,848			498,848	0.006009	2,997.58
School	1,247,121	498,848			498,848	0	0.00
School Bond	1,247,121	498,848			498,848	0	0.00
GROSS FIRE	1,247,121	498,848			498,848	0	0.00
EMS	1,247,121	498,848			498,848	0.000571	284.84
Development	1,247,121	498,848			498,848	0	0.00
Parks & Leisure	1,247,121	498,848			498,848	0	0.00
Ins Prem Credit	1,247,121	498,848			498,848	0	0.00
Sales Tax Credit	1,247,121	498,848			498,848	-0.002569	-1,281.54
						0.004011	2,000.88



AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: Work Session (08/05/24)
REPORT TO: Voting Meeting (08/08/24)
ITEM NO: 437/2024
SUBJECT: Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 2.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: B
Recommendation: n/a

Purpose of Request: Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 2.

History:

Facts and Issues: Hall County will provide 3 nominations and the Authority will select the appointment from those nominations.

Options:

The current appointment is Jack Keener. Keener does not wish to serve another term.

Previous nominees include Roger Sulhoff and Pat Powell.

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?	2024-09-30

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	CR	JR

Attachments:

Hospital Authority Nomination Form



Northeast Georgia Medical Center, Inc.
743 Spring Street | Gainesville, Georgia 30501 | 770-219-9000

May 28, 2024

VIA EMAIL – rhiggins@hallcounty.org

AND REGULAR U.S. MAIL

Mr. Richard Higgins, Chairman
Hall County Board of Commissioners
P.O. Box 1435
Gainesville, GA 30503

**RE: Nominations for Board of Trustees of the Hospital Authority of Hall County
and the City of Gainesville**

Dear Chairman Higgins,

The Hospital Authority bylaws provide that terms will expire on September 30, 2024. The Authority members whose terms of office will be expiring this year are Ben Hawkins, DMD; Jack Keener; and Jenny Floyd.

Dr. Hawkins and Ms. Floyd have served well during their term of office and are eligible and interested in serving a renewal term if the County Commissioners choose to include their names among its nominees. Mr. Keener has also served well over the years but has decided to provide an opportunity of service to a new community member and asked not to be renominated.

As you know, the selection of new board members is made by the Authority from a list of three individuals nominated by the Board of Commissioners for each expiring term. I am enclosing a form for use by the Board of Commissioners in making its nominations. Please give me a call should you have any questions, or if I may be of assistance in any way.

Sincerely,

Andrei Boyarshinov
Chief Legal Officer

cc: Zach Propes, County Administrator
Jennifer Rivera, Commission Clerk (via email)
Martha Randolph, Hospital Authority Chair
Vicky Curtis, NGHS Governance Coordinator

**NOMINATIONS TO FILL VACANCIES ON BOARD OF TRUSTEES
OF HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF GAINESVILLE**

WHEREAS, the Hospital Authorities Law of Georgia (the “Act”) approved in 1964 provides that the Board of Commissioners of Hall County, Georgia, shall nominate three persons to fill vacancies on the Board of any hospital authority that has elected to come under the provisions of said Act; and

WHEREAS, the Hospital Authority of Hall County and the City of Gainesville, by a resolution approved April 23, 1964, did elect to have vacancies on its Board of Trustees filled in accordance with and pursuant to the provisions of said Act;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Hall County that the following nominations are hereby made to the Board of Trustees of the Hospital Authority of Hall County and the City of Gainesville;

1. Position to succeed Ben Hawkins, DMD:

(a) _____

(b) _____

(c) _____

2. Position to succeed Jack Keener:

(a) _____

(b) _____

(c) _____

3. Position to succeed Jenny Floyd:

(a) _____

(b) _____

(c) _____

This _____ day of _____, 2024.

**BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA**

Chairman

Member

Member

Member

Member



AGENDA ITEM

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

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 410/2024

SUBJECT: **5608 Azelia Drive | Rezone** | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

Purpose of Request:

History:

5608 Azelia Drive | Rezone | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester** | **DCCM, 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	BG	WLI	CR
Clerk			
JR			

Attachments:

- Bradley Dunckel Comments
- Request to Table
- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Updated Site Plan - Common Drive Plan
- Maps
- Adjacent Property Plat
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comment
- Updated Notice Sign Photos
- Notice Sign Photos
- Letter from Wes Robinson - Opposition/Condition Request
- Email from Wes Robinson (rec'd 8-2-2024)
- Graham Parcels

Anael Dominguez (CDI: Planning)

From: Beth Garmon (CDI: Planning)
Sent: Thursday, July 18, 2024 5:07 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Azelia Drive
Attachments: Common Drive Plan 071524.pdf; Book 881 Page 214 (1).pdf; Graham Parcels.pdf

Good afternoon, Commissioners.

Please find attached and below the response from Bradley Dunckel regarding several concerns related to the application for a 14-lot subdivision at 5608 Azelia Drive. I have asked Engineering to provide a response to the comments, and I received the following response offered as an alternative to Bradley's comments:

Common Drives and Some Road Improvements:

New driveways will be limited to three new driveways on Azelia Drive and three new driveways on Williamson Drive. Additional lots will require access from these shared drives with access easements. The 20' wide paved surface should be extended to the end of the lot with the last new driveway on both roads. Improved roadways must meet the current AASHTO standards for a 25mph speed design and may require additional permanent and/or temporary construction easements for slopes and drainage.

Azelia Drive Existing 30' R/W to be expanded to 60' R/W on development side for entire length. Additional R/W dedicated at end with a 60' Radius to allow future construction of an Emergency Service Vehicle turnaround. (R/W expansion must be on developer side because the lake constrains the other side.)

Williamson Drive Existing 30' R/W to be expanded 15 additional feet on development side for entire length. Additional R/W dedicated at end with a 60' Radius to allow construction of a Emergency Service Vehicle turnaround.

Please let me know if you have any questions, or need further clarification.

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Bradley K. Dunckel <bkdunckel@rochester-assoc.com>
Sent: Wednesday, July 17, 2024 9:18 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: Jeremy D. Frydrych <jdfrydrych@rochester-assoc.com>
Subject: Azelia Drive

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

Beth/Katie - I am working with Josh Nelson to address some of the apparent concerns with our proposal to subdivide his property into 14 lots.

Fire Marshal - The Fire Marshal's comments were regarding turnarounds and extension of the water system. The attached subdivision plat at the end of Azelia Drive, recorded in 2022, appears to have met the dedicated R/W requirement for a standard turn around but without any pavement improvements. Additionally, I don't see where the extension of a water line was required in this case. In reading the full IFC code, the fire hydrant requirement (507.1) appears to be applicable to land development approvals only and not houses constructed on a lot utilizing the existing streets or roads which are covered by the IRC. A strict interpretation of the IFC code would render lot subdivisions non-feasible in a large part of the county not served by public water. I hardly think that this is the intent of staff or the Commission.

Stormwater - Engineering comments regarding stormwater management would be handled on a lot by lot basis similar to what we did for the Shirley Road, 15 lot subdivision. Without doing mass grading, there is no reasonable way to provide an overall stormwater management solution.

Access – We are working on a plan that would reduce the number of access driveways to 4, by utilizing 3 common drives onto Azelia. We would maintain one drive, as currently exists, onto Williamson Dr. The furthestmost drive onto Azelia would be approximately 550' from where the pavement currently ends. Mr. Nelson is agreeable to dedicate 30' from the existing centerline for additional R/W. The single access from Williamson would be located near the existing barn. Since no additional drives would be added to Williamson, we would not create any type of turnaround at it's current end point.

Mr. Graham – Mr. Graham's property will not receive any runoff from the new lots as all the water is intercepted and routed directly to the lake through Mr. Nelson's property. Also, we find it ironic that Mr. Graham is concerned about added use of the surrounding roads as he, apparently illegally, subdivided his lot at 5579 Williamson Drive into two lots (5579 & 5580) that are both non-conforming size-wise with 5580 having no public road frontage. Additionally, it would appear that both lots share the same well and septic system and if so, another clear violation of Environmental Health codes. Mr. Nelson has serious concerns about the potential for an over taxed septic system overflowing in the lake.

Lot Size – Mr. Nelson has proposed lot sizes far in excess of V-C minimums and the majority of the surrounding lot sizes. The density is 0.35, well below the Lake Residential Character Area recommended 1 unit per acre.

Please let me know if you have any questions or when we could discuss further.

Thanks,
Bradley

Bradley Dunckel, PE
Director of Development Strategies



A 425 Oak Street, Northwest, Gainesville, Georgia 30501
P 678.450.5175 **C** 770.363.1997
Rochester-Assoc.com |  

This e-mail, including attachments, may include confidential information and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient, the reader is hereby notified that any dissemination, distribution, or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, July 9, 2024 5:12 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: Request to Table Azelia Drive - scheduled for 7/11/24 BOC

Good afternoon, Commissioners.

Please be aware that Bradley Dunckel has requested to table 5608 Azelia Drive from this week's voting meeting to Thursday, August 8, 2024.

Please let me know if you have any questions.

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.





Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

ASSISTANT DIRECTOR
Beth Garmon

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: Beth Garmon, Assistant Director of Planning & Development

Date: June 24, 2024

Subject: **5608 Azelia Drive | Rezone** | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 40.11± acre tract | **Proposed Use: 14-lot residential subdivision | Rochester | DCCM, applicant**

The request before you is the request of Rochester | DCCM to rezone from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) to allow a 14-lot residential subdivision. This item is located within Commission District 2.

At their June 3, 2024 meeting, the Hall County Planning Commission voted to recommend approval with seven (7) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed request is consistent with the Lake Area Residential future land use classification within the Comprehensive Plan

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **seven (7) people spoke in opposition during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).

3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Rochester | DCCM

Request **(A)** Rezone from Agricultural Residential III (AR-III, 17.110) and Vacation Cottage (V-C, 17.50) to Vacation Cottage (V-C, 17.50)
(B) Use Subject to County Commission Approval | 14-lot residential subdivision

Proposed Use 14-lot residential subdivision

Size 40.11± acres

Zoning Current: Agricultural Residential III (AR-III, 17.110) and Vacation Cottage (V-C, 17.50) | Proposed: Vacation Cottage (V-C, 17.50)

Location **5608 Azelia Drive** | Tax parcel 11156 000025

Commission District Two

Planning Commission Date June 3, 2024

Staff Recommendation **(A) Approval, with conditions**, as the proposed request is consistent with the Lake Area Residential future land use classification within the Comprehensive Plan; and
(B) Approval, with conditions, as the proposed use is consistent with surrounding development

Record Number(s) HZON24-0010 & HZCU24-0017

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

(A) & (B) Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

Excerpts from the minutes of the June 3, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Bradley Dunkel, 425 Oak Street, Gainesville, presented the request. The applicant stated that the lots range in size and are large due to the topography that presents building challenges. Mr. Dunkel stated that the lots will be served by both well water and private septic. Further, the applicant stated that there will be a homeowners association and they will follow architectural standards mentioned in the narrative.

Ms. Pilcher questioned the narrative's statement regarding the proposed amenity area. Mr. Dunkel stated that the existing home on Lot 14 might be used as a future amenity area as a clubhouse and the associated dock for common use by the HOA members. Chairman Braswell clarified with Ms. Greenway

that the request for an amenity area would have to come back before the Planning Commission if the rezoning and conditional use request are approved.

Public Forum:

Terry Graham, 5579 Williamson Drive, Gainesville, spoke in opposition. Concerns were the perceived notification delays, the proposed zoning designation, flag lots that allow for several driveways, a need for a new road for these lots, and stormwater management issues.

Wesley Robinson, 200 E.E. Butler Parkway, Gainesville, spoke in opposition. Concerns were inadequate gravel roadways, inadequate fire access due to the flag lot configuration, need for a PRD zoning to create itemized conditions as part of the zoning, lack of communication with surrounding residents, and the property being listed for sale and assumption that the owner does not intend to be the developer.

Alan Hammermiller, 5694 Azelia Drive, Gainesville, spoke in opposition. Concerns were road width and further damage to the roadway with more traffic volume, lack of road maintenance, fire access, and erosion.

Robert Findley Jr., 5686 Azelia Drive, Gainesville, spoke in opposition. Concerns were lack of turnarounds/cul-de-sacs along the narrow gravel roads, property damage due to traffic turning around on private property, runoff, increased traffic, and driveway configuration.

Eric Curran, 5698 Azelia Drive, Gainesville, spoke in opposition. Concerns were the narrow gravel roads, traffic turning around on private property, erosion flowing to his yard, and driveways.

Keith Lott, 5544 Williamson Drive, Gainesville, spoke in opposition. Concerns were increased traffic on a gravel road and emergency vehicle access.

Michael Bodri, 5641 Ridgeway Circle, Gainesville, spoke in opposition. Concerns were impact on the aquifer and water access, as well as deforestation displacing deer and other animals which could cause accidents.

Applicant Rebuttal

The applicant stated notice signs were posted as directed by Planning staff, and that rezoning to Vacation Cottage was recommended by the Planning staff. The applicant further discussed their intention to restrict access from the west side of Azelia Drive. Mr. Dunckel addressed stormwater concerns and stated that each lot will be individually graded and would manage stormwater as part of its individual development. The applicant stated the property owner is willing to dedicate additional right-of-way on the applicant's side of the road should the County require it for future improvements, but that it is difficult to fix a preexisting road issue as the County would need to lead such efforts. The applicant stated that the displacement of wildlife often occurs with development. He stated that he is unaware of development depleting the water available to existing wells.

Planning Commission Comments:

Mr. Varner questioned if the applicant will improve the road. The applicant stated that is not in the plan and the road is maintained by the County. Mr. Sosebee questioned the width of each driveway. The applicant stated they are 50 feet wide and 350 feet long. Mr. Sosebee questioned if the applicant would agree to add a condition that prohibits mass grading and only grading for 2 to 3 lots at a time. The applicant stated he would prefer three lots at a time and that this condition only apply to the point in time where the lots are adequately stabilized rather than until a Certificate of Occupancy is issued. Mr. Hunt stated that the best way to alleviate drainage concerns is to stipulate that all driveways have to come off the flag lots. The applicant stated that they could add a no access easement to the rear of the lots. Mr. Braswell questioned if the applicant would agree to have a no access easement off lots 3, 4, 5, and 6. The applicant agreed. Mr. Varner questioned if there were any elevations. The applicant stated there were not, but the lots are expected to be in the \$200,000 to \$300,000 price range for custom built homes.

A

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

Vote: 5-0

Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

B

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

Vote: 5-0

Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

(A) & (B) Staff recommends APPROVAL of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."

4. Pursuant to [2.60.060](#). – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats created for the property.

Summary Analysis

The applicant is requesting to rezone 40.11± acres of property zoned Agricultural Residential III (AR-III, 17.110) and Vacation Cottage (V-C, 17.50) to Vacation Cottage (V-C, 17.50). Concurrently, the applicant is requesting a conditional use subject to County Commission approval for a 14-lot residential subdivision of a 40.11± acre parcel requested to be zoned Vacation Cottage (V-C, 17.50) (HZCU24-0017). The development is proposed at a density of 0.35 units per acre. The property is currently developed with a single-family residence that was built in 1978 and several accessory structures that will be included on Lot 14. The remainder of the property is undeveloped.

The submitted site plans shows the subject parcel being subdivided into 14 proposed lots with Lots 1-11 having access from Azelia Drive and Lots 12-14 having access from Williamson Drive. According to the submitted site plan, Lots 3, 5, 6, and 7, appear to include slopes greater than 25%, which may affect septic system locations as well as grading and future home sites. Additionally, the site plan and narrative state that the single-family residence and accessory structures on Lot 14 will remain and may be utilized as an amenity area for the subdivision if approved by the Board of Commissioners.

While architectural standards are not required within the V-C zoning district, the applicant is proposing the following elements to be included as part of the proposed development:

- Two-car garage with garage door width not to exceed 55% of the front building width
- Front facades to consist of masonry and Hardi-plank type materials
- Side and rear facades to consist of Hardi-plank or shake siding
- Architectural weight shingles
- Sodded lawns

- One street tree per home with minimum 2 ½” caliper
- Well water and onsite septic

The proposed site plan and narrative submitted to reflect the desired layout of Lots 1 through 14 as follows:

Vacation Cottage (V-C, 17.50) Standards	Required	Proposed
Lot Area	35,000 square feet (approximately 0.80 acres)	Lot 1: 2.34 acres Lot 2: 1.79 acres Lot 3: 2.64 acres Lot 4: 2.97 acres Lot 5: 3.23 acres Lot 6: 4.95 acres Lot 7: 3.64 acres Lot 8: 2.28 acres Lot 9: 2.05 acres Lot 10: 1.37 acres Lot 11: 1.76 acres Lot 12: 1.20 acres Lot 13: 1.22 acres Lot 14: 8.73 acres
Lot Frontage	Local Road: 50 feet	Minimum lot frontage of 50 feet
Lot Width at Building Line	75 feet	None Listed; however, setbacks are shown on all lots to meet this minimum standard.
Front Yard Setback	55 feet from centerline of road or 30 feet from property line, whichever is greater	30 feet from property line
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	20 feet	20 feet

Based on the future land use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan future land use designation of “Lake Area Residential”. The intent of this land use category is to support the preservation of established neighborhoods and to support the creation of opportunities for permanent and 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 an overall proposed density of 0.35 units per acre.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the board 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 zoning proposal may be suitable given the context of the surrounding area and the housing needs of the county. The surrounding area consists of vacant land and low-density residential uses.**
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 subdivision will adversely affect adjacent properties.**
3. Whether the property to be affected by the zoning proposal has a 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, 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. The proposed development is to be served by well water and private septic systems.**
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 is consistent with the Comprehensive Plan and the "Lake Area Residential" land use designation. This land use designation envisions a maximum density of 1 dwelling unit per acre. The proposed development has an overall density of 0.35 units per acre.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Absent a market study, 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 that was constructed in 1978 and several accessory structures.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **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 surrounding parcels consist of V-C and AR-IV zoning. No isolated zoning district would be created if approved. The rezoning would correct a split zoning of the property.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole, as there is a need for additional housing.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **Residential subdivisions are a use permitted by right within other zoning districts within Hall County, though the development as proposed cannot be developed on the subject site without a rezoning request. The majority of zoning districts in Hall County require County Commission approval for residential subdivisions that are larger than 6 lots.**
15. Whether the need for rezoning could be handled instead by a variance request to the [planning commission]; **No, the request could not be handled instead by a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning; however, the property is impacted by the existing split zoning designations of AR-III and V-C. The proposed rezoning will correct the split 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 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 request; 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 meets this requirement.**
- 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.**

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 / Departmental Comments

Hall County Environmental Health

In an email dated April 30, 2024, Emily McGahee stated "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. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Hall County Fire Marshal

In an email dated May 1, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following comments from the Hall County Fire Marshal's Office:

1) International Fire Code Section 507 Fire Protection Water Supplies: 507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into within the jurisdiction. The intersection of Azelia and Williamson Drive is 2,452 feet from a fire hydrant located on Price Rd at Marks Dr. if approved the development would have to meet the requirements of the above referenced code section. See attachment showing fire hydrant locations

2) International Fire Code Section 503.2.5 Dead Ends: Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Both Azelia and Williamson Drives are fire apparatus roads that exceed 150 feet in length and end abruptly with no means for fire apparatus to turn around. If approved turnarounds will be required at the end of Azelia and Williamson Drive that meet Hall County standards.

Hall County Public Works and Utilities

In a memo dated May 2, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show FEMA and Hall County studied Flood plains that are present on site

Traffic:

No comment.

Utilities

No sewer system.

Georgia Department of Transportation

In an email dated May 2, 2024, Veronica Chavers, D1TO Civil Engineer 3, stated that GDOT coordination is not required.

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



ZONING APPLICATION

Applicant (Name & Mailing Address)

Property Owner (Name & Mailing Address)

Rochester/DCCM

Josh Nelson

425 Oak St.

5608 Azelia Drive

Gainesville, GA 30501

Gainesville, GA 30506

Phone 770-363-1997

Phone 972-757-4511

Email Address bkdunckel@rochester-assoc.com

Email Address joshronelson@gmail.com

Proposed Use 14 - Lot Subdivision

Contact Person (Name & Mailing Address)

Status of Applicant

Requested Action

Bradley Dunckel

Owner

Existing Zoning: AR-III & V-C

425 Oak St.

Option to Purchase

Rezone to: V-C

Gainesville, GA 30501

Area Resident

Fee: \$ _____

Phone 770-363-1997

Other

Receipt #: _____

Email Address bkdunckel@rochester-assoc.com

40.173
 Acreage ~~39.83~~ +/-

Check #: _____

Tax Parcel Number p/o 11156 000025

Location Address 5608 Azelia Drive, Gainesville, GA 30506

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

Sign _____ Date: _____

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

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

Sign Bradley Dunckel Date: 4/5/24

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Josh Nelson

Address 5608 Azelia Drive

Gainesville, GA 30506

Phone Number 972-757-4511

Name of applicant(s) Rochester | DCCM - Bradley Dunckel


Address 425 Oak St.

Gainesville, GA 30501

Phone Number 770-363-1997

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)


Personally appeared before me
26 of March, 2024

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


Notary Public

03/26/2024
Date

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature:  _____

Date: 3/26/24

Applicant's/Owner's Name (Printed): Josh Nelson

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Bradley Dunckel

Date: 4/5/24

Applicant's/Owner's Name (Printed): Bradley Dunckel

Zoning & Conditional Use Permit Narrative for Lakeside at Holly Hill S/D

LOCATION – 5608 Azelia Drive, Gainesville, GA 30506

PARCEL – 11156 000025

ACREAGE – 40.173 acres +/-

APPLICANT – Rochester & Associates, LLC

Summary

The accompanying applications seek approval for the following:

1. Rezoning a portion of the property from AR-III to V-C.
2. Use Subject to County Commission approval for a Subdivision located within a V-C District.
3. Use Subject to Planning Commission approval for an Amenity located within a V-C District.

The intent is to subdivide 39.83 +/- acres of partially improved property located on Azelia Drive in north Hall into 14 single family detached homesites. The location is approximately 1,200 LF north of Price Road (SR 136) and its intersection with Holly Hill Drive. The intent is to develop up to 14 lots off existing public streets. Many of the lots will have lake views.

Site Description

The parcel has a combination of AR-III and V-C zonings. It has approximately 1,500 LF of frontage along Williamson Drive and 2,800 LF on Azelia Drive. The site is rectangular in shape and approximately 1,400 LF deep and with over 900 LF of Corps boundary. The site is partially developed with an existing home, barn and one boat dock. Domestic water is located approximately 3,000 LF at Price Road and Marks Drive. Private wells and On-Site sewerage management are proposed to serve the site. All other dry utilities are located within a reasonable distance for service extensions.

Conditional Use Permit Justification

Assuming the property is zoned to V-C, this request is for a Use Subject to County Commission approval for a subdivision as provided by Section 17.50.040, L.

Assuming the property is zoned to V-C, this request is for a Use Subject to Planning Commission approval for an amenity as provided by Section 17.50.020, B.

Adjacencies

Nearby parcels are currently zoned V-C, R-1, AR-III and H-B.

Access

Access to the individual lots is proposed directly from Williamson Drive and Azelia Drive. Both are indicated to be County Maintained but unpaved (GAB) with approximately 20' of width contained within a 50' R/W's.

Comprehensive Plan Consistency

The project is consistent with the “Lake Area Residential” designation of the 2017 Comprehensive Plan and Future Land Use Map. Primary Future Land Uses include “low density residential” with densities not exceeding 1.0 unit per acre. This proposed use will not exceed the recommended density.

Architectural Materials & Site Improvements

At a minimum, the homes would follow a design theme that would include:

- Two-car garages (width not to exceed 55% of front building width)
- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Architectural weight shingles
- Sodded yards (4 sides, minimum 20’ sides and rear)

Homeowner’s Association

A Homeowner’s Association will be created in order to administer the covenants, conditions and restrictions that will be placed on the property by the Applicant. The HOA will manage the overall management of the property including maintenance, architectural controls and financial management.

Amenities

The existing home, parking area, boat dock and barn may be used as amenities for the subdivision or retained as an individual lot. This lot is identified as Lot 14 on the zoning plan.

OWNER & DEVELOPER:

Rochester DCCM
JOSH NELSON
 5608 AZELIA DRIVE
 GAINESVILLE, GA 30506
 PHONE: 972-757-4511
 EMAIL: JOSHROCHESTER@GMAIL.COM
APPLICANT INFORMATION:

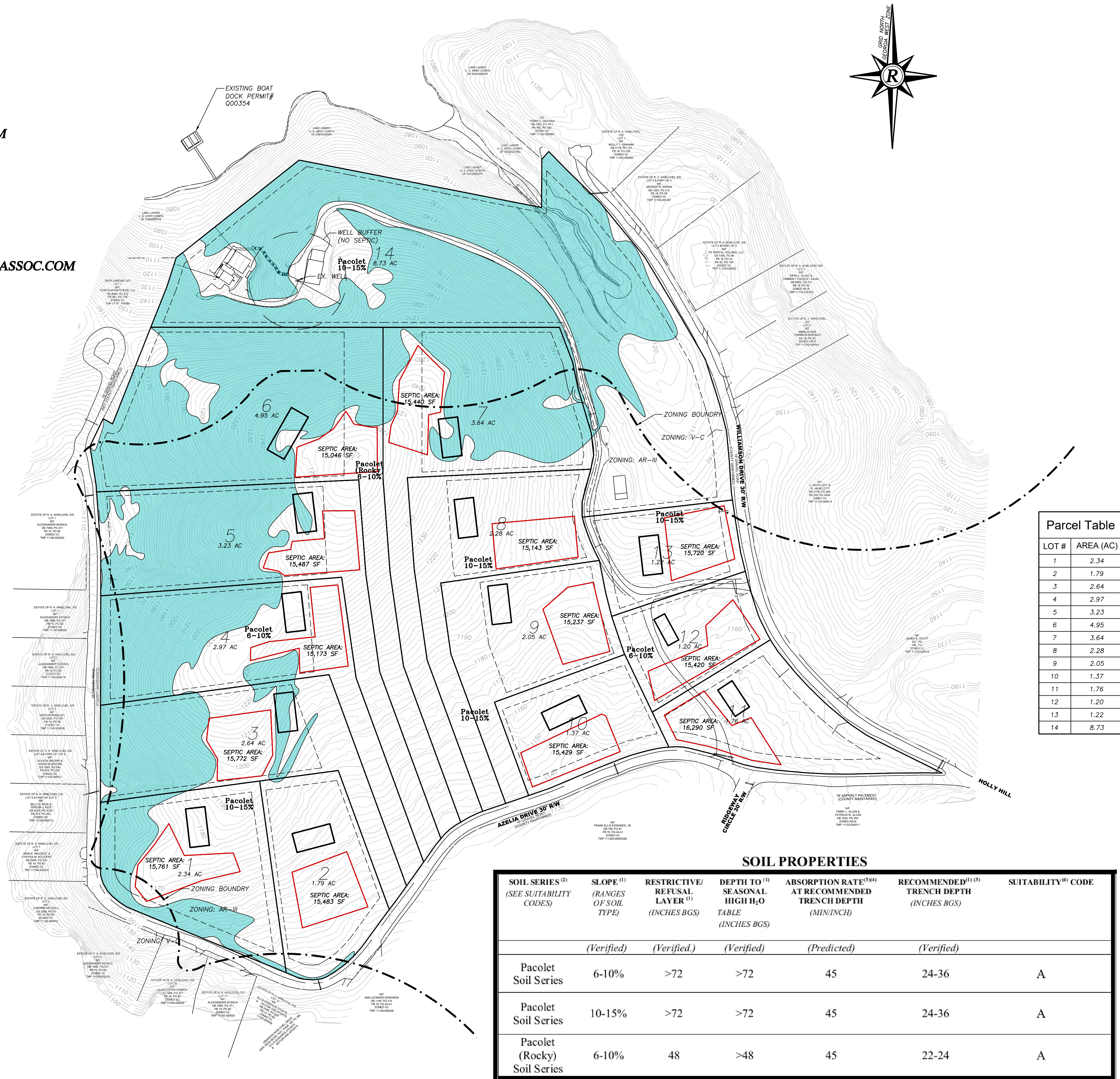
Rochester DCCM
 425 OAK STREET, NW
 GAINESVILLE, GEORGIA 30501

CONTACT: JEREMY FRYDRYCH, P.E.
 PHONE: 678-450-5203
 EMAIL: JDFRYDRYCH@ROCHESTER-ASSOC.COM

LEGEND:

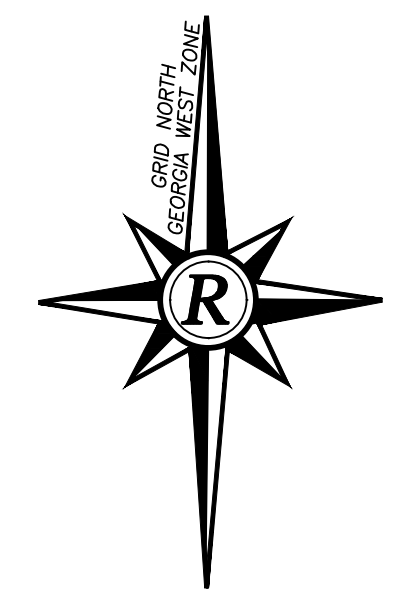
- SLOPES >25%
- ZONING BOUNDARY

SITE DATA	
ZONING	VC & AR-III
AREA	40.17 AC
NUMBER OF LOTS	14
DENSITY	.348 UNITS/AC
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MINIMUM LOT AREA	35,000 sq. ft.
MINIMUM LOT FRONTAGE	50'

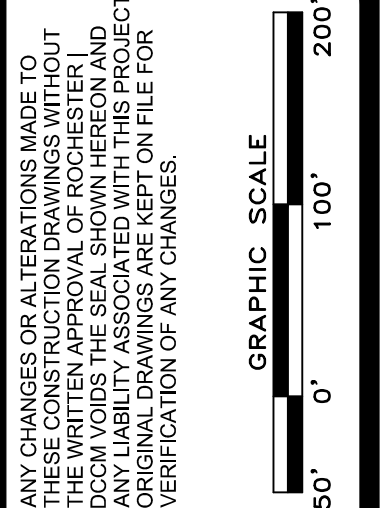


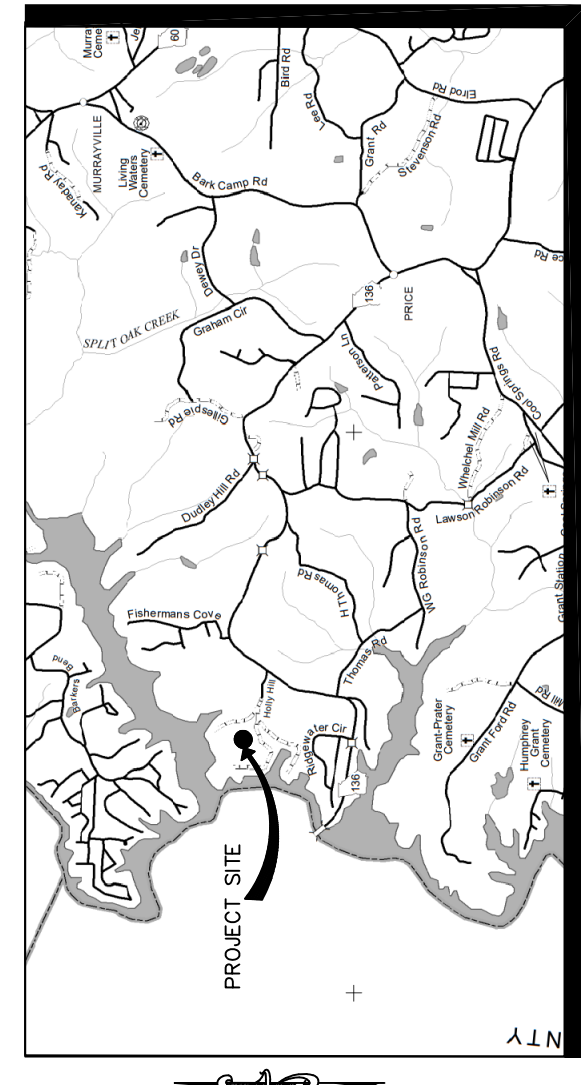
Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

SOIL SERIES ⁽²⁾ (SEE SUITABILITY CODES)	SLOPE ⁽¹⁾ (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ (INCHES BGS)	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE (INCHES BGS)	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED ^{(1) (3)} TRENCH DEPTH (INCHES BGS)	SUITABILITY ⁽⁴⁾ CODE
	(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
Pacolet Soil Series	6-10%	>72	>72	45	24-36	A
Pacolet Soil Series	10-15%	>72	>72	45	24-36	A
Pacolet (Rocky) Soil Series	6-10%	48	>48	45	22-24	A



NO.	DATE	DESCRIPTION	REVISIONS





Vicinity Map NTS

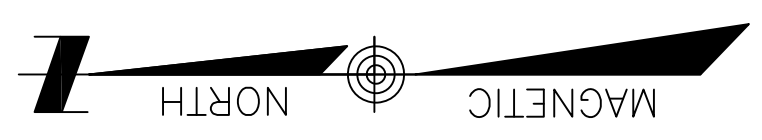
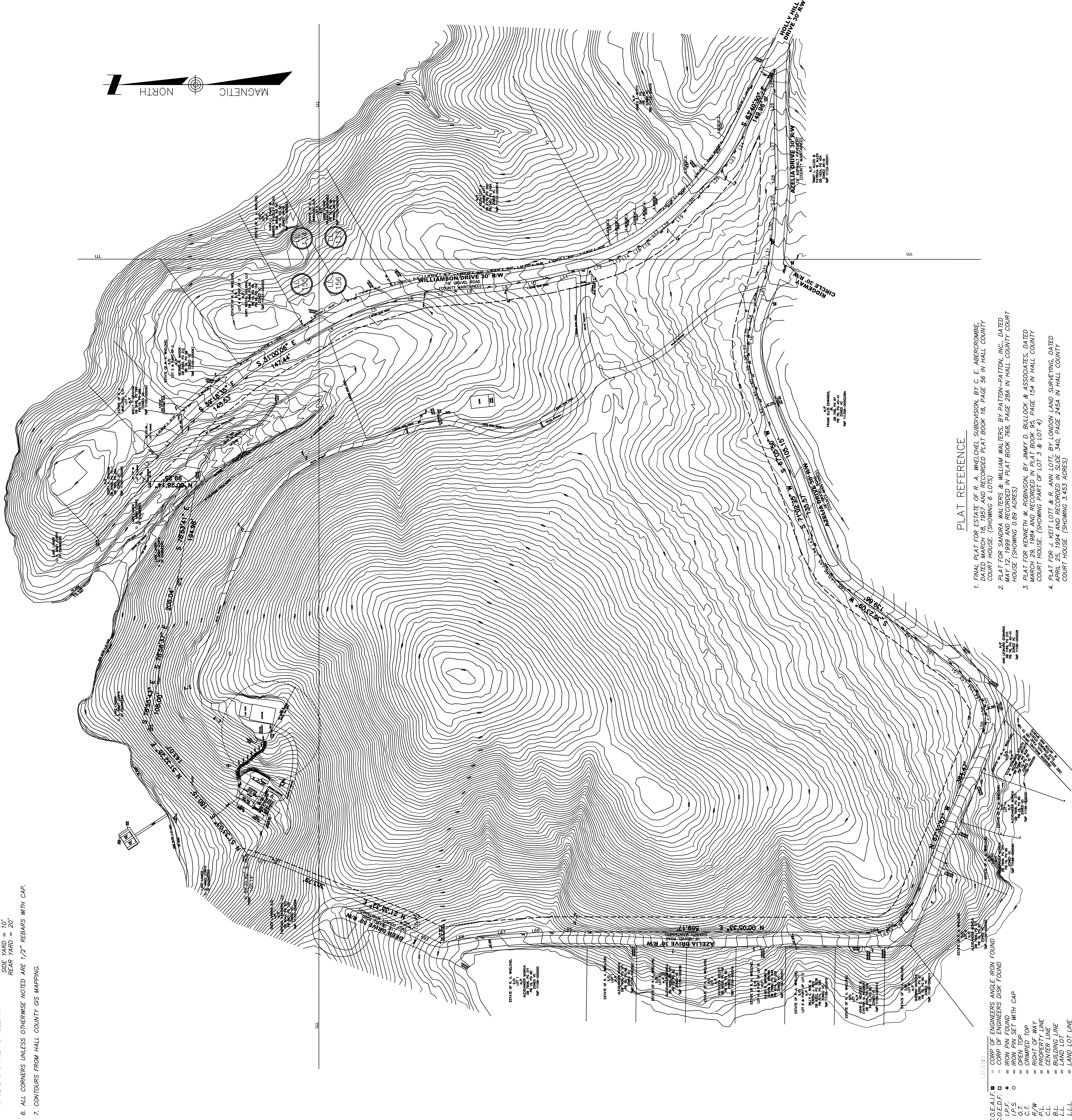
LINE	BEARING	DISTANCE
125	N 89°33'58" W	53.71
126	S 85°37'53" W	68.48
127	S 85°37'53" W	91.99
128	N 89°33'58" W	42.13
129	N 85°59'08" W	42.13
130	N 84°52'32" W	61.44
131	N 82°07'51" W	41.76
132	N 71°24'25" W	70.60
133	N 75°55'03" W	44.97
134	N 86°24'55" W	14.25
135	S 87°04'22" W	22.53
136	S 87°04'22" W	16.43
137	S 87°04'22" W	16.43
138	S 87°04'22" W	16.43
139	S 87°04'22" W	16.43
140	S 87°04'22" W	16.43
141	S 87°04'22" W	16.43
142	S 87°04'22" W	16.43
143	S 87°04'22" W	16.43
144	S 87°04'22" W	16.43
145	S 87°04'22" W	16.43
146	S 87°04'22" W	16.43
147	S 87°04'22" W	16.43
148	S 87°04'22" W	16.43
149	S 87°04'22" W	16.43
150	S 87°04'22" W	16.43
151	S 87°04'22" W	16.43
152	S 87°04'22" W	16.43
153	S 87°04'22" W	16.43
154	S 87°04'22" W	16.43
155	S 87°04'22" W	16.43
156	S 87°04'22" W	16.43
157	S 87°04'22" W	16.43
158	S 87°04'22" W	16.43
159	S 87°04'22" W	16.43
160	S 87°04'22" W	16.43
161	S 87°04'22" W	16.43
162	S 87°04'22" W	16.43
163	S 87°04'22" W	16.43
164	S 87°04'22" W	16.43
165	S 87°04'22" W	16.43
166	S 87°04'22" W	16.43
167	S 87°04'22" W	16.43
168	S 87°04'22" W	16.43
169	S 87°04'22" W	16.43
170	S 87°04'22" W	16.43
171	S 87°04'22" W	16.43

LINE	BEARING	DISTANCE
1	N 11°17'25" E	21.23
2	S 44°28'12" E	52.14
3	S 44°28'12" E	52.14
4	S 44°28'12" E	52.14
5	S 44°28'12" E	52.14
6	S 44°28'12" E	52.14
7	S 44°28'12" E	52.14
8	S 44°28'12" E	52.14
9	S 44°28'12" E	52.14
10	S 44°28'12" E	52.14
11	S 44°28'12" E	52.14
12	S 44°28'12" E	52.14
13	S 44°28'12" E	52.14
14	S 44°28'12" E	52.14
15	S 44°28'12" E	52.14
16	S 44°28'12" E	52.14
17	S 44°28'12" E	52.14
18	S 44°28'12" E	52.14
19	S 44°28'12" E	52.14
20	S 44°28'12" E	52.14
21	S 44°28'12" E	52.14
22	S 44°28'12" E	52.14
23	S 44°28'12" E	52.14
24	S 44°28'12" E	52.14

SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, RECORDING CERTIFICATES, AND RECORDING STAMPS. THE SURVEYOR'S CERTIFICATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENT RECORDS BY ANY PURCHASER OR USER OF THIS PLAT 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 SURVEYING BOARD AND THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-9-9-67.

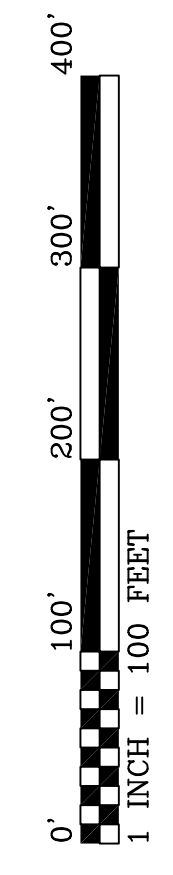
GENERAL NOTES:

- SURVEY PROCEDURES, WHICH THIS PLAT IS BASED UPON, HAS A CLOSURE PRECISION OF ONE FOOT IN 65,145 FEET WITH AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 119,992 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
- A PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD ZONE, AS SHOWN ON FLOOD INSURANCE RATE MAP # 1309C-00756, HALL COUNTY DATED APRIL 4, 2018.
- THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF THE LOCATION OF UTILITIES SHOWN ABOVE. GROUND PENETRATING RADAR (GPR) RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY LINES OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A WARRANTY OF ANY KIND.
- HALL COUNTY TAX MAP 11566-000205, CURRENT ZONING IS VC (VACATION COTTAGE) PER HALL COUNTY ZONING. VC SETBACKS ARE AS FOLLOWS:
 FRONT = 30'
 REAR = 100' = 20'
- ALL CORNERS UNLESS OTHERWISE NOTED ARE 1/2" REBAR WITH CAP.
- CONTOURS FROM HALL COUNTY GIS MAPPING.



TOTAL AREA
 1,749,932 SQ. FT.
 40.173 Acres

- PLAT REFERENCE**
- FINAL PLAT FOR ESTATE OF R. A. WHEELER SUBDIVISION, BY C. E. ABERCROMBIE, DATED MARCH 19, 1957 AND RECORDED PLAT BOOK 18, PAGE 56 IN HALL COUNTY COURT HOUSE. (SHOWING 6 LOTS)
 - PLAT FOR DANIEL W. WALKER & WILLIAM WALKER, BY PATTON-PATTON, INC. DATED MARCH 29, 1984 AND RECORDED IN PLAT BOOK 788, PAGE 208 IN HALL COUNTY COURT HOUSE. (SHOWING 0.89 ACRES)
 - PLAT FOR KENNETH W. ROBINSON, BY AMY D. BULLOCK & ASSOCIATES, DATED MARCH 29, 1984 AND RECORDED IN PLAT BOOK 95, PAGE 154 IN HALL COUNTY COURT HOUSE. (SHOWING PART OF LOT 3 & LOT 4)
 - PLAT FOR J. KEIT LOTT & R. ANN LOTT, BY LONDON LAND SURVEYING, DATED APRIL 25, 1994 AND RECORDED IN SLIDE 340, PAGE 2454 IN HALL COUNTY COURT HOUSE. (SHOWING 3.453 ACRES)
 - PLAT FOR KENNETH W. ROBINSON, BY PATTON LAND SURVEYS, DATED AUGUST 8, 2009 AND RECORDED IN PLAT BOOK 861, PAGE 128 IN HALL COUNTY COURT HOUSE. (SHOWING 4 LOTS)
 - FINAL PLAT FOR ESTATE OF R. A. WHEELER SUBDIVISION, BY C. E. ABERCROMBIE, DATED NOVEMBER 5, 1957 AND RECORDED PLAT BOOK 19, PAGE 80 IN HALL COUNTY COURT HOUSE. (SHOWING 16 LOTS)
 - PLAT FOR DAVID BROWN, BY TRAVIS FRUIT & ASSOCIATES, Inc., DATED MARCH 8, 2011 AND RECORDED IN PLAT BOOK 874, PAGE 205, IN HALL COUNTY COURT HOUSE. (SHOWING TWO LOTS)



BOUNDARY & TOPOGRAPHIC SURVEY FOR

THE NELSON REVOCABLE TRUST
 LAND LOTS 133, 155 & 156 - 11TH DISTRICT
 HALL COUNTY, GEORGIA

PLAT DATE: SEPTEMBER 19, 2022
 SURVEY DATE: APRIL 21, 2022
 SURVEY BY: JTT
 DRAWN BY: BDT
 JOB #: 0522-007
 SCALE: 1" = 100'

REVISIONS:
 DATE: DESCRIPTION

Trail and Son, Inc.
 LAND PLANNERS & SURVEYORS
 CONSTRUCTION MANAGEMENT
 3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
 PHONE: (706) 216-8980 CELL: (706) 974-7046
 FAX: (706) 265-4543 EMAIL: btrail@windstream.net

OWNER & DEVELOPER:

Rochester BCCM
JOSH NELSON
 5608 AZELIA DRIVE
 GAINESVILLE, GA 30506
 PHONE: 972-757-4511
 EMAIL: JOSHRONELSON@GMAIL.COM
APPLICANT INFORMATION:

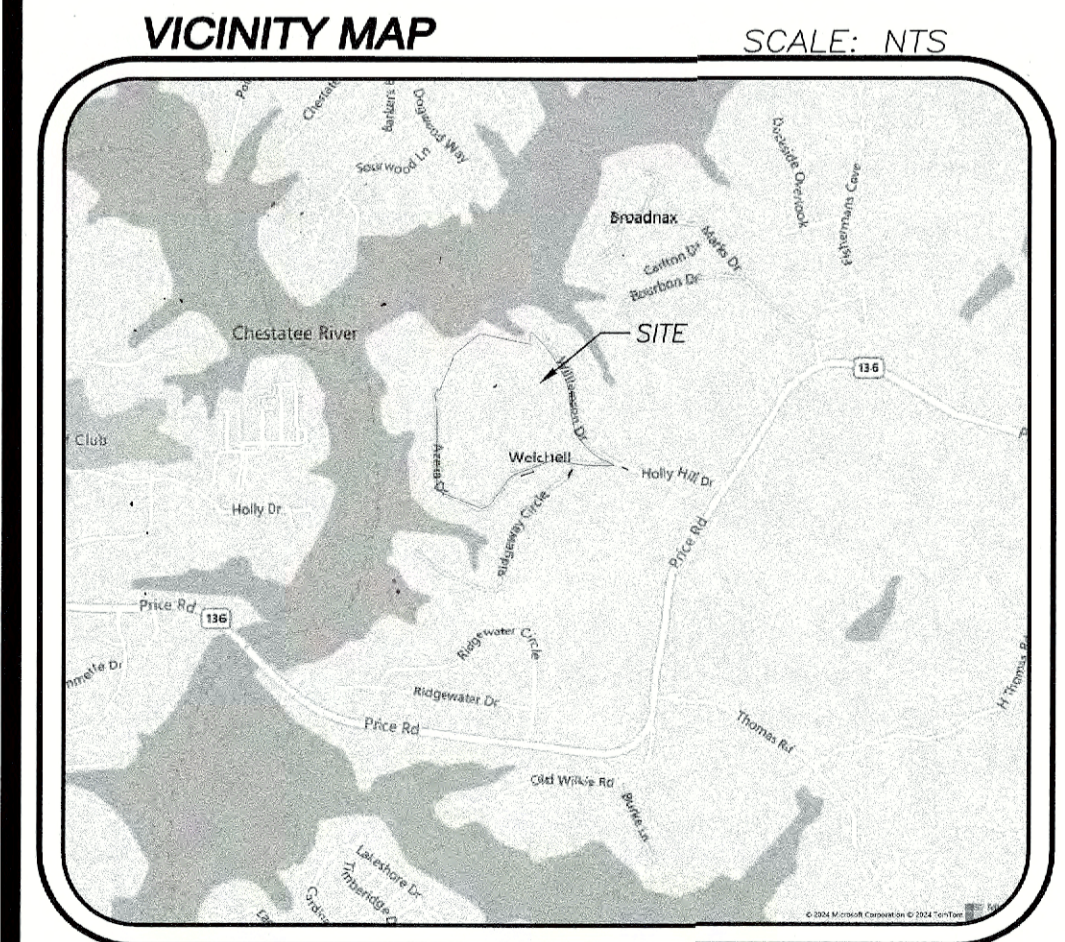
Rochester BCCM
 425 OAK STREET, NW
 GAINESVILLE, GEORGIA 30501

CONTACT: JEREMY FRYDRYCH, P.E.
 PHONE: 678-450-5203
 EMAIL: JDFRYDRYCH@ROCHESTER-ASSOC.COM

LEGEND:

- SLOPES >25%
- ZONING BOUNDARY

SITE DATA	
ZONING	VC & AR-III
AREA	40.17 AC
NUMBER OF LOTS	14
DENSITY	348 UNITS/AC
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MINIMUM LOT AREA	35,000 sq. ft.
MINIMUM LOT FRONTAGE	50'



Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

SOIL SERIES ⁽²⁾ (SEE SUITABILITY CODES)	SLOPE ⁽¹⁾ (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ (INCHES BGS)	DEPTH TO SEASONAL HIGH H ₂ O TABLE ⁽¹⁾ (INCHES BGS)	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED ⁽¹⁾⁽³⁾ TRENCH DEPTH (INCHES BGS)	SUITABILITY ⁽⁴⁾ CODE
Pacolet Soil Series	6-10%	>72	>72	45	24-36	A
Pacolet Soil Series	10-15%	>72	>72	45	24-36	A
Pacolet (Rocky) Soil Series	6-10%	48	>48	45	22-24	A

Rochester BCCM
 Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.716.0600 P | www.rochester-assoc.com

ZONING PLAN FOR:
LAKESIDE AT HOLLY HILL
 SUBDIVISION
 LOCATED IN:
 HALL COUNTY, GEORGIA

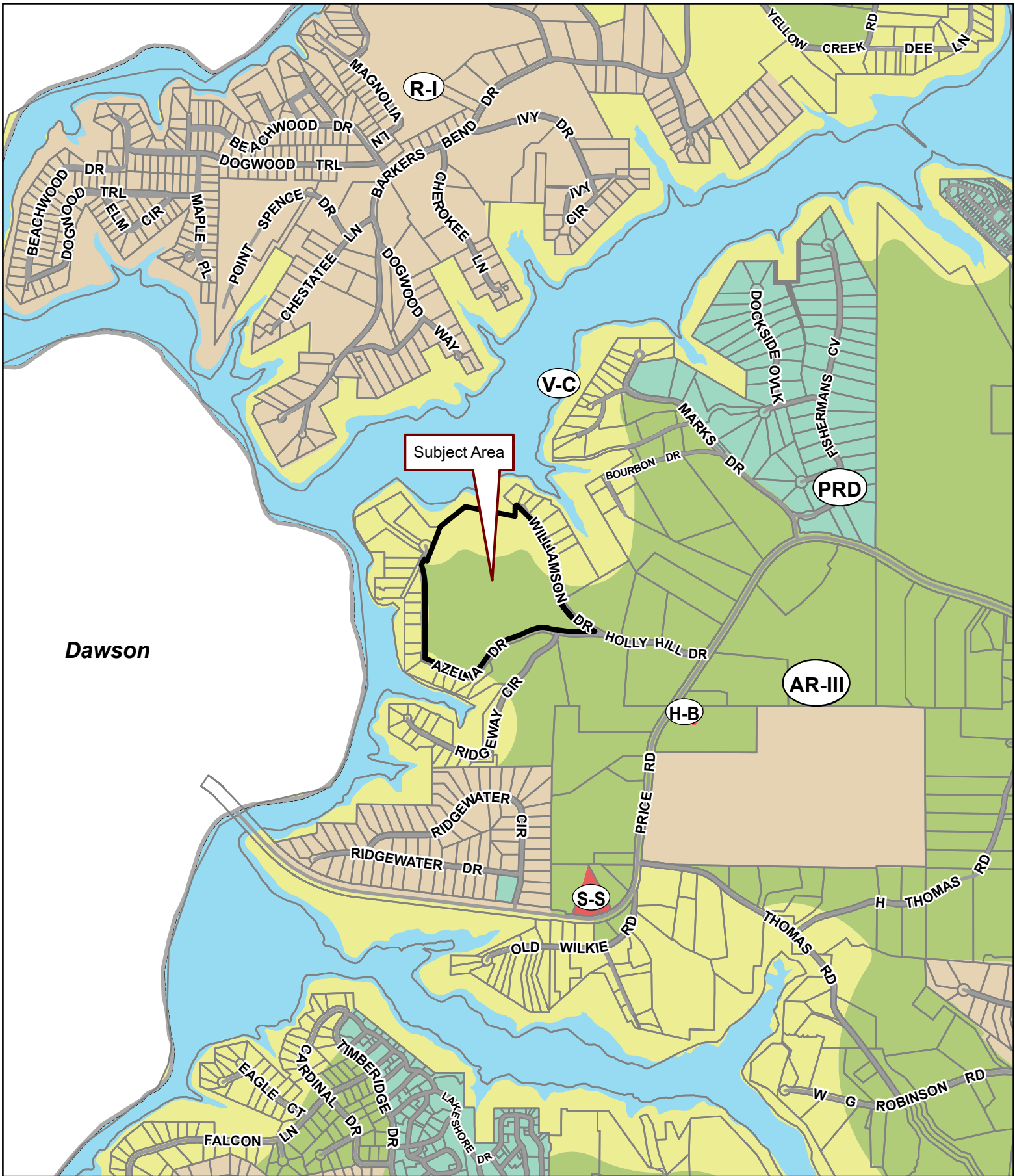
NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SHALL BE VOID. THE SEAL SHOWN HEREON AND THE ORIGINAL DRAWINGS ARE TO BE KEPT FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 0' 100' 200'

SHEET
1
 OF
1

DATE: 03/26/24
 SCALE: 1"=100'
 JOB NO. 6224013A2D
 DRAWN BY: CMF



Dawson

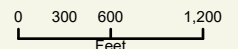
Applicant: ROCHESTER/DCCM

Tax Parcel #: 11156 000025

Location: 5608 AZELIA DRIVE, GAINESVILLE, GA 30506

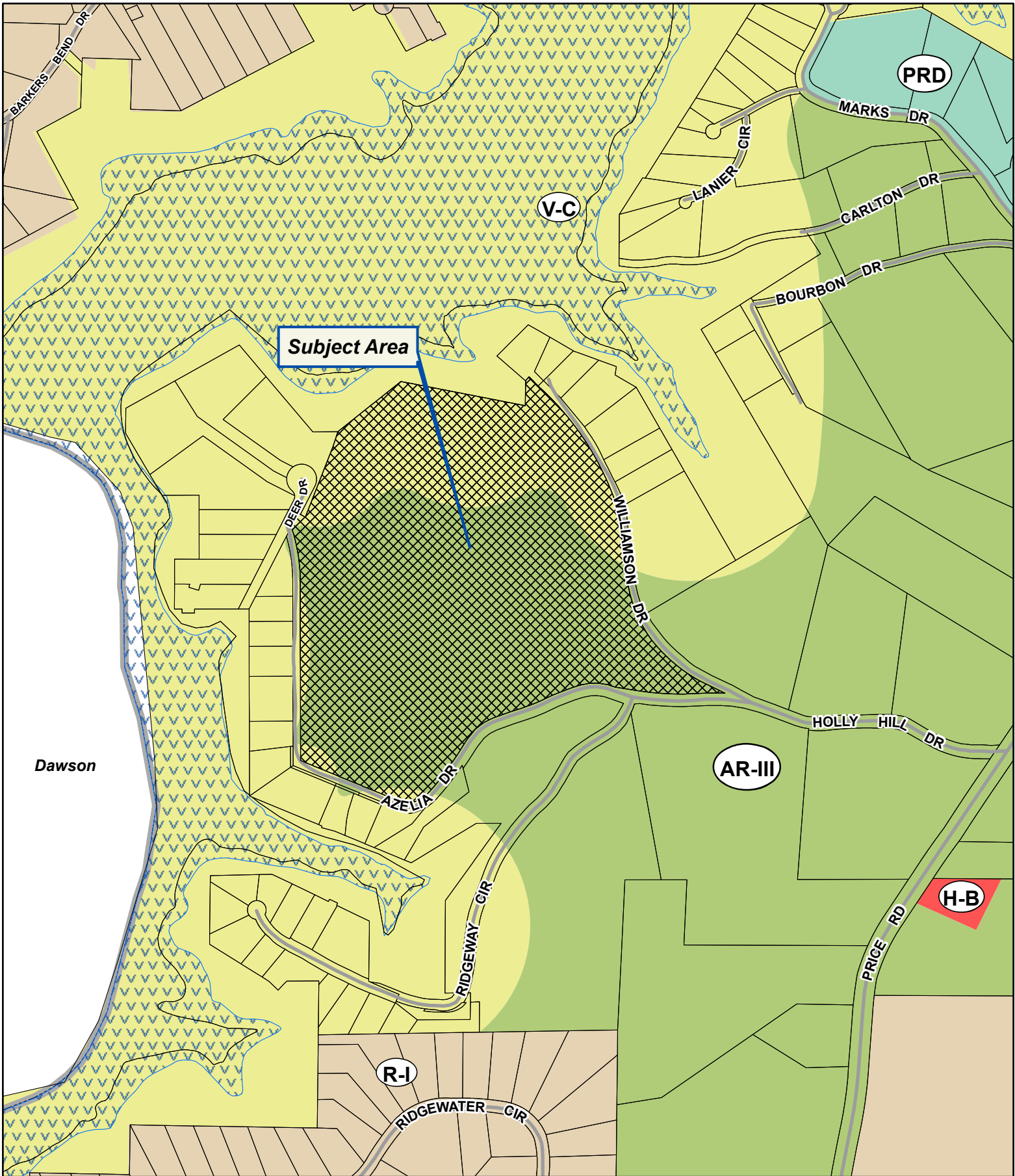
Commission District 2

PC Mtg. Date: 06/03/2024



- Zoning Boundary
- City Limits
- Subject Area
- Structure





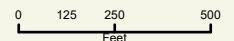
Applicant: ROCHESTER/DCCM

Tax Parcel #: 11156 000025

Location: 5608 AZELIA DRIVE, GAINESVILLE, GA 30506

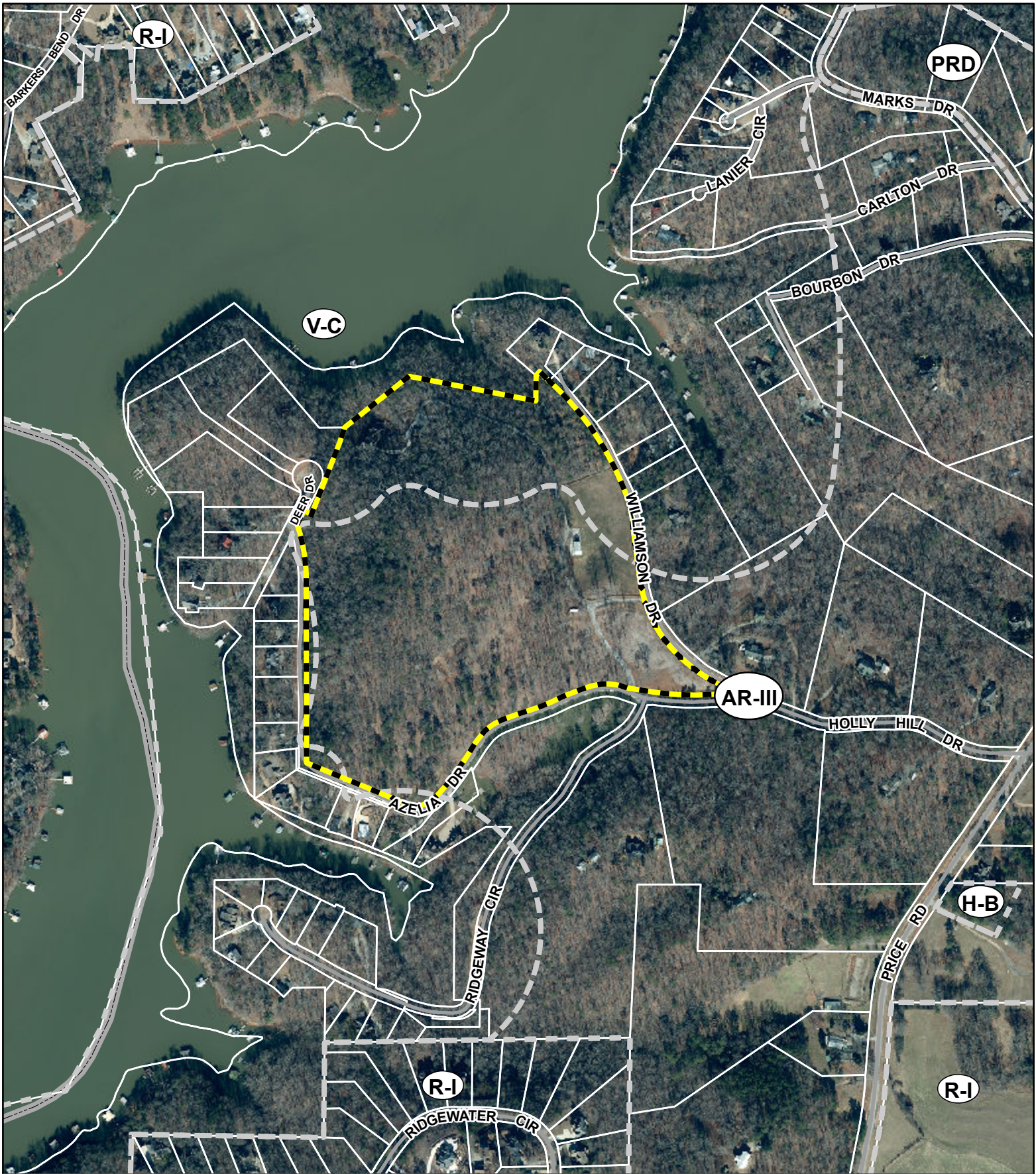
Commission District 2

PC Mtg. Date: 06/03/2024



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





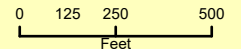
Applicant: ROCHESTER/DCCM




Tax Parcel #: 11156 000025

Location: 5608 AZELIA DRIVE, GAINESVILLE, GA 30506

Commission District 2

PC Mtg. Date: 06/03/2024



-  Zoning Boundary
-  City Limits
-  Subject Area



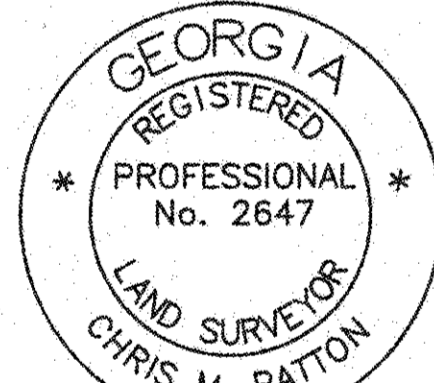
eFiled and eRecorded
DATE: 01/26/2022
TIME: 1:53 PM
PLAT BOOK: 881
PAGE: 214 - 214
FILING FEES: \$10.00
PART ID: 9576554662
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA



THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA COMMUNITY PANEL NO. 130466 0075 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- A PORTION OF THIS PROPERTY IS AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <https://hallgis.maps.arcgis.com/apps/webappviewer>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999904038. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOP3 NETWORK.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2'-FOOT INTERVALS.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,934 FEET AND AN ANGULAR CLOSURE OF 00'00'06" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.H. & D.W.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN LOT 1: 409,262 FEET. LOT 2: 198,270 FEET. LOT 3: 339,795 FEET. LOT 4: 82,684 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- THE FIELD SURVEY WAS CONDUCTED ON NOVEMBER 10TH, 2021.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.



HALL COUNTY SURVEYOR

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE:
HALL COUNTY PLANNING COMMISSION	DATE:
HALL COUNTY ENGINEERING	DATE: 1/21/2022

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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 COMPLES 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.

Chris M. Patton
 01/13/2022
 CHRIS M. PATTON, CA. R.L.S. #2647

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

REFERENCES:

- DEED BOOK 8747, PAGES 1-7
- PLAT BOOK 861, PAGE 126

WATER SERVICE BY:

FUTURE INDIVIDUAL WELLS

SEWER SERVICE BY:

FUTURE ON-SITE SEPTIC MANAGEMENT SYSTEM

AREA:

- LOT 1: 1.91 ACRES
- LOT 2: 1.83 ACRES
- LOT 3: 2.11 ACRES
- LOT 4: 2.16 ACRES

ZONING AND BUILDING

SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
 WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT HALL COUNTY ZONING:

V-C - VACATION COTTAGE

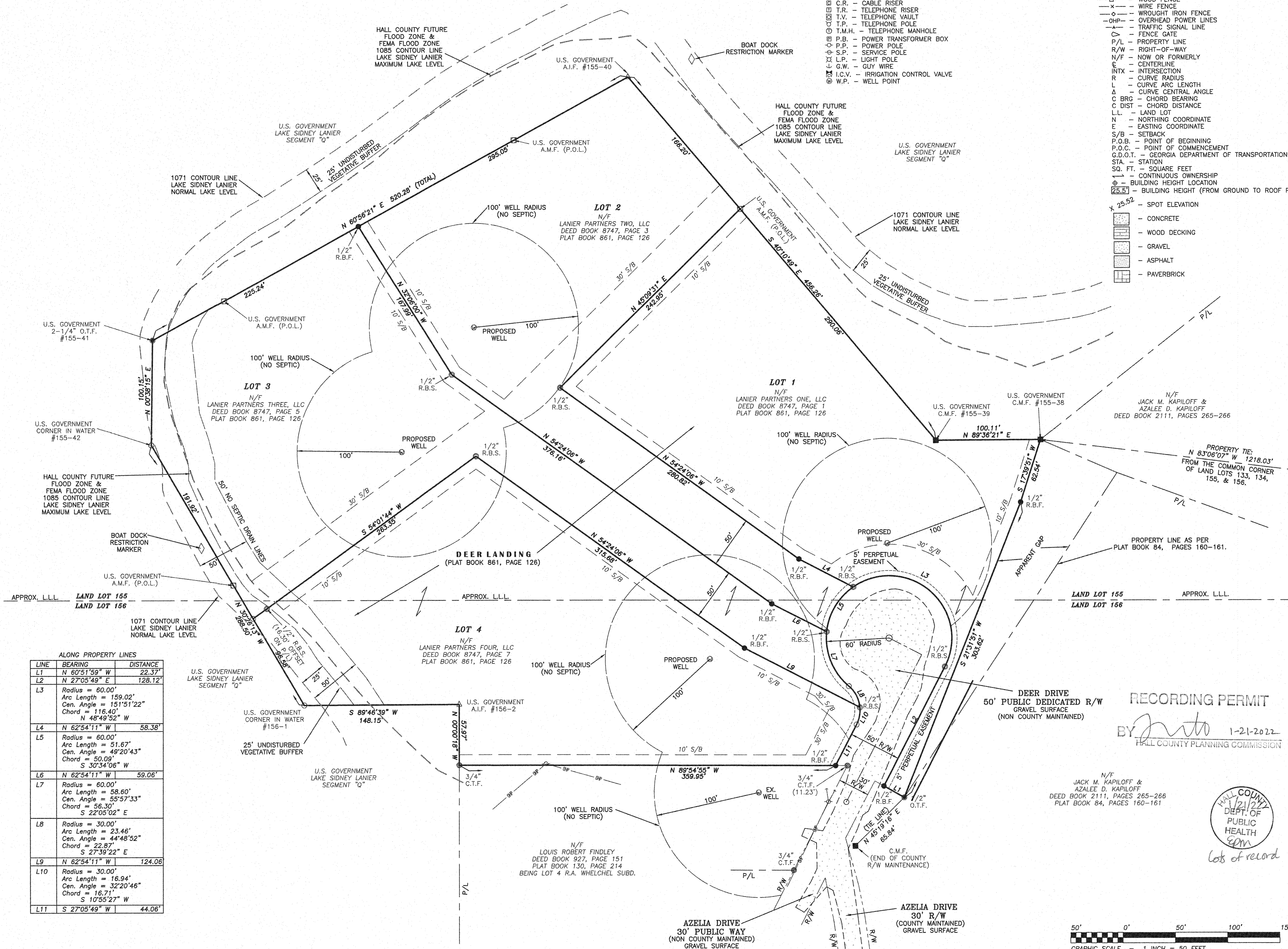
BUILDING SETBACKS:

FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
 SIDE: 10' FROM PROPERTY LINE
 REAR: 20' FROM PROPERTY LINE
 0' FROM U.S. GOVERNMENT PROPERTY LINE

LEGEND:

- A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- X.C.F. - X-CUT FOUND
- N.F. - NAIL FOUND
- R.F. - ROCK FOUND
- R.R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WIER INLET
- Y.I. - YARD INLET
- C.V. - CABLE TV VAULT
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.V. - TELEPHONE VAULT
- T.P. - TELEPHONE POLE
- T.M.H. - TELEPHONE MANHOLE
- P.B. - POWER TRANSFORMER BOX
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT

- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOT LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- EL. - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- B.T.L. - BURIED TELEPHONE LINE
- W. - BURIED WATER MAIN
- SS - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- W. - BURIED CABLE TV
- O. - CHAIN LINK FENCE
- W. - WOOD FENCE
- W. - WIRE FENCE
- O. - WROUGHT IRON FENCE
- OHP - OVERHEAD POWER LINES
- T. - TRAFFIC SIGNAL LINE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C. - CENTERLINE
- R. - INTERSECTION
- R. - CURVE RADIUS
- L. - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- DIST - CHORD DISTANCE
- L. - LAND LOT
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.O.D.T. - GEORGIA DEPARTMENT OF TRANSPORTATION STA. STATION
- SQ. FT. - SQUARE FEET
- N. - CONTINUOUS OWNERSHIP
- B. - BUILDING HEIGHT LOCATION
- 25.3' - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- X 25.52' - SPOT ELEVATION
- CONCRETE
- WOOD DECKING
- GRAVEL
- ASPHALT
- PAVERBRICK



ALONG PROPERTY LINES

L1	N 60°51'59" W	22.37'
L2	N 27°05'49" E	128.12'
L3	Radius = 60.00' Arc Length = 159.02' Cen. Angle = 151°51'22" Chord = 116.40' N 48°09'52" W	58.38'
L4	N 62°54'11" W	58.38'
L5	Radius = 60.00' Arc Length = 51.67' Cen. Angle = 49°20'43" Chord = 50.09' S 30°44'06" W	59.06'
L6	N 62°54'11" W	59.06'
L7	Radius = 60.00' Arc Length = 58.60' Cen. Angle = 55°57'33" Chord = 56.30' S 22°05'02" E	58.60'
L8	Radius = 30.00' Arc Length = 23.46' Cen. Angle = 44°48'52" Chord = 22.87' S 27°39'22" E	22.87'
L9	N 62°54'11" W	124.06'
L10	Radius = 30.00' Arc Length = 16.94' Cen. Angle = 32°20'46" Chord = 16.71' S 10°55'27" W	16.71'
L11	S 27°05'49" W	44.06'

REGISTERED PROFESSIONAL LAND SURVEYORS
 P.O. BOX 266
 GAINESVILLE, GA. 30603
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonsurveying.com
 LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSP 001029

COMPUTATIONS BY: J.M.J.
 SURVEYED BY: J.H. & D.W.
 DRAFTED BY: J.M.J.
 CHECKED BY: C.M.P.

RETRACEMENT SURVEY FOR:
LANIER PARTNERS ONE, LLC,
LANIER PARTNERS TWO, LLC,
LANIER PARTNERS THREE, LLC &
LANIER PARTNERS FOUR, LLC,
 -LOCATED IN-
 LAND LOTS 155 & 156
 11TH LAND DISTRICT
 HALL COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION
01/13/2022	HALL COUNTY REVIEW COMMENTS

SHEET NUMBER:
1 of 1
 SCALE: 1" = 50'
 SURVEY DATE: 11/10/2021
 PLAT DATE: 11/23/2021
 08-090.02.dwg
 JN. 09-090

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-31248-21-CU

Parcel ID: 11156 000025

eFiled and eRecorded
DATE: 02/02/2022
TIME: 3:38 PM
DEED BOOK: 9050
PAGE: 514 - 548
FILING FEES: \$26.00
TRANSFER TAX: \$1,900.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 2979894615
PARTICIPANT ID: 7067927936
PT61: 069-2022-000918
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, made this 1st day of February, 2022 by and between **Azalee D. Kapiloff and Jack M. Kapiloff**, as party or parties of the first part, hereinafter called Grantor, and **Joshua Robert Nelson**, 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.

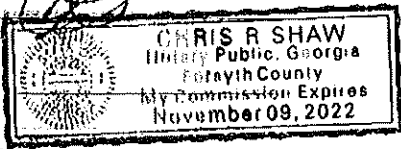
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Larry S. Zehrt

Unofficial Witness

Notary Public
My Commission Expires:



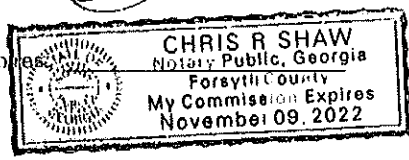
Azalee D. Kapiloff
by *Gary Martin Kapiloff* (Seal)
Azalee D. Kapiloff by Gary Martin Kapiloff her
lawful attorney-in-fact SEE Exhibit "B"
attached hereto and incorporated
herein by reference, for copy
of Power of Attorney

Signed, sealed and delivered
in the presence of:

Larry S. Zehrt

Unofficial Witness

Notary Public
My Commission Expires:



Jack M. Kapiloff
by *Gary Martin Kapiloff* (Seal)
Jack M. Kapiloff by Gary Martin Kapiloff his
lawful attorney-in-fact SEE Exhibit "C"
attached hereto and incorporated
herein by reference, for copy of
Power of Attorney

EXHIBIT "A"

File No.: W-31248-21-CU

Parcel I:

All that tract or parcel of land lying and being in Land Lots 133, 155 and 156 of the 11th District of Hall County, Georgia and being more particularly described as follows: Beginning at a point marked by an iron pin where the North side of Tara Drive (dirt) intersects with the Westerly side of Williamson Drive (County Dirt Surface Road); thence running along the Westerly side of Williamson Drive North 13 degrees 01 minutes West, 96.88 feet to a point; thence continuing on Williamson Drive North 90 degrees 19 minutes West, 101.5 feet to a point; thence continuing on said Drive North 06 degrees 24 minutes West 161.57 feet to an iron pin; thence running North 65 degrees 22 minutes West, 184.78 feet to an iron pin; thence running North 23 degrees 56 minutes West, 373.15 feet to an iron pin; thence running North 69 degrees 43 minutes West, 54.42 feet to an angle iron; thence running North 78 degrees 58 minutes West, 508.17 feet to an angle iron; thence running South 51 degrees 30 minutes West, 323.35 feet to a concrete monument; thence running South 66 degrees 35 minutes East, 79.64 feet to an iron pin; thence running South 69 degrees 57 minutes East, 153.65 feet to an iron pin; thence running North 70 degrees 05 minutes East, 169.57 feet to an iron pin; thence running South 88 degrees 54 minutes East, 300.22 feet to an iron pin; thence running South 46 degrees 50 minutes East, 134.83 feet to an iron pin; thence running South 17 degrees 16 minutes East, 264.74 feet to an iron pin; thence running South 11 degrees 45 minutes West, 139.76 feet to an iron pin; thence running South 20 degrees 25 minutes East, 224.93 feet to an iron pin located on the Northerly side of Tara Drive: thence running North 76 degrees 14 minutes East along the Northerly side of Tara Drive, 174.74 feet to an iron pin; thence running South 87 degrees 28 minutes East, 104.88 feet to an iron pin at the point of beginning, said property more fully shown on a Plat of Survey for Jack M. Kapiloff, by Farley-Collins Associates, Land Surveyors.

Parcel II:

All that tract or parcel of land lying and being in Land Lots 155, 156 and 133 of the 11th District of Hall County, Georgia, consisting of 31.493 acres, and being designated as Tract V on plat of survey of the R. A. Wheelchel Estate prepared by B. Keith Rochester and Associates, Registered Land Surveyors, dated April 17, 1973, and recorded in Plat Book 84, Pages 160-161, Hall County, Georgia, Records, which plat is incorporated herein by reference and made a part of this description. Said property conveyed hereunder being contiguous to other property now owned by Grantor herein, more fully described in Deed Book 496, Page 139, Hall County, Georgia Records.

Parcel III:

All that tract or parcel of land with all improvements thereon, lying and being in the 11th Land District, Land Lot 156 of the R. A. Wheelchel Estate Subdivision, fully described in Deed Book 176, Page 159, recorded in the Office of the Clerk of the Superior Court, Hall County, Georgia. Said property conveyed hereunder being the same property owned by Grantor herein, described in Deed Book 644, Pages 611-612, Hall County, Georgia Records.

Less and Except: All that tract of land as shown on that certain Warranty Deed dated 03/11/2014 filed for record 04/24/2014, recorded in Deed Book 7355, Page 587, aforesaid records.

EXHIBIT "A"

File No.: W-31248-21-CU

Parcel I:

All that tract or parcel of land lying and being in Land Lots 133, 155 and 156 of the 11th District of Hall County, Georgia and being more particularly described as follows: Beginning at a point marked by an iron pin where the North side of Tara Drive (dirt) intersects with the Westerly side of Williamson Drive (County Dirt Surface Road); thence running along the Westerly side of Williamson Drive North 13 degrees 01 minutes West, 96.88 feet to a point; thence continuing on Williamson Drive North 90 degrees 19 minutes West, 101.5 feet to a point; thence continuing on said Drive North 06 degrees 24 minutes West 161.57 feet to an iron pin; thence running North 65 degrees 22 minutes West, 184.78 feet to an iron pin; thence running North 23 degrees 56 minutes West, 373.15 feet to an iron pin; thence running North 69 degrees 43 minutes West, 54.42 feet to an angle iron; thence running North 78 degrees 58 minutes West, 508.17 feet to an angle iron; thence running South 51 degrees 30 minutes West, 323.35 feet to a concrete monument; thence running South 66 degrees 35 minutes East, 79.64 feet to an iron pin; thence running South 69 degrees 57 minutes East, 153.65 feet to an iron pin; thence running North 70 degrees 05 minutes East, 169.57 feet to an iron pin; thence running South 88 degrees 54 minutes East, 300.22 feet to an iron pin; thence running South 46 degrees 50 minutes East, 134.83 feet to an iron pin; thence running South 17 degrees 16 minutes East, 264.74 feet to an iron pin; thence running South 11 degrees 45 minutes West, 139.76 feet to an iron pin; thence running South 20 degrees 25 minutes East, 224.93 feet to an iron pin located on the Northerly side of Tara Drive: thence running North 76 degrees 14 minutes East along the Northerly side of Tara Drive, 174.74 feet to an iron pin; thence running South 87 degrees 28 minutes East, 104.88 feet to an iron pin at the point of beginning, said property more fully shown on a Plat of Survey for Jack M. Kapiloff, by Farley-Collins Associates, Land Surveyors.

Parcel II:

All that tract or parcel of land lying and being in Land Lots 155, 156 and 133 of the 11th District of Hall County, Georgia, consisting of 31.493 acres, and being designated as Tract V on plat of survey of the R. A. Wheelchel Estate prepared by B. Keith Rochester and Associates, Registered Land Surveyors, dated April 17, 1973, and recorded in Plat Book 84, Pages 160-161, Hall County, Georgia, Records, which plat is incorporated herein by reference and made a part of this description. Said property conveyed hereunder being contiguous to other property now owned by Grantor herein, more fully described in Deed Book 496, Page 139, Hall County, Georgia Records.

Parcel III:

All that tract or parcel of land with all improvements thereon, lying and being in the 11th Land District, Land Lot 156 of the R. A. Wheelchel Estate Subdivision, fully described in Deed Book 176, Page 159, recorded in the Office of the Clerk of the Superior Court, Hall County, Georgia. Said property conveyed hereunder being the same property owned by Grantor herein, described in Deed Book 644, Pages 611-612, Hall County, Georgia Records.

Less and Except: All that tract of land as shown on that certain Warranty Deed dated 03/11/2014 filed for record 04/24/2014, recorded in Deed Book 7355, Page 587, aforesaid records.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, 155, AND 156, 11TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF AZELIA DRIVE (30" RIGHT OF WAY) AND THE WEST RIGHT OF WAY OF WILLIAMSON DRIVE (30' RIGHT OF WAY); THENCE ALONG THE NORTH RIGHT OF WAY OF AZELIA DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°01'00" WEST, A DISTANCE OF 33.71 FEET TO A POINT; THENCE SOUTH 89°33'58" WEST, A DISTANCE OF 68.48 FEET TO A POINT; THENCE SOUTH 88°37'33" WEST, A DISTANCE OF 91.99 FEET TO A POINT; THENCE NORTH 89°27'59" WEST, A DISTANCE OF 43.00 FEET TO A POINT; THENCE NORTH 86°59'09" WEST, A DISTANCE OF 42.13 FEET TO A POINT; THENCE NORTH 84°52'32" WEST, A DISTANCE OF 61.44 FEET TO A POINT; THENCE NORTH 82°07'51" WEST, A DISTANCE OF 41.76 FEET TO A POINT; THENCE NORTH 77°40'38" WEST, A DISTANCE OF 28.17 FEET TO A POINT; THENCE NORTH 71°24'25" WEST, A DISTANCE OF 70.60 FEET TO A POINT; THENCE NORTH 75°55'03" WEST, A DISTANCE OF 44.97 FEET TO A POINT; THENCE NORTH 79°18'39" WEST, A DISTANCE OF 11.83 FEET TO A POINT; THENCE NORTH 86°24'55" WEST, A DISTANCE OF 14.75 FEET TO A POINT; THENCE SOUTH 87°04'22" WEST, A DISTANCE OF 22.53 FEET TO A POINT; THENCE SOUTH 82°17'13" WEST, A DISTANCE OF 16.43 FEET TO A POINT; THENCE SOUTH 77°38'35" WEST, A DISTANCE OF 22.51 FEET TO A POINT; THENCE SOUTH 74°20'23" WEST, A DISTANCE OF 34.94 FEET TO A POINT; THENCE SOUTH 69°47'26" WEST, A DISTANCE OF 18.48 FEET TO A POINT; THENCE SOUTH 68°38'22" WEST, A DISTANCE OF 57.31 FEET TO A POINT; THENCE SOUTH 67°05'50" WEST, A DISTANCE OF 105.15 FEET TO A POINT; THENCE SOUTH 71°02'25" WEST, A DISTANCE OF 135.57 FEET TO A POINT; THENCE SOUTH 70°41'21" WEST, A DISTANCE OF 17.59 FEET TO A POINT; THENCE SOUTH 64°57'59" WEST, A DISTANCE OF 20.88 FEET TO A POINT; THENCE SOUTH 59°58'11" WEST, A DISTANCE OF 32.49 FEET TO A POINT; THENCE SOUTH 54°31'37" WEST, A DISTANCE OF 15.57 FEET TO A POINT; THENCE SOUTH 47°11'09" WEST, A DISTANCE OF 14.89 FEET TO A POINT; THENCE SOUTH 39°39'16" WEST, A DISTANCE OF 28.22 FEET TO A POINT; THENCE SOUTH 35°23'09" WEST, A DISTANCE OF 139.66 FEET TO A POINT; THENCE SOUTH 37°36'56" WEST, A DISTANCE OF 33.46 FEET TO A POINT; THENCE SOUTH 36°08'21" WEST, A DISTANCE OF 87.15 FEET TO A POINT; THENCE SOUTH 41°10'16" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 46°39'04" WEST, A DISTANCE OF 22.30 FEET TO A POINT; THENCE SOUTH 52°43'16" WEST, A DISTANCE OF 25.37 FEET TO A POINT; THENCE SOUTH 58°55'39" WEST, A DISTANCE OF 21.71 FEET TO A POINT; THENCE SOUTH 67°49'07" WEST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 83°39'25" WEST, A DISTANCE OF 15.95 FEET TO A POINT; THENCE NORTH 86°32'58" WEST, A DISTANCE OF 18.26 FEET TO A POINT; THENCE NORTH 79°23'49" WEST, A

DISTANCE OF 11.14 FEET TO A POINT; THENCE NORTH 67°32'57" WEST, A DISTANCE OF 384.47 FEET TO A POINT; THENCE NORTH 56°36'24" WEST, A DISTANCE OF 17.12 FEET TO A POINT; THENCE NORTH 50°45'47" WEST, A DISTANCE OF 19.34 FEET TO A POINT; THENCE NORTH 42°46'36" WEST, A DISTANCE OF 14.92 FEET TO A POINT; THENCE NORTH 30°02'31" WEST, A DISTANCE OF 17.64 FEET TO A POINT; THENCE NORTH 17°21'22" WEST, A DISTANCE OF 17.67 FEET TO A POINT; THENCE NORTH 02°17'24" WEST, A DISTANCE OF 18.00 FEET TO A POINT; THENCE NORTH 00°05'33" EAST, A DISTANCE OF 569.17 FEET TO A POINT; THENCE NORTH 00°03'51" EAST, A DISTANCE OF 76.60 FEET TO A POINT; THENCE NORTH 03°37'42" WEST, A DISTANCE OF 56.85 FEET TO A POINT; THENCE NORTH 04°08'13" WEST, A DISTANCE OF 83.00 FEET TO A POINT; THENCE NORTH 09°04'36" WEST, A DISTANCE OF 81.02 FEET TO THE NORTH RIGHT OF WAY OF DEER DRIVE (50' RIGHT OF WAY); ALONG THE EAST RIGHT OF WAY OF DEER DRIVE (50' RIGHT OF WAY) NORTH 25°36'20" EAST, A DISTANCE OF 63.16 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT OF WAY OF DEER DRIVE (50' RIGHT OF WAY) AND ALONG THE SUBDIVISION DEER LANDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 60°37'54" EAST, A DISTANCE OF 22.06 FEET TO A POINT; THENCE NORTH 21°35'32" EAST, A DISTANCE OF 303.79 FEET TO A POINT; THENCE NORTH 17°42'46" EAST, A DISTANCE OF 62.43 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY U.S. ARMY CORPS OF ENGINEERS THE FOLLOWING COURSES AND DISTANCES: NORTH 51°33'03" EAST, A DISTANCE OF 180.15 FEET TO A POINT; THENCE NORTH 51°32'25" EAST, A DISTANCE OF 143.07 FEET TO A POINT; THENCE SOUTH 78°55'43" EAST, A DISTANCE OF 108.00 FEET TO A POINT; THENCE SOUTH 78°56'37" EAST, A DISTANCE OF 205.04 FEET TO A POINT; THENCE SOUTH 78°53'41" EAST, A DISTANCE OF 194.98 FEET TO A POINT; THENCE NORTH 00°28'14" EAST, A DISTANCE OF 99.25 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY TERRY A. GRAHAM THE FOLLOWING COURSES AND DISTANCES: NORTH 41°17'25" EAST, A DISTANCE OF 21.23 FEET TO A POINT; THENCE SOUTH 44°28'12" EAST, A DISTANCE OF 52.14 FEET TO THE WEST RIGHT OF WAY OF WILLIAMSON DRIVE (30' RIGHT OF WAY); THENCE ALONG THE WEST RIGHT OF WAY OF WILLIAMSON DRIVE (30' RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES: SOUTH 45°36'29" EAST, A DISTANCE OF 96.64 FEET TO A POINT; THENCE SOUTH 39°18'35" EAST, A DISTANCE OF 145.53 FEET TO A POINT; THENCE SOUTH 31°00'06" EAST, A DISTANCE OF 147.44 FEET TO A POINT; THENCE SOUTH 30°03'52" EAST, A DISTANCE OF 97.07 FEET TO A POINT; THENCE SOUTH 17°30'58" EAST, A DISTANCE OF 95.39 FEET TO A POINT; THENCE SOUTH 14°43'41" EAST, A DISTANCE OF 58.02 FEET TO A POINT; THENCE SOUTH 05°22'16" EAST, A DISTANCE OF 62.26 FEET TO A POINT; THENCE SOUTH 03°42'23" EAST, A DISTANCE OF 64.69 FEET TO A POINT; THENCE SOUTH 08°16'58" EAST, A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 09°15'07" EAST, A DISTANCE OF 65.12 FEET TO A POINT; THENCE SOUTH 13°43'47" EAST, A DISTANCE OF 68.00 FEET TO A POINT; THENCE SOUTH 17°36'53" EAST, A DISTANCE OF 65.98 FEET TO A POINT; THENCE SOUTH 23°34'45" EAST, A DISTANCE OF 10.50 FEET TO A POINT; THENCE SOUTH 26°15'29" EAST, A DISTANCE OF 31.06 FEET TO A POINT; THENCE SOUTH 29°00'39" EAST, A DISTANCE OF 21.46 FEET TO A POINT; THENCE SOUTH 33°06'44" EAST, A DISTANCE

OF 22.72 FEET TO A POINT; THENCE SOUTH 39°23'14" EAST, A DISTANCE OF 31.84 FEET TO A POINT; THENCE SOUTH 40°09'05" EAST, A DISTANCE OF 29.57 FEET TO A POINT; THENCE SOUTH 43°11'09" EAST, A DISTANCE OF 33.69 FEET TO A POINT; THENCE SOUTH 45°12'52" EAST, A DISTANCE OF 40.01 FEET TO A POINT; THENCE SOUTH 47°45'04" EAST, A DISTANCE OF 20.90 FEET TO A POINT; THENCE SOUTH 50°16'33" EAST, A DISTANCE OF 55.98 FEET TO A POINT; THENCE SOUTH 56°04'20" EAST, A DISTANCE OF 38.84 FEET TO A POINT; THENCE SOUTH 61°22'15" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 63°40'30" EAST, A DISTANCE OF 149.96 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 40.173 AC.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, April 30, 2024 4:36 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Katie L. Greenway (CDI: Planning); Beth Garmon (CDI: Planning); Kristie Turner (Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCGC Tentative Agenda 6.3.24

Please find Environmental Health comments below:

Item 1, 0 Lake Lanier Heights Rd, Orr: Must meet all residential permitting requirements. Must submit to-scale site plan at time of septic permit application. The site plan must be to-scale and must include (but not be limited to) the following: septic tank location, location and type of onsite sewage management systems (primary and repair) on contour, house size and location, proposed drives, proposed grading, any proposed amenities, soil boundaries, and any calculations used to size the septic system. If an alternative primary system is proposed (Class I effluent system), a design must be submitted by someone certified by that company to provide design plans. Submittal of a site plan/application does not guarantee permit approval or approval for the number of bedrooms requested at time of application.

Item 2, 6263/6237 Grant Ford Road, DCCM: 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. 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 3A/3B, 5608 Azelia Drive, Rochester: 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. 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 4, 5279 Union Church Rd, Carter: 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.

Item 5, 0/3454 Gillsville Hwy, Chowdhury: 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.

Item 6, 1560/1582/1586 Pine Valley Road, Shadow Stone: 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 7, 1560 Piney Valley Road, Shadow Stone: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road

Mailing: PO Box 5901

Gainesville, GA 30504

(770) 531-3973 (phone)

emcgahee@hallcounty.org

<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)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Thursday, May 2, 2024 9:32 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for June 3, 2023

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

See responses in red, below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, April 25, 2024 10:48 AM
Subject: Tentative Planning Agenda for June 3, 2023

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

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 3, 2024** 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, May 2nd**. Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 20, 2024

NEW BUSINESS

1. [0 Lake Lanier Heights Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.25± acre tract located at the terminus of Lake Lanier Heights Road, approximately 2,095 feet from its intersection with Lanier Heights Circle | Zoned V-C; Tax Parcel 07353 001020 | Proposed Use: Construct a single-family residence | * Commission District 2 | Marty Orr, applicant No GDOT coordination required](#)
2. [6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | Proposed Use: 9-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No GDOT coordination required](#)
3. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No GDOT coordination required](#)

(B) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No
GDOT coordination required

4. **5279 Union Church Road | Use Subject to County Commission Approval | on a 2.66± acre tract located on the east side of Union Church Road, approximately 254 feet from its intersection with Laurel Terrace | Zoned R-I; Tax Parcel 15043A000008 | Proposed Use: 2-lot residential subdivision | ** Commission District 1 | Andy Carter, applicant No** **GDOT coordination required**
5. **0 & 3454 Gillsville Highway | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract located on the south side of Gillsville Highway (GA-323), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | Proposed Use: 20-lot residential subdivision | ** Commission District 3 | Sabina Chowdhury, applicant** **GDOT coordination required for access on SR 323**
6. **1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD | on a combined 34.03± acre tract located on the west side of Pine Valley Road, at its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.), 000039B & 000203 | Proposed Use: 148-unit townhouse development | ** Commission District 3 | Shadow Stone Partners, LLC, applicant** **No GDOT coordination required**
7. **1560 Pine Valley Road | Rezone | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | Proposed Use: Self storage warehouse | ** Commission District 3 | Shadow Stone Partners, LLC, 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, July 11, 2024**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, July 11, 2024. 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/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: May 2, 2024

t: 770.531.6800 | f: 770.531.3945

Subject: June 3, 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 3, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [0 Lake Lanier Heights Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.25± acre tract located at the terminus of Lake Lanier Heights Road, approximately 2,095 feet from its intersection with Lanier Heights Circle | Zoned V-C; Tax Parcel 07353 001020 | Proposed Use: Construct a single-family residence | * Commission District 2 | Marty Orr, applicant](#)
 - a. **Engineering:** No comment.
 - b. **Traffic:** No comment.
 - c. **Utilities:** No comment.

2. [6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | Proposed Use: 9-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show FEMA and Hall County studied Flood plains that are present on site. There appears to be a 46KV transmission line in the location of the proposed road that must be moved.
 - b. **Traffic:** No comment.
 - c. **Utilities:** No sewer in area.

3. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)
[\(B\) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its](#)

[intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied Flood plains that are present on site
- b. **Traffic:** No comment
- c. **Utilities:** No sewer system

4. [5279 Union Church Road | Use Subject to County Commission Approval | on a 2.66± acre tract located on the east side of Union Church Road, approximately 254 feet from its intersection with Laurel Terrace | Zoned R-I; Tax Parcel 15043A000008 | Proposed Use: 2-lot residential subdivision | ** Commission District 1 | Andy Carter, applicant](#)

- a. **Engineering:** All work performed on drainage easement must be approved by the county engineer.
- b. **Traffic:** No comment
- c. **Utilities:** No sewer system

5. [0 & 3454 Gillsville Highway | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a combined 30.78± acre tract located on the south side of Gillsville Highway \(GA-323\), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | Proposed Use: 20-lot residential subdivision | ** Commission District 3 | Sabina Chowdhury, 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 FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- b. **Traffic:** GDOT permit required for proposed access on SR323.
- c. **Utilities:** No sewer system

6. [1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD | on a combined 34.03± acre tract located on the west side of Pine Valley Road, at its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 \(pt.\), 000039B & 000203 | Proposed Use: 148-unit townhouse development | ** Commission District 3 | Shadow Stone Partners, LLC, applicant](#)

- a. **Engineering:** All roads to be privately maintained

Show FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream

- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer district

7. [1560 Pine Valley Road | Rezone | from Planned Residential Development \(PRD\) to Planned Industrial Development \(PID\) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 \(pt.\) | Proposed Use: Self storage warehouse | ** Commission District 3 | Shadow Stone Partners, LLC, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** City of Gainesville sewer system territory. Existing sewer system is to the south on the larger left over portion of the site. The proposed storage building are lower in elevation than the existing sewer system. Additionally, an easement from the lower portion would need to be graded to the subject out parcel to access the sewer system.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, May 1, 2024 1:01 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Michael Vieira (Fire Services); Bryan Cash (Fire Services)
Subject: Fire Comments
Attachments: Fire Hydrant Map.pdf

Monday, June 3, 2024 Hall County Planning Commission Meeting.

1. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)

[\(B\) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)

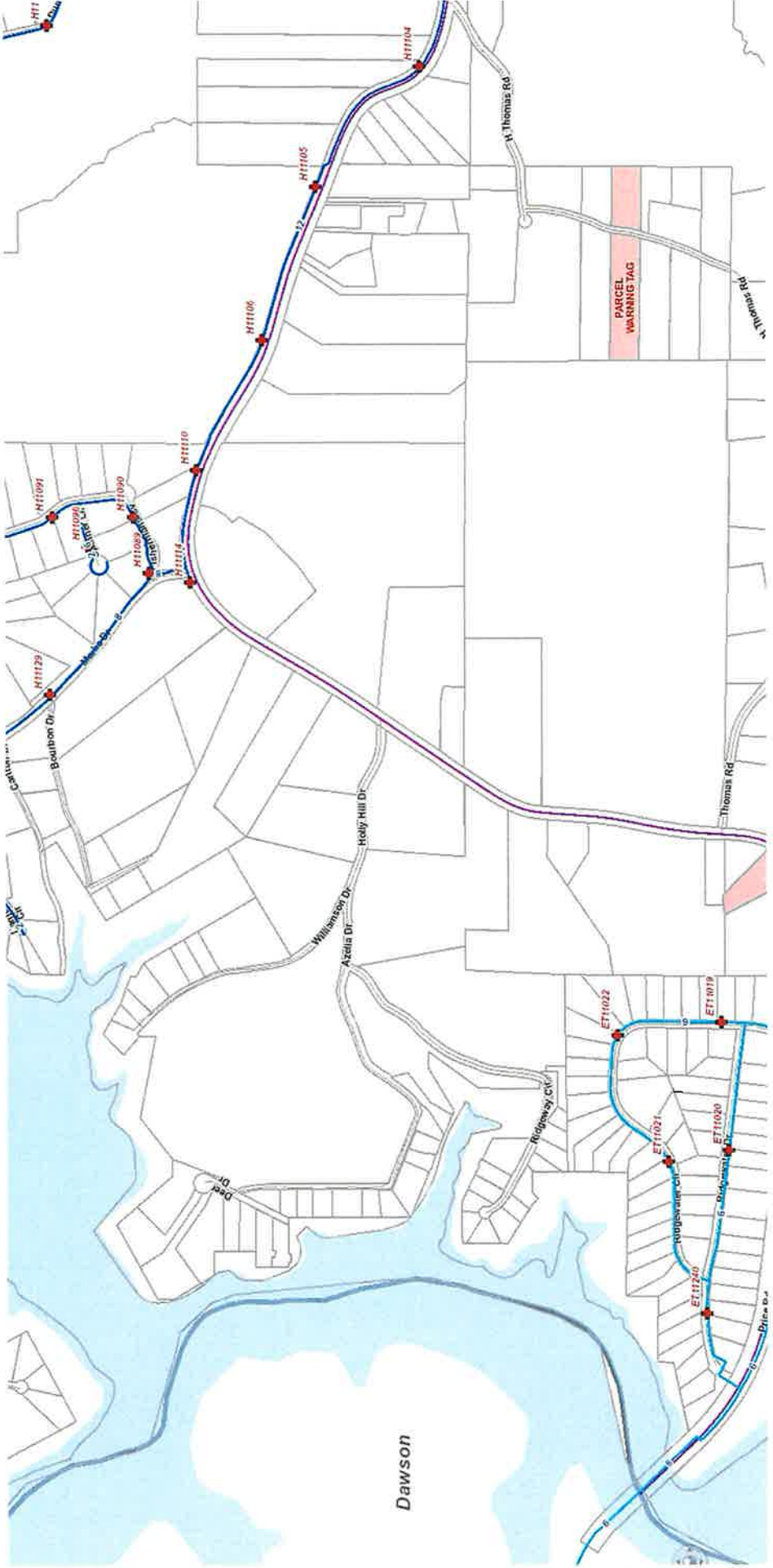
Hall County Fire Marshal's Office comments:

- 1) **International Fire Code Section 507 Fire Protection Water Supplies: 507.1 Required Water Supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into within the jurisdiction. The intersection of Azelia and Williamson Drive is 2,452 feet from a fire hydrant located on Price Rd at Marks Dr. if approved the development would have to meet the requirements of the above referenced code section. See attachment showing fire hydrant locations
- 2) **International Fire Code Section 503.2.5 Dead Ends:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Both Azelia and Williamson Drives are fire apparatus roads that exceed 150 feet in length and end abruptly with no means for fire apparatus to turn around. If approved turnarounds will be required at the end of Azelia and Williamson Drive that meet Hall County standards.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org





Print

Planning Commission Comments - June 3, 2024 - Submission #98122

Date Submitted: 6/2/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Judy

Last Name*

Rouse Van Doorn

Address1*

5704 Ridgeway Circle

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5608 Azelia 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*

As an agent of my father, owner of four lots on Ridgeway Circle, I would like to make the following comments from the proposal for rezoning land use and a new subdivision. In the proposal letter from the Fire Marshall, the statement is made "The intersection of Azelia and Williamson Drive is 2,452 feet from a fire hydrant located on Price Rd at Marks Dr." Would it be possible to plan and extend the Hall County Water Line from Marks Drive into the Holly Hill neighborhood for potable water access for the entire community? Availability of a Hall County water line and placement of a fire hydrant would address water safety and long-term development needs. Thank you for your time with this planning question.

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.

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST: REZONE FROM AR-III AND V-G TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: June 03, 2024	Date: August 8, 2024
Time: 5:15 P.M.	Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: June 03, 2024	Date: August 8, 2024
Time: 5:15 P.M.	Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:01:22
 5552 Williamson Drive
 Gainesville
 Hall County
 Georgia

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST: REZONE FROM AR-III AND V-G TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: June 03, 2024

Time: 5:15 P.M.

COUNTY COMMISSION
Date: August 8, 2024

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: ROCHESTER / DCCM

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL

PUBLIC HEARINGS WILL BE HELD ON: SUBDIVISION

PLANNING COMMISSION
Date: June 03, 2024

Time: 5:15 P.M.

COUNTY COMMISSION
Date: August 8, 2024

Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:09:27

5669 Azelia Drive

Gainesville

Hall County

Georgia

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-III AND V-C TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION Date: June 03, 2024 & COUNTY COMMISSION Date: AUGUST 8, 2024
Time: 5:15 p.m. & Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ROCHESTER / DCCM
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION Date: June 03, 2024 & COUNTY COMMISSION Date: AUGUST 8, 2024
Time: 5:15 p.m. & Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:06:30
5674 Azelia Drive
Gainesville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST:
USE SUBJECT TO COUNTY COMMISSION
APPROVAL FOR A 14-LOT RESIDENTIAL

PUBLIC HEARINGS WILL BE HELD ON: SUBDIVISION

PLANNING COMMISSION
Date: June 03, 2024

COUNTY COMMISSION
Date: August 8, 2024

Time: 5:15 p.m.

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST:
REZONE FROM AR-III AND V-C TO V-C FOR A
14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: June 03, 2024

COUNTY COMMISSION
Date: August 8, 2024

Time: 5:15 p.m.

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:11:33

5681 Azelia Drive

Gainesville

Hall County

Georgia

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST: REZONE FROM AR-III AND V-C TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: June 03, 2024

Time: 5:15 p.m.

COUNTY COMMISSION

Date: July 11, 2024

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: ROCHESTER / DCCM

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL

PUBLIC HEARINGS WILL BE HELD ON: SUBDIVISION

PLANNING COMMISSION

Date: June 03, 2024

Time: 5:15 p.m.

COUNTY COMMISSION

Date: July 11, 2024

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

JULIUS M. HULSEY
R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JASON E. VOYLES
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
AMANDA L. WARD
SPENCER M. PRICE
BRADFORD A. LORENZ

ATTORNEYS AT LAW

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

OF COUNSEL

JANE A. RANGE

July 8, 2024

VIA US MAIL and EMAIL

Hall County Board of
Commissioners
Attn: Richard Higgins
P.O. Drawer 1435
Gainesville, GA 30503
rhiggins@hallcounty.org

Hall County Board of
Commissioners
Attn: Kathy Cooper
P.O. Drawer 1435
Gainesville, GA 30503
kcooper@hallcounty.org

Hall County Board of
Commissioners
Attn: Billy Powell
P.O. Drawer 1435
Gainesville, GA 30503
bpowell@hallcounty.org

Hall County Board of
Commissioners
Attn: Gregg Poole
P.O. Drawer 1435
Gainesville, GA 30503
gpoole@hallcounty.org

Hall County Board of
Commissioners
Attn: Jeff Stowe
P.O. Drawer 1435
Gainesville, GA 30503
jstowe@hallcounty.org

**RE: Rezoning Application of 5608 Azelia Drive;
Tax Parcel 11156 000025
Rezone from AR-III to V-C**

Dear Chairman and Members of the Commission,

I have the great pleasure of representing Terry Graham. Terry owns three (3) separate lots which adjoin the proposed development on Azelia Drive. Terry and his family are concerned about the development of this property. Their initial concerns came from the surprise that the applicant was seeking to rezone the entire tract to a vacation cottage (V-C) zoning. That zoning would at least theoretically allow for an incredibly dense development. While we understand that one of the proposed conditions from the staff is that the property be developed in accordance with the site plan as submitted, we are still concerned with approval of a V-C subdivision. This project would seem to be better suited in a more restrictive zoning category such as PRD. There is the fear that once this large tract is zoned entirely V-C, that it will be sold and that a new applicant will seek increased density having already crossed the more difficult hurdle of obtaining the V-C zoning. In fact, the tract has already been listed for sale.

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503

4863 Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | www.homlaw.com


Other concerns with the proposal include the fact, as you will see from the site plan, the proposal calls for seven (7) flag lots that all have lengthy driveways off of Azalea drive. This will be both unsightly and likely to create runoff issues.

Additionally, according to the presentation of the Planning Commission, the applicant is not planning on building any roads or other infrastructure in conjunction with this development, but instead is proposing to use existing roadways. The existing roadways surrounding this property are all small gravel roads with limited or no dedicated right of way. Neither Mr. Graham, nor his neighbors, should be required to give up any of their land for right of ways to access this development.

Should the Commission decided to approve this development, we would request that the Commission apply all of the conditions recommended by staff including restriction that the property must be developed in accordance with the proposed site plan and limited to approximately fourteen (14) residential lots. We would also ask for the following additional conditions:

- 1. Any additional road right of way required for development, including but not limited to, right of way for road improvements, emergency access or turnarounds in conjunction with the development of the subdivision must be provided by the land owner of the development. No right of way will come from neighboring property owners.**
- 2. The land owner/ developer must provide a comprehensive stormwater management plan to Hall County before or at the time of subdivision of the first lot.**
- 3. There will be a maximum of three (3) driveways permitted off of Azelia Drive to access the seven (7) flag lots.**
- 4. Any material changes to the development plan as submitted will require approval of County Commission.**

Unfortunately, I will be out of town on the 11th when this is scheduled to come before you. My partner Jason Dean will be at the meeting with Mr. Graham.

Sincerely,

T. Wesley Robinson

TWR:alb/17754

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Friday, August 2, 2024 4:42 PM
To: Jennifer Rivera (Administration)
Subject: FW: 5608 Azelia Drive rezoning
Attachments: 24-407 P01 080224.pdf

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Wes Robinson <twr@homlaw.com>
Sent: Friday, August 2, 2024 2:22 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: 5608 Azelia Drive rezoning

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

Billy,

As you know I represent Terry Graham and his wife regarding the pending rezoning on Azelia Drive.

As we have discussed with you in the past, we believe that this development would make more sense with a roadway and cul-de-sac to access the majority of the lots. This would seem to address concerns about emergency access as well as minimize the impact to the neighbors and address faire/emergency access concerns.

I have attached a the sight plan with a cul-de-sac overlayed as an example of how simple this could be. I hope that you and the rest of the commission will consider this as a condition.

As a reminder, we would request at a minimum the following additional conditions:

1. Any additional road right of way required for development, including but not limited to, right of way for road improvements, emergency access or turnarounds in conjunction with the development of the subdivision must be provided by the land owner of the development. No right of way will come from neighboring property owners.
2. The land owner/ developer must provide a comprehensive stormwater management plan to Hall County before or at the time of subdivision of the first lot.
3. There will be an access road to access the Lots off Azelia drive. (OR in the alterative) A maximum of three (3) driveways permitted off of Azelia Drive to access the seven (7) flag lots.
4. Any material changes to the development plan as submitted will require approval of County Commission.
5. Storm Water - The developer must provide a Hydrology/storm water plan, acceptable to the County before any subdivision of lots is permitted.

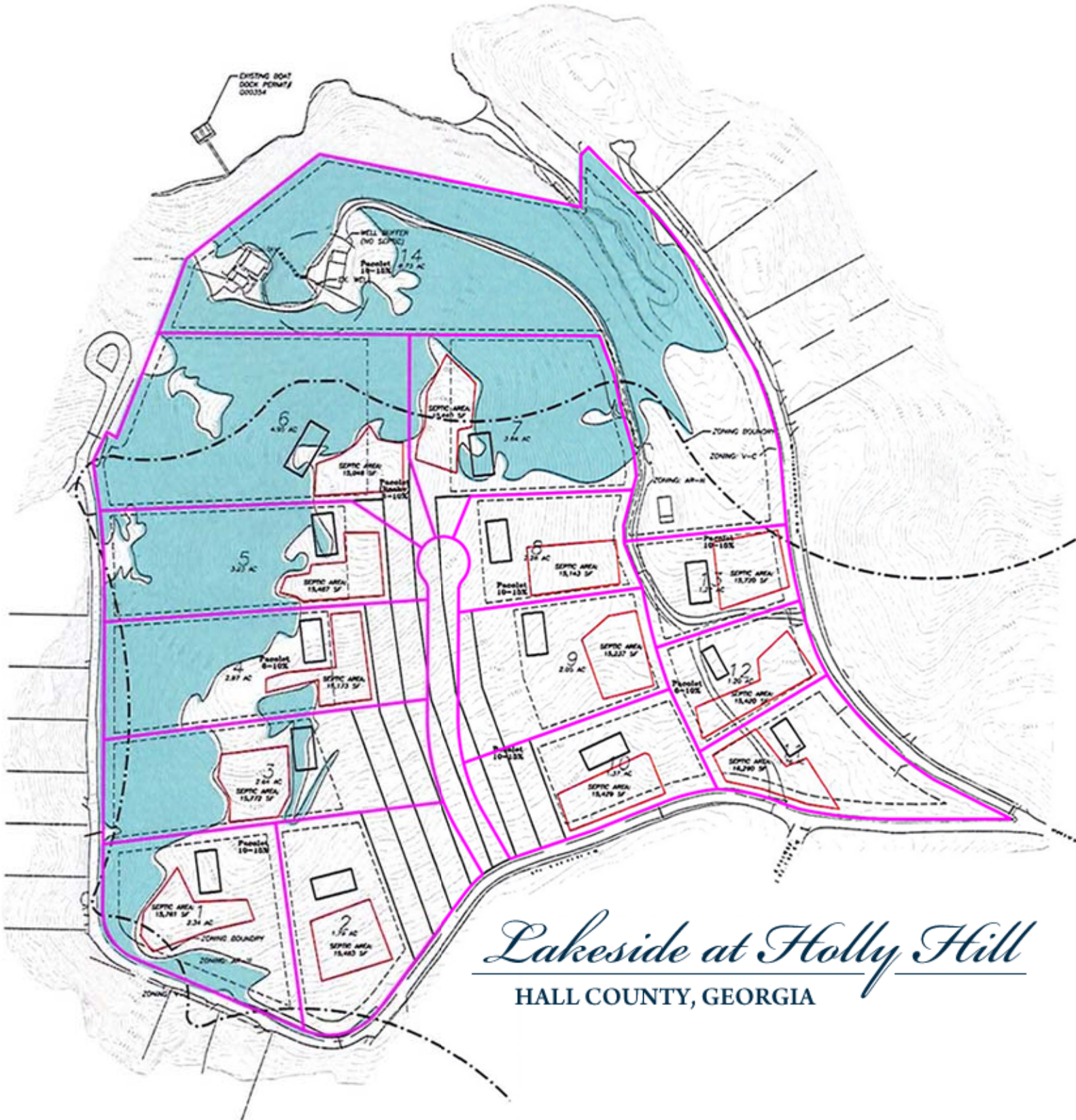
HULSEY, OLIVER & MAHAR, LLP
EST. 1914

Wesley Robinson

200 E. E. Butler Parkway
P.O. Box 1457
Gainesville, GA 30503
770.532.6312 | Fax: 770.531-9230

twr@homlaw.com
www.homlaw.com

NOTICE: This email and all attachments are CONFIDENTIAL and intended SOLELY for the recipients in the "To", "Cc", and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges which may apply. Pursuant to those rights and privileges, immediately DELETE and DESTROY all copies of the email and its attachments, in whatever form, and immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this email and its attachments. NO DUTIES ARE INTENDED OR CREATED BY THIS COMMUNICATION IN THE ABSENCE OF AN EXECUTED FEE CONTRACT OR ENGAGEMENT LETTER. All rights of the sender for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved.



Lakeside at Holly Hill
 HALL COUNTY, GEORGIA

SET
R.L.Y.
MENT FOUND
ID
LINE

U.S. GOV'T
LAKE SIDNEY LANIER
SEGMENT - Q

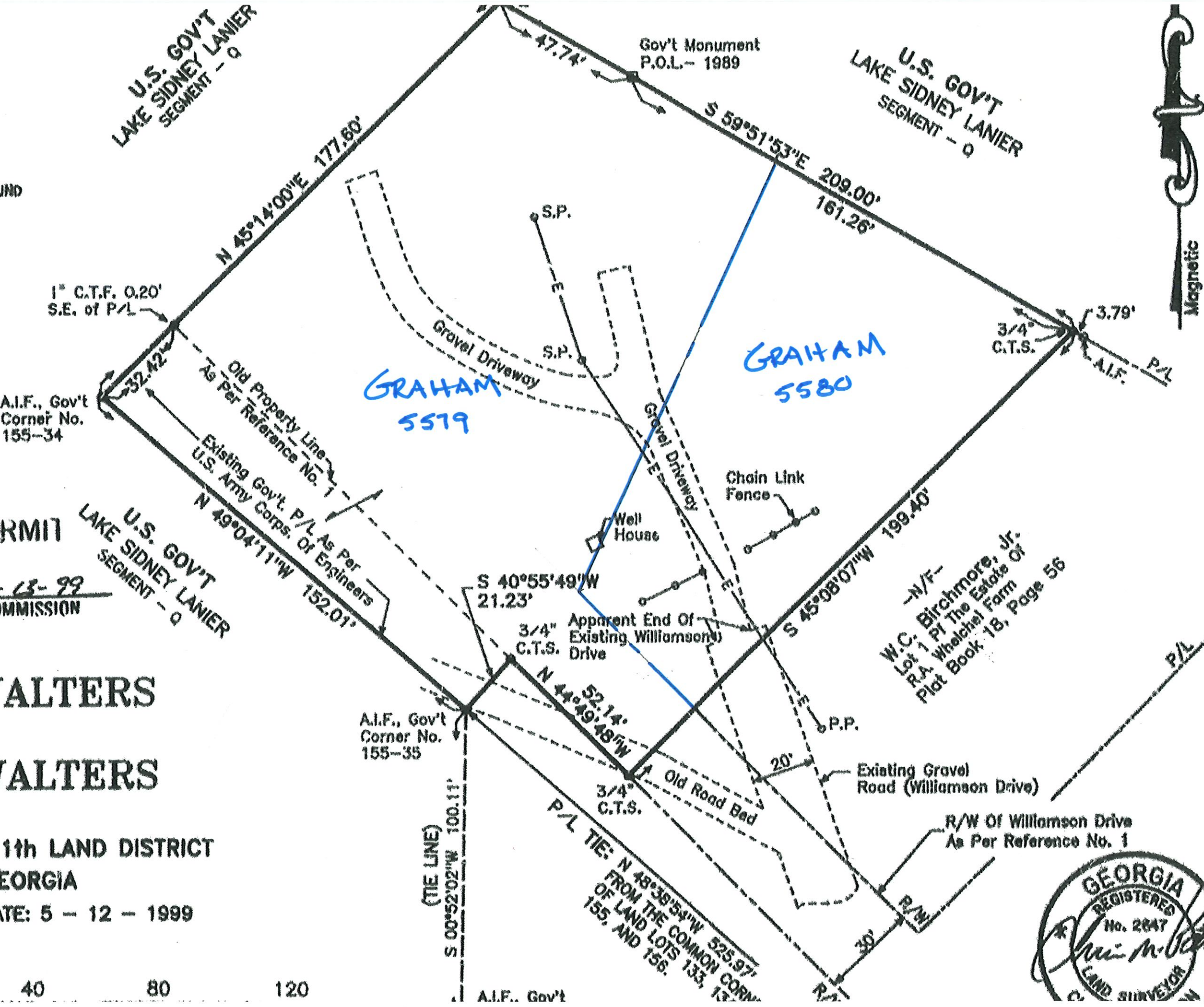
U.S. GOV'T
LAKE SIDNEY LANIER
SEGMENT - Q



COMMUNICATED
EFFECTIVE
EQUIPMENT
TOPCO
IN MY REPRESENTATION
HAS BEEN MINIMUM
AREA:
THIS SURVEY
AID OF ANY RIGHTS
MIGHT

THE FIELD
BASED
IN ERROR
AND METHODS
FIELD

THIS PLAT
AND WIDTH
FOOT
Refer to
0.80
for J.
Dated
Plat E



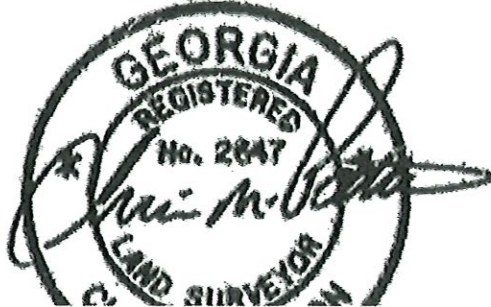
PERMIT
COMMISSION

U.S. GOV'T
LAKE SIDNEY LANIER
SEGMENT - Q

-N/F-
W.C. Birchmore, Jr.
Lot 1 of The Estate of
R.A. Whelchel Farm
Plat Book 18, Page 56

WALTERS
WALTERS

55, 11th LAND DISTRICT
GEORGIA
DATE: 5 - 12 - 1999



ft - 5)
40 80 120
A.I.F., Gov't



AGENDA ITEM

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

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 411/2024

SUBJECT: **5608 Azelia Drive | Use Subject to County Commission Approval |** on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision |** Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

Purpose of Request:

History:

5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester** | **DCCM, 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	BG	WLI	CR
Clerk			
JR			

Attachments:

- Bradley Dunckel Comments
- Request to Table
- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Updated Site Plan - Common Drive Plan
- Adjacent Property Plat
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Updated Notice Sign Photos
- Notice Sign Photo
- Letter from Wes Robinson - Opposition/Condition Request
- Email from Wes Robinson (rec'd 8-2-2024)
- Graham Parcels

Anael Dominguez (CDI: Planning)

From: Beth Garmon (CDI: Planning)
Sent: Thursday, July 18, 2024 5:07 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Azelia Drive
Attachments: Common Drive Plan 071524.pdf; Book 881 Page 214 (1).pdf; Graham Parcels.pdf

Good afternoon, Commissioners.

Please find attached and below the response from Bradley Dunckel regarding several concerns related to the application for a 14-lot subdivision at 5608 Azelia Drive. I have asked Engineering to provide a response to the comments, and I received the following response offered as an alternative to Bradley's comments:

Common Drives and Some Road Improvements:

New driveways will be limited to three new driveways on Azelia Drive and three new driveways on Williamson Drive. Additional lots will require access from these shared drives with access easements. The 20' wide paved surface should be extended to the end of the lot with the last new driveway on both roads. Improved roadways must meet the current AASHTO standards for a 25mph speed design and may require additional permanent and/or temporary construction easements for slopes and drainage.

Azelia Drive Existing 30' R/W to be expanded to 60' R/W on development side for entire length. Additional R/W dedicated at end with a 60' Radius to allow future construction of an Emergency Service Vehicle turnaround. (R/W expansion must be on developer side because the lake constrains the other side.)

Williamson Drive Existing 30' R/W to be expanded 15 additional feet on development side for entire length. Additional R/W dedicated at end with a 60' Radius to allow construction of a Emergency Service Vehicle turnaround.

Please let me know if you have any questions, or need further clarification.

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Bradley K. Dunckel <bkdunckel@rochester-assoc.com>
Sent: Wednesday, July 17, 2024 9:18 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: Jeremy D. Frydrych <jdfrydrych@rochester-assoc.com>
Subject: Azelia Drive

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

Beth/Katie - I am working with Josh Nelson to address some of the apparent concerns with our proposal to subdivide his property into 14 lots.

Fire Marshal - The Fire Marshal's comments were regarding turnarounds and extension of the water system. The attached subdivision plat at the end of Azelia Drive, recorded in 2022, appears to have met the dedicated R/W requirement for a standard turn around but without any pavement improvements. Additionally, I don't see where the extension of a water line was required in this case. In reading the full IFC code, the fire hydrant requirement (507.1) appears to be applicable to land development approvals only and not houses constructed on a lot utilizing the existing streets or roads which are covered by the IRC. A strict interpretation of the IFC code would render lot subdivisions non-feasible in a large part of the county not served by public water. I hardly think that this is the intent of staff or the Commission.

Stormwater - Engineering comments regarding stormwater management would be handled on a lot by lot basis similar to what we did for the Shirley Road, 15 lot subdivision. Without doing mass grading, there is no reasonable way to provide an overall stormwater management solution.

Access – We are working on a plan that would reduce the number of access driveways to 4, by utilizing 3 common drives onto Azelia. We would maintain one drive, as currently exists, onto Williamson Dr. The furthestmost drive onto Azelia would be approximately 550' from where the pavement currently ends. Mr. Nelson is agreeable to dedicate 30' from the existing centerline for additional R/W. The single access from Williamson would be located near the existing barn. Since no additional drives would be added to Williamson, we would not create any type of turnaround at it's current end point.

Mr. Graham – Mr. Graham's property will not receive any runoff from the new lots as all the water is intercepted and routed directly to the lake through Mr. Nelson's property. Also, we find it ironic that Mr. Graham is concerned about added use of the surrounding roads as he, apparently illegally, subdivided his lot at 5579 Williamson Drive into two lots (5579 & 5580) that are both non-conforming size-wise with 5580 having no public road frontage. Additionally, it would appear that both lots share the same well and septic system and if so, another clear violation of Environmental Health codes. Mr. Nelson has serious concerns about the potential for an over taxed septic system overflowing in the lake.


Lot Size – Mr. Nelson has proposed lot sizes far in excess of V-C minimums and the majority of the surrounding lot sizes. The density is 0.35, well below the Lake Residential Character Area recommended 1 unit per acre.

Please let me know if you have any questions or when we could discuss further.

Thanks,
Bradley

Bradley Dunckel, PE
Director of Development Strategies



A 425 Oak Street, Northwest, Gainesville, Georgia 30501
P 678.450.5175 **C** 770.363.1997
Rochester-Assoc.com |  

This e-mail, including attachments, may include confidential information and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient, the reader is hereby notified that any dissemination, distribution, or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, July 9, 2024 5:12 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: Request to Table Azelia Drive - scheduled for 7/11/24 BOC

Good afternoon, Commissioners.

Please be aware that Bradley Dunckel has requested to table 5608 Azelia Drive from this week's voting meeting to Thursday, August 8, 2024.

Please let me know if you have any questions.

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.





Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

ASSISTANT DIRECTOR
Beth Garmon

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: Beth Garmon, Assistant Director of Planning & Development

Date: June 24, 2024

Subject: **5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract | Proposed Use: 14-lot residential subdivision | Rochester | DCCM, applicant**

The request before you is the request of Rochester | DCCM for a Use Subject to County Commission Approval to allow a 14-lot residential subdivision. This item is located within Commission District 2.

At their June 3, 2024 meeting, the Hall County Planning Commission voted to recommend approval with seven (7) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with surrounding development

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **seven (7) people spoke in opposition during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Rochester | DCCM

Request **(A)** Rezone from Agricultural Residential III (AR-III, 17.110) and Vacation Cottage (V-C, 17.50) to Vacation Cottage (V-C, 17.50)
(B) Use Subject to County Commission Approval | 14-lot residential subdivision

Proposed Use 14-lot residential subdivision

Size 40.11± acres

Zoning Current: Agricultural Residential III (AR-III, 17.110) and Vacation Cottage (V-C, 17.50) | Proposed: Vacation Cottage (V-C, 17.50)

Location **5608 Azelia Drive** | Tax parcel 11156 000025

Commission District Two

Planning Commission Date June 3, 2024

Staff Recommendation **(A) Approval, with conditions**, as the proposed request is consistent with the Lake Area Residential future land use classification within the Comprehensive Plan; and
(B) Approval, with conditions, as the proposed use is consistent with surrounding development

Record Number(s) HZON24-0010 & HZCU24-0017

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

(A) & (B) Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

Excerpts from the minutes of the June 3, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Bradley Dunkel, 425 Oak Street, Gainesville, presented the request. The applicant stated that the lots range in size and are large due to the topography that presents building challenges. Mr. Dunkel stated that the lots will be served by both well water and private septic. Further, the applicant stated that there will be a homeowners association and they will follow architectural standards mentioned in the narrative.

Ms. Pilcher questioned the narrative's statement regarding the proposed amenity area. Mr. Dunkel stated that the existing home on Lot 14 might be used as a future amenity area as a clubhouse and the associated dock for common use by the HOA members. Chairman Braswell clarified with Ms. Greenway

that the request for an amenity area would have to come back before the Planning Commission if the rezoning and conditional use request are approved.

Public Forum:

Terry Graham, 5579 Williamson Drive, Gainesville, spoke in opposition. Concerns were the perceived notification delays, the proposed zoning designation, flag lots that allow for several driveways, a need for a new road for these lots, and stormwater management issues.

Wesley Robinson, 200 E.E. Butler Parkway, Gainesville, spoke in opposition. Concerns were inadequate gravel roadways, inadequate fire access due to the flag lot configuration, need for a PRD zoning to create itemized conditions as part of the zoning, lack of communication with surrounding residents, and the property being listed for sale and assumption that the owner does not intend to be the developer.

Alan Hammermiller, 5694 Azelia Drive, Gainesville, spoke in opposition. Concerns were road width and further damage to the roadway with more traffic volume, lack of road maintenance, fire access, and erosion.

Robert Findley Jr., 5686 Azelia Drive, Gainesville, spoke in opposition. Concerns were lack of turnarounds/cul-de-sacs along the narrow gravel roads, property damage due to traffic turning around on private property, runoff, increased traffic, and driveway configuration.

Eric Curran, 5698 Azelia Drive, Gainesville, spoke in opposition. Concerns were the narrow gravel roads, traffic turning around on private property, erosion flowing to his yard, and driveways.

Keith Lott, 5544 Williamson Drive, Gainesville, spoke in opposition. Concerns were increased traffic on a gravel road and emergency vehicle access.

Michael Bodri, 5641 Ridgeway Circle, Gainesville, spoke in opposition. Concerns were impact on the aquifer and water access, as well as deforestation displacing deer and other animals which could cause accidents.

Applicant Rebuttal

The applicant stated notice signs were posted as directed by Planning staff, and that rezoning to Vacation Cottage was recommended by the Planning staff. The applicant further discussed their intention to restrict access from the west side of Azelia Drive. Mr. Dunckel addressed stormwater concerns and stated that each lot will be individually graded and would manage stormwater as part of its individual development. The applicant stated the property owner is willing to dedicate additional right-of-way on the applicant's side of the road should the County require it for future improvements, but that it is difficult to fix a preexisting road issue as the County would need to lead such efforts. The applicant stated that the displacement of wildlife often occurs with development. He stated that he is unaware of development depleting the water available to existing wells.

Planning Commission Comments:

Mr. Varner questioned if the applicant will improve the road. The applicant stated that is not in the plan and the road is maintained by the County. Mr. Sosebee questioned the width of each driveway. The applicant stated they are 50 feet wide and 350 feet long. Mr. Sosebee questioned if the applicant would agree to add a condition that prohibits mass grading and only grading for 2 to 3 lots at a time. The applicant stated he would prefer three lots at a time and that this condition only apply to the point in time where the lots are adequately stabilized rather than until a Certificate of Occupancy is issued. Mr. Hunt stated that the best way to alleviate drainage concerns is to stipulate that all driveways have to come off the flag lots. The applicant stated that they could add a no access easement to the rear of the lots. Mr. Braswell questioned if the applicant would agree to have a no access easement off lots 3, 4, 5, and 6. The applicant agreed. Mr. Varner questioned if there were any elevations. The applicant stated there were not, but the lots are expected to be in the \$200,000 to \$300,000 price range for custom built homes.

A

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

Vote: 5-0

Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

B

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

Vote: 5-0

Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

(A) & (B) Staff recommends APPROVAL of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. 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."

4. Pursuant to [2.60.060](#). – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats created for the property.

Summary Analysis

The applicant is requesting to rezone 40.11± acres of property zoned Agricultural Residential III (AR-III, 17.110) and Vacation Cottage (V-C, 17.50) to Vacation Cottage (V-C, 17.50). Concurrently, the applicant is requesting a conditional use subject to County Commission approval for a 14-lot residential subdivision of a 40.11± acre parcel requested to be zoned Vacation Cottage (V-C, 17.50) (HZCU24-0017). The development is proposed at a density of 0.35 units per acre. The property is currently developed with a single-family residence that was built in 1978 and several accessory structures that will be included on Lot 14. The remainder of the property is undeveloped.

The submitted site plans shows the subject parcel being subdivided into 14 proposed lots with Lots 1-11 having access from Azelia Drive and Lots 12-14 having access from Williamson Drive. According to the submitted site plan, Lots 3, 5, 6, and 7, appear to include slopes greater than 25%, which may affect septic system locations as well as grading and future home sites. Additionally, the site plan and narrative state that the single-family residence and accessory structures on Lot 14 will remain and may be utilized as an amenity area for the subdivision if approved by the Board of Commissioners.

While architectural standards are not required within the V-C zoning district, the applicant is proposing the following elements to be included as part of the proposed development:

- Two-car garage with garage door width not to exceed 55% of the front building width
- Front facades to consist of masonry and Hardi-plank type materials
- Side and rear facades to consist of Hardi-plank or shake siding
- Architectural weight shingles
- Sodded lawns

- One street tree per home with minimum 2 ½” caliper
- Well water and onsite septic

The proposed site plan and narrative submitted to reflect the desired layout of Lots 1 through 14 as follows:

Vacation Cottage (V-C, 17.50) Standards	Required	Proposed
Lot Area	35,000 square feet (approximately 0.80 acres)	Lot 1: 2.34 acres Lot 2: 1.79 acres Lot 3: 2.64 acres Lot 4: 2.97 acres Lot 5: 3.23 acres Lot 6: 4.95 acres Lot 7: 3.64 acres Lot 8: 2.28 acres Lot 9: 2.05 acres Lot 10: 1.37 acres Lot 11: 1.76 acres Lot 12: 1.20 acres Lot 13: 1.22 acres Lot 14: 8.73 acres
Lot Frontage	Local Road: 50 feet	Minimum lot frontage of 50 feet
Lot Width at Building Line	75 feet	None Listed; however, setbacks are shown on all lots to meet this minimum standard.
Front Yard Setback	55 feet from centerline of road or 30 feet from property line, whichever is greater	30 feet from property line
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	20 feet	20 feet

Based on the future land use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan future land use designation of “Lake Area Residential”. The intent of this land use category is to support the preservation of established neighborhoods and to support the creation of opportunities for permanent and 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 an overall proposed density of 0.35 units per acre.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the board 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 zoning proposal may be suitable given the context of the surrounding area and the housing needs of the county. The surrounding area consists of vacant land and low-density residential uses.**
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 subdivision will adversely affect adjacent properties.**
3. Whether the property to be affected by the zoning proposal has a 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, 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. The proposed development is to be served by well water and private septic systems.**
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 is consistent with the Comprehensive Plan and the "Lake Area Residential" land use designation. This land use designation envisions a maximum density of 1 dwelling unit per acre. The proposed development has an overall density of 0.35 units per acre.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Absent a market study, 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 that was constructed in 1978 and several accessory structures.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **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 surrounding parcels consist of V-C and AR-IV zoning. No isolated zoning district would be created if approved. The rezoning would correct a split zoning of the property.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole, as there is a need for additional housing.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **Residential subdivisions are a use permitted by right within other zoning districts within Hall County, though the development as proposed cannot be developed on the subject site without a rezoning request. The majority of zoning districts in Hall County require County Commission approval for residential subdivisions that are larger than 6 lots.**
15. Whether the need for rezoning could be handled instead by a variance request to the [planning commission]; **No, the request could not be handled instead by a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning; however, the property is impacted by the existing split zoning designations of AR-III and V-C. The proposed rezoning will correct the split 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 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 request; 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 meets this requirement.**
- 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.**

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 / Departmental Comments

Hall County Environmental Health

In an email dated April 30, 2024, Emily McGahee stated "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. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Hall County Fire Marshal

In an email dated May 1, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following comments from the Hall County Fire Marshal's Office:

1) International Fire Code Section 507 Fire Protection Water Supplies: 507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into within the jurisdiction. The intersection of Azelia and Williamson Drive is 2,452 feet from a fire hydrant located on Price Rd at Marks Dr. if approved the development would have to meet the requirements of the above referenced code section. See attachment showing fire hydrant locations

2) International Fire Code Section 503.2.5 Dead Ends: Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Both Azelia and Williamson Drives are fire apparatus roads that exceed 150 feet in length and end abruptly with no means for fire apparatus to turn around. If approved turnarounds will be required at the end of Azelia and Williamson Drive that meet Hall County standards.

Hall County Public Works and Utilities

In a memo dated May 2, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show FEMA and Hall County studied Flood plains that are present on site

Traffic:

No comment.

Utilities

No sewer system.

Georgia Department of Transportation

In an email dated May 2, 2024, Veronica Chavers, D1TO Civil Engineer 3, stated that GDOT coordination is not required.

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Rochester/DCCM
425 Oak St.
Gainesville, GA 30501

Phone 770-363-1997

Email Address bkdunckel@rochester-assoc.com

Proposed Use 14 - Lot Subdivision

Property Owner (Name & Mailing Address)

Josh Nelson
5608 Azelia Drive
Gainesville, GA 30506

Phone 972-757-4511

Email Address joshronelson@gmail.com

Contact Person (Name & Mailing Address)

Bradley Dunckel
425 Oak St.
Gainesville, GA 30501

Phone 770-363-1997

Email Address bkdunckel@rochester-assoc.com

Tax Parcel Number 11156 000025

Location Address 5608 Azelia Drive, Gainesville, GA 30506

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Zoning: AR-III & V-C

Acreage 39.83

Requested Action

Permissive Use:

HCPC HCC

Fee: \$ 1,000.00

Receipt #: _____

Check #: _____

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

Sign Bradley Dunckel

Date: 4/5/24

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

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

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Josh Nelson

Address 5608 Azelia Drive

Gainesville, GA 30506

Phone Number 972-757-4511

Name of applicant(s) Rochester | DCCM - Bradley Dunckel

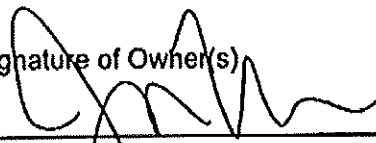
Address 425 Oak St.

Gainesville, GA 30501

Phone Number 770-363-1997

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) 

Personally appeared before me
26 of March, 2024

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


Notary Public

03/26/2024
Date

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Bradley Dunckel

Date: 4/5/24

Applicant's/Owner's Name (Printed): Bradley Dunckel

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: 3/26/24

Applicant's/Owner's Name (Printed): Josh Nelson

Zoning & Conditional Use Permit Narrative for Lakeside at Holly Hill S/D

LOCATION – 5608 Azelia Drive, Gainesville, GA 30506

PARCEL – 11156 000025

ACREAGE – 40.173 acres +/-

APPLICANT – Rochester & Associates, LLC

Summary

The accompanying applications seek approval for the following:

1. Rezoning a portion of the property from AR-III to V-C.
2. Use Subject to County Commission approval for a Subdivision located within a V-C District.
3. Use Subject to Planning Commission approval for an Amenity located within a V-C District.

The intent is to subdivide 39.83 +/- acres of partially improved property located on Azelia Drive in north Hall into 14 single family detached homesites. The location is approximately 1,200 LF north of Price Road (SR 136) and its intersection with Holly Hill Drive. The intent is to develop up to 14 lots off existing public streets. Many of the lots will have lake views.

Site Description

The parcel has a combination of AR-III and V-C zonings. It has approximately 1,500 LF of frontage along Williamson Drive and 2,800 LF on Azelia Drive. The site is rectangular in shape and approximately 1,400 LF deep and with over 900 LF of Corps boundary. The site is partially developed with an existing home, barn and one boat dock. Domestic water is located approximately 3,000 LF at Price Road and Marks Drive. Private wells and On-Site sewerage management are proposed to serve the site. All other dry utilities are located within a reasonable distance for service extensions.

Conditional Use Permit Justification

Assuming the property is zoned to V-C, this request is for a Use Subject to County Commission approval for a subdivision as provided by Section 17.50.040, L.

Assuming the property is zoned to V-C, this request is for a Use Subject to Planning Commission approval for an amenity as provided by Section 17.50.020, B.

Adjacencies

Nearby parcels are currently zoned V-C, R-1, AR-III and H-B.

Access

Access to the individual lots is proposed directly from Williamson Drive and Azelia Drive. Both are indicated to be County Maintained but unpaved (GAB) with approximately 20' of width contained within a 50' R/W's.

Comprehensive Plan Consistency

The project is consistent with the “Lake Area Residential” designation of the 2017 Comprehensive Plan and Future Land Use Map. Primary Future Land Uses include “low density residential” with densities not exceeding 1.0 unit per acre. This proposed use will not exceed the recommended density.

Architectural Materials & Site Improvements

At a minimum, the homes would follow a design theme that would include:

- Two-car garages (width not to exceed 55% of front building width)
- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Architectural weight shingles
- Sodded yards (4 sides, minimum 20’ sides and rear)

Homeowner’s Association

A Homeowner’s Association will be created in order to administer the covenants, conditions and restrictions that will be placed on the property by the Applicant. The HOA will manage the overall management of the property including maintenance, architectural controls and financial management.

Amenities

The existing home, parking area, boat dock and barn may be used as amenities for the subdivision or retained as an individual lot. This lot is identified as Lot 14 on the zoning plan.

OWNER & DEVELOPER:

Rochester DCCM
JOSH NELSON
 5608 AZELIA DRIVE
 GAINESVILLE, GA 30506
 PHONE: 972-757-4511
 EMAIL: JOSHROCHESTER@GMAIL.COM
APPLICANT INFORMATION:

Rochester DCCM
 425 OAK STREET, NW
 GAINESVILLE, GEORGIA 30501

CONTACT: JEREMY FRYDRYCH, P.E.
 PHONE: 678-450-5203
 EMAIL: JDFRYDRYCH@ROCHESTER-ASSOC.COM

LEGEND:

- SLOPES >25%
- ZONING BOUNDARY

SITE DATA	
ZONING	VC & AR-III
AREA	40.17 AC
NUMBER OF LOTS	14
DENSITY	.348 UNITS/AC
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MINIMUM LOT AREA	35,000 sq. ft.
MINIMUM LOT FRONTAGE	50'



Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

SOIL SERIES ⁽²⁾ (SEE SUITABILITY CODES)	SLOPE ⁽¹⁾ (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ (INCHES BGS)	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE (INCHES BGS)	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED ^{(1) (3)} TRENCH DEPTH (INCHES BGS)	SUITABILITY ⁽⁴⁾ CODE
	(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
Pacolet Soil Series	6-10%	>72	>72	45	24-36	A
Pacolet Soil Series	10-15%	>72	>72	45	24-36	A
Pacolet (Rocky) Soil Series	6-10%	48	>48	45	22-24	A

Rochester DCCM

Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 | www.rochester-assoc.com

ZONING PLAN FOR:
LAKESIDE AT HOLLY HILL
 SUBDIVISION

LOCATED IN:
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE WRITTEN APPROVAL OF ROCHESTER DCCM IS REQUIRED FOR ANY CHANGES. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 50' 0' 100' 200'

SHEET
1
 OF
1

DATE: 03/26/24
 SCALE: 1"=100'
 JOB NO.: 24273JAZD
 DRAWN BY: CMW

SURVEYOR'S CERTIFICATION

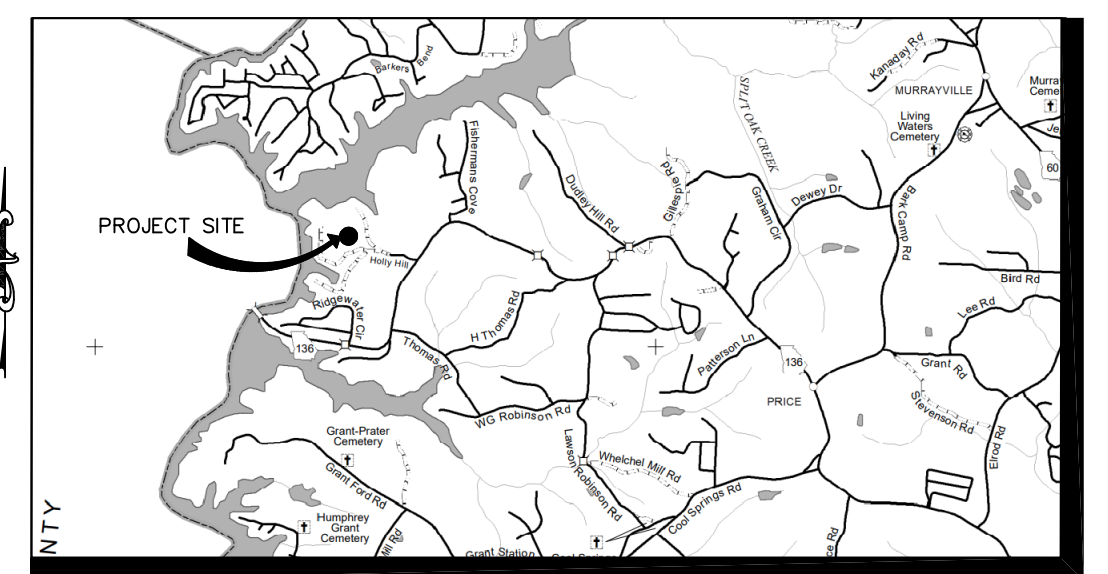
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT 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 AS SET FORTH IN O.C.G.A. SECTION 15-9-67.

WILLIAMS DRIVE R/W

LINE	BEARING	DISTANCE
L1	N 41°17'25" E	21.23
L2	S 44°28'12" E	52.14
L3	S 45°38'29" E	96.64
L4	S 30°03'52" E	87.07
L5	S 17°30'58" E	95.39
L6	S 14°43'41" E	58.02
L7	S 09°22'16" E	82.26
L8	S 03°42'23" E	64.69
L9	S 08°16'58" E	60.02
L10	S 09°15'07" E	65.12
L11	S 13°43'47" E	68.00
L12	S 17°36'53" E	65.98
L13	S 23°34'45" E	10.50
L14	S 28°15'29" E	31.06
L15	S 29°00'39" E	21.46
L16	S 33°06'44" E	22.72
L17	S 39°23'14" E	31.84
L18	S 47°45'04" E	20.90
L19	S 43°11'09" E	33.69
L20	S 45°12'52" E	40.01
L21	S 47°45'04" E	20.90
L22	S 50°16'33" E	55.98
L23	S 56°04'20" E	38.84
L24	S 61°22'15" E	25.00

AZELIA DRIVE R/W

L25	N 89°01'00" W	33.71
L26	S 89°33'58" W	68.48
L27	S 88°37'33" W	91.99
L28	N 89°27'59" W	43.00
L29	N 88°59'09" W	42.13
L30	N 84°52'32" W	61.44
L31	N 82°07'51" W	41.76
L32	N 77°40'58" W	28.17
L33	N 71°24'25" W	70.60
L34	N 75°55'03" W	44.97
L35	N 79°18'59" W	11.83
L36	N 88°24'55" W	14.75
L37	S 87°04'22" W	22.53
L38	S 82°17'13" W	16.43
L39	S 77°38'56" W	22.51
L40	S 74°20'23" W	34.94
L41	S 69°47'26" W	18.48
L42	S 68°38'22" W	57.31
L43	S 70°41'21" W	17.59
L44	S 64°57'59" W	20.88
L45	S 59°58'11" W	32.49
L46	S 54°31'37" W	15.57
L47	S 47°11'09" W	14.89
L48	S 39°39'16" W	28.22
L49	S 37°35'56" W	33.46
L50	S 36°08'21" W	87.15
L51	S 41°10'16" W	25.16
L52	S 46°39'04" W	22.30
L53	S 52°43'18" W	26.37
L54	S 58°55'39" W	21.71
L55	S 67°49'07" W	12.50
L56	S 83°39'25" W	15.95
L57	N 86°30'58" W	18.26
L58	N 79°23'49" W	11.14
L59	S 56°36'24" W	17.12
L60	N 50°45'47" W	19.34
L61	N 42°46'36" W	14.92
L62	N 30°02'31" W	17.64
L63	N 17°21'22" W	17.67
L64	N 02°17'24" W	18.00
L65	N 00°03'51" E	76.60
L66	N 03°37'42" W	56.85
L67	N 04°08'13" W	63.00
L68	N 09°04'36" W	81.02
L69	N 25°36'20" E	63.16
L70	S 60°37'54" E	22.06
L71	N 17°42'46" E	62.43

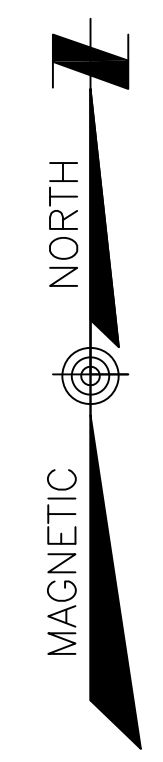
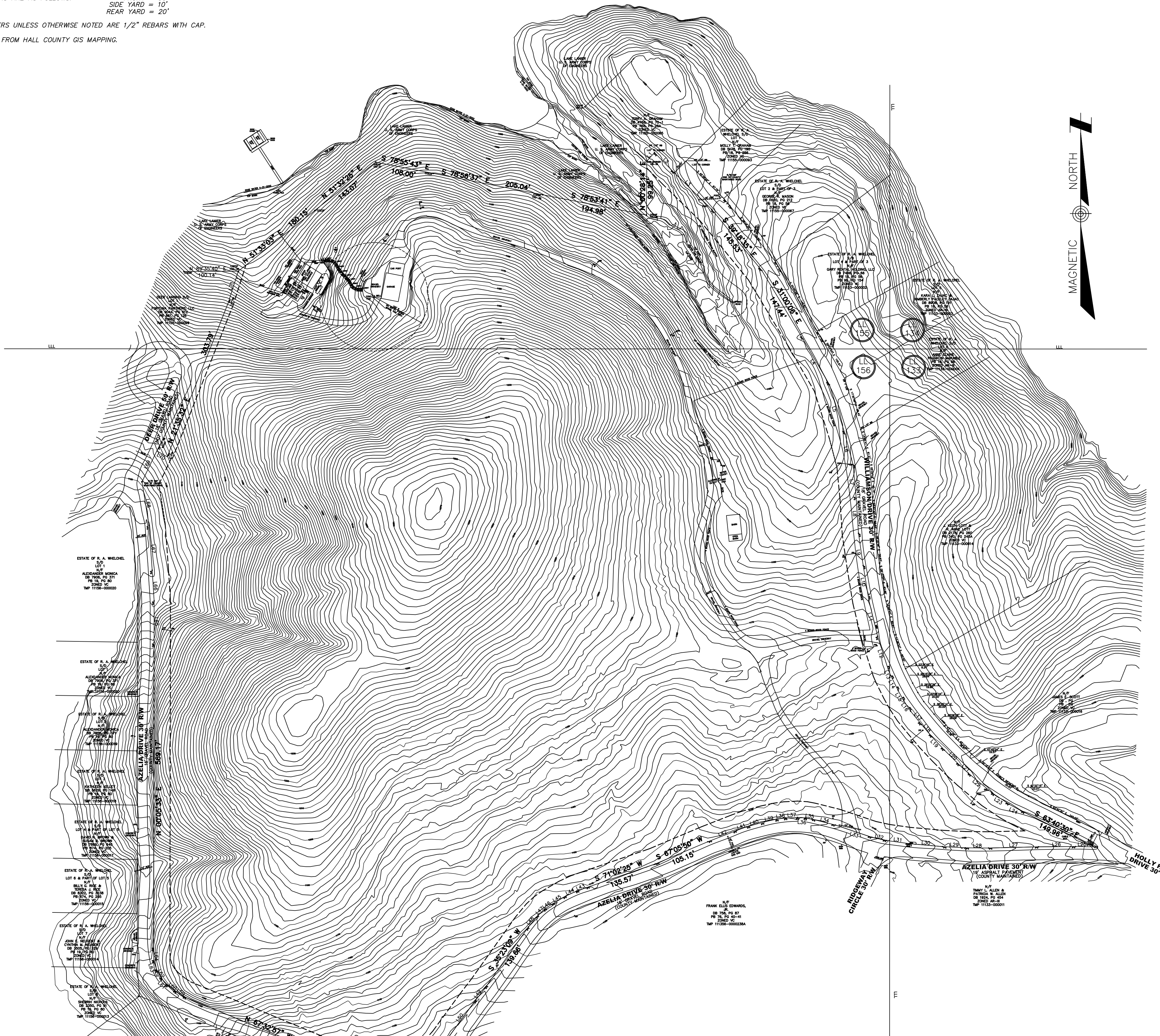


Vicinity Map

NTS

GENERAL NOTES

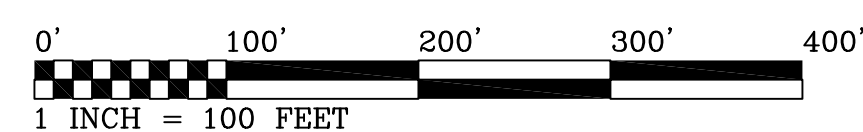
- SURVEY PROCEDURES:**
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 85,345 FEET WITH AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 119,992 FEET.
EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
- A PORTION OF THIS PROPERTY IS IN A F.E.M.A DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13139C 0075G HALL COUNTY DATED APRIL 4, 2018.
- THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- HALL COUNTY TAX MAP 11156-00025, CURRENT ZONING IS VC (VACATION COTTAGE) PER HALL COUNTY ZONING. VC SETBACKS ARE AS FOLLOWS:
FRONT = 30'
SIDE YARD = 10'
REAR YARD = 20'
- ALL CORNERS UNLESS OTHERWISE NOTED ARE 1/2" REBAR WITH CAP.
- CONTOURS FROM HALL COUNTY GIS MAPPING.



PLAT REFERENCE

- FINAL PLAT FOR ESTATE OF R. A. WHELCHER SUBDIVISION, BY C. E. ABERCROMBIE, DATED MARCH 18, 1957 AND RECORDED PLAT BOOK 18, PAGE 56 IN HALL COUNTY COURT HOUSE. (SHOWING 6 LOTS)
- PLAT FOR SANDRA WALTERS & WILLIAM WALTERS, BY PATTON-PATTON, INC., DATED MAY 12, 1999 AND RECORDED IN PLAT BOOK 768, PAGE 28A IN HALL COUNTY COURT HOUSE (SHOWING 0.89 ACRES)
- PLAT FOR KENNETH W. ROBINSON, BY JIMMY D. BULLOCK & ASSOCIATES, DATED MARCH 29, 1984 AND RECORDED IN PLAT BOOK 95, PAGE 154 IN HALL COUNTY COURT HOUSE. (SHOWING PART OF LOT 3 & LOT 4)
- PLAT FOR J. KEIT LOTT & R. ANN LOTT, BY LONDON LAND SURVEYING, DATED APRIL 25, 1994 AND RECORDED IN SLIDE 340, PAGE 245A IN HALL COUNTY COURT HOUSE. (SHOWING 3.453 ACRES)
- FINAL PLAT FOR DEER LANDING SUBDIVISION, BY PATTON LAND SURVEYING, DATED AUGUST 8, 2009 AND RECORDED IN PLAT BOOK 881, PAGE 126 IN HALL COUNTY COURT HOUSE. (SHOWING 4 LOTS)
- FINAL PLAT FOR ESTATE OF R. A. WHELCHER SUBDIVISION, BY C. E. ABERCROMBIE, DATED NOVEMBER 5, 1957 AND RECORDED PLAT BOOK 19, PAGE 80 IN HALL COUNTY COURT HOUSE. (SHOWING 16 LOTS)
- PLAT FOR DAVID BROWN, BY TRAVIS PRUITT & ASSOCIATES, Inc., DATED MARCH 8, 2017 AND REVISED MARCH 14, 2017 AND RECORDED IN PLAT BOOK 874, PAGE 205, IN HALL COUNTY COURT HOUSE. (SHOWING TWO LOTS)

TOTAL AREA
1,749,932 SQ. FT.
40.173 Acres



- LEGEND:**
- C.O.E.A.I.F. = CORP OF ENGINEERS ANGLE IRON FOUND
 - C.O.E.D.F. = CORP OF ENGINEERS DISK FOUND
 - I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET WITH CAP
 - O.T. = OPEN TOP
 - C.T. = CRIMPED TOP
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - T.P. = TELEPHONE PEDESTAL
 - P.P. = POWER POLE
 - A.P.P. = ABANDON POWER POLE
 - X- = FENCE LINE
 - R. = RADIUS
 - CH. = CHORD
 - TAN. = TANGENT
 - N/F. = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - M.H. = MANHOLE
 - C.B. = CATCH BASIN
 - G.V. = GAS VALVE
 - W.V. = WATER VALVE
 - W.M. = WATER METER
 - G.W. = GAS WORK
 - M.B. = MAIL BOX

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 CELL: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail@windstream.net

DATE:	REVISIONS: DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
**THE NELSON
REVOCABLE TRUST**
LAND LOTS 133, 155 & 156 - 11TH. DISTRICT
HALL COUNTY, GEORGIA

PLAT DATE: SEPTEMBER 19, 2022
SURVEY DATE: APRIL 21, 2022
SURVEY BY: JTT
DRAWN BY: BDT
JOB # 0522-007
SCALE: 1" = 100'

OWNER & DEVELOPER:

Rochester BCCM
JOSH NELSON
 5608 AZELIA DRIVE
 GAINESVILLE, GA 30506
 PHONE: 972-757-4511
 EMAIL: JOSHRONELSON@GMAIL.COM
APPLICANT INFORMATION:

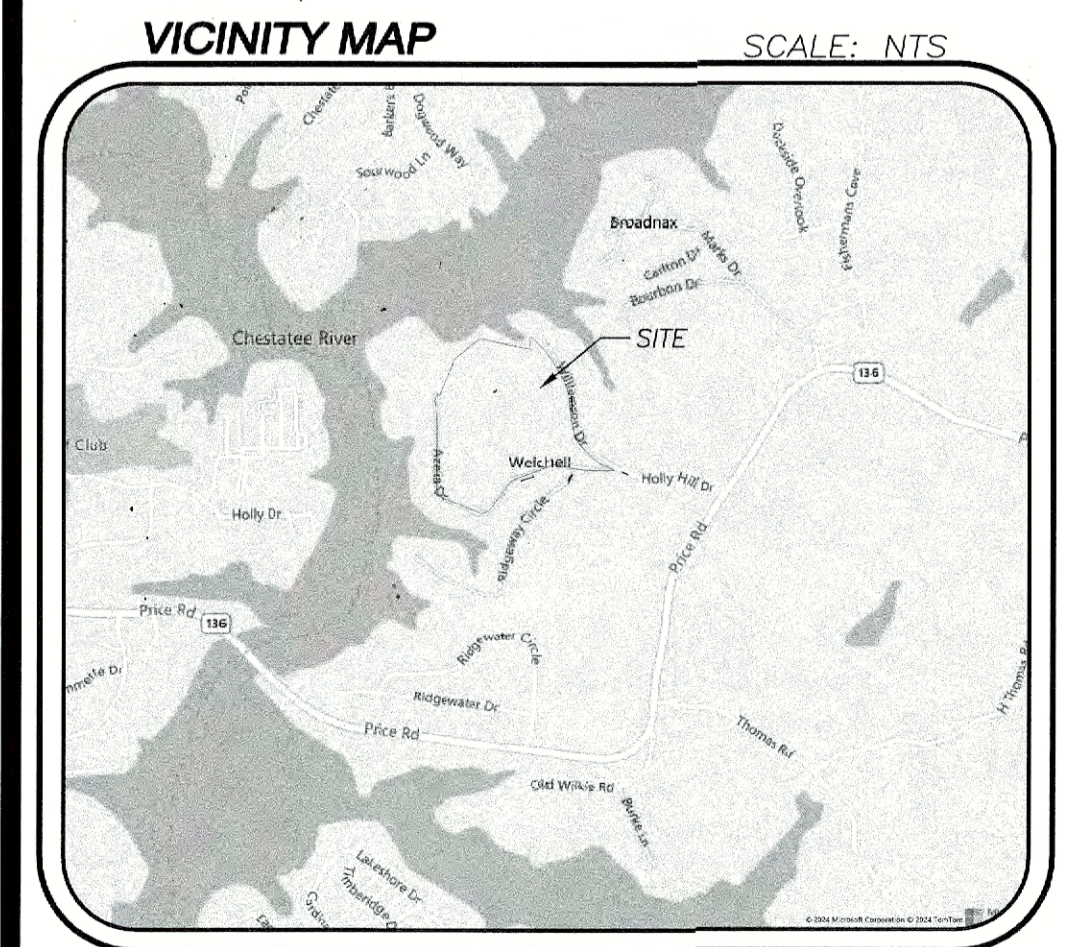
Rochester BCCM
 425 OAK STREET, NW
 GAINESVILLE, GEORGIA 30501

CONTACT: JEREMY FRYDRYCH, P.E.
 PHONE: 678-450-5203
 EMAIL: JDFRYDRYCH@ROCHESTER-ASSOC.COM

LEGEND:

- SLOPES >25%
- ZONING BOUNDARY

SITE DATA	
ZONING	VC & AR-III
AREA	40.17 AC
NUMBER OF LOTS	14
DENSITY	348 UNITS/AC
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MINIMUM LOT AREA	35,000 sq. ft.
MINIMUM LOT FRONTAGE	50'



Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

SOIL PROPERTIES						
SOIL SERIES ⁽²⁾ (SEE SUITABILITY CODES)	SLOPE ⁽¹⁾ (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ (INCHES BGS)	DEPTH TO SEASONAL HIGH H ₂ O TABLE ⁽¹⁾ (INCHES BGS)	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED ⁽¹⁾⁽³⁾ TRENCH DEPTH (INCHES BGS)	SUITABILITY ⁽⁴⁾ CODE
	(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
Pacolet Soil Series	6-10%	>72	>72	45	24-36	A
Pacolet Soil Series	10-15%	>72	>72	45	24-36	A
Pacolet (Rocky) Soil Series	6-10%	48	>48	45	22-24	A

Rochester BCCM

Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.716.0600 P | www.rochester-assoc.com

ZONING PLAN FOR: **LAKESIDE AT HOLLY HILL** SUBDIVISION
 LOCATED IN: HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SIGNATURE OF THE ENGINEER OR ARCHITECT SHALL BE VOID. THE SEAL SHOWN HEREON AND THE SIGNATURE OF THE ENGINEER OR ARCHITECT SHALL BE VALID ONLY IF THE ORIGINAL DRAWINGS ARE FILED ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 0' 100' 200'

SHEET **1** OF **1**
 DATE: 03/26/24
 SCALE: 1"=100'
 JOB NO. 622401.3A2D
 DRAWN BY: CMF

eFiled and eRecorded
DATE: 01/26/2022
TIME: 1:53 PM
PLAT BOOK: 881
PAGE: 214 - 214
FILING FEES: \$10.00
PART ID: 9576554662
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA



STATE WATERS BUFFER:
 AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

REFERENCES:
 1. DEED BOOK 8747, PAGES 1-7
 2. PLAT BOOK 861, PAGE 126

WATER SERVICE BY:
 FUTURE INDIVIDUAL WELLS

SEWER SERVICE BY:
 FUTURE ON-SITE SEPTIC MANAGEMENT SYSTEM

AREA:
 LOT 1: 1.91 ACRES
 LOT 2: 1.83 ACRES
 LOT 3: 2.11 ACRES
 LOT 4: 2.16 ACRES

ZONING AND BUILDING SETBACKS (S/B):
 INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

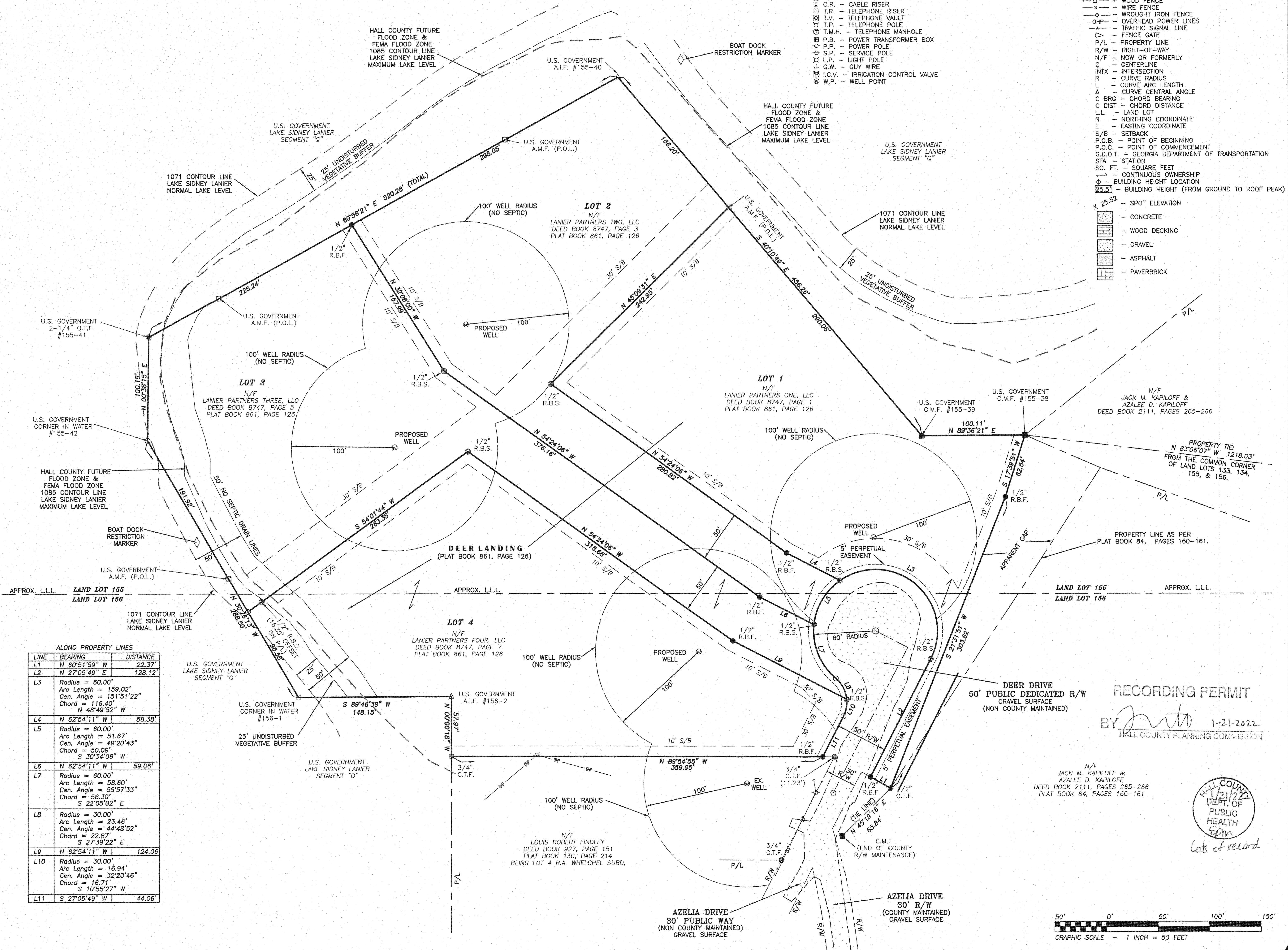
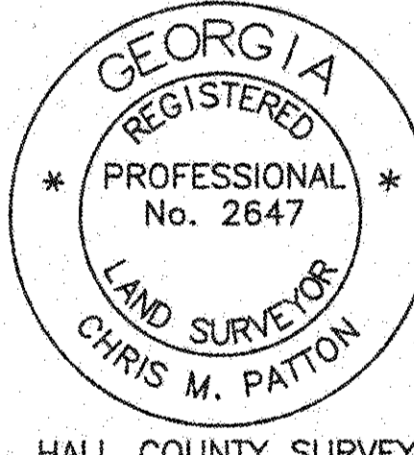
CURRENT HALL COUNTY ZONING:
 V-C - VACATION COTTAGE

BUILDING SETBACKS:
 FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
 SIDE: 10' FROM PROPERTY LINE
 REAR: 20' FROM PROPERTY LINE
 0' FROM U.S. GOVERNMENT PROPERTY LINE

- LEGEND:**
- △ A.I.F. - ANGLE IRON FOUND
 - A.F. - AXLE FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - A.M.F. - ALUMINUM MONUMENT FOUND
 - C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - I.P.F. - IRON PIN FOUND
 - P.K.N.F. - PARKER KALON NAIL FOUND
 - × F.X. - X-CUT FOUND
 - N.F. - NAIL FOUND
 - R.F. - ROCK FOUND
 - R.R.F. - RAILROAD SPIKE FOUND
 - T.F. - TACK FOUND
 - P.K.N.S. - PARKER KALON NAIL SET
 - R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
 - C.M.S. - CONCRETE MONUMENT SET
 - N.S. - NAIL SET
 - C.P. - CALCULATED POINT
 - D.I. - DROP INLET
 - J.B. - JUNCTION BOX
 - W.I. - WIER INLET
 - Y.I. - YARD INLET
 - C.V. - CABLE TV VAULT
 - C.R. - CABLE RISER
 - T.R. - TELEPHONE RISER
 - T.V. - TELEPHONE VAULT
 - T.P. - TELEPHONE POLE
 - T.M.H. - TELEPHONE MANHOLE
 - P.B. - POWER TRANSFORMER BOX
 - P.P. - POWER POLE
 - S.P. - SERVICE POLE
 - L.P. - LIGHT POLE
 - G.W. - GUY WIRE
 - I.C.V. - IRRIGATION CONTROL VALVE
 - W.P. - WELL POINT

- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOT LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- EL. - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- B.T.L. - BURIED TELEPHONE LINE
- W. - BURIED WATER MAIN
- S.S. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- W. - BURIED CABLE TV
- O. - CHAIN LINK FENCE
- W. - WOOD FENCE
- W. - WIRE FENCE
- W. - WROUGHT IRON FENCE
- OHP - OVERHEAD POWER LINES
- T. - TRAFFIC SIGNAL LINE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C. - CENTERLINE
- INTX - INTERSECTION
- R. - CURVE RADIUS
- L. - CURVE ARC LENGTH
- Δ. - CURVE CENTRAL ANGLE
- C BRG. - CHORD BEARING
- DIST. - CHORD DISTANCE
- L. - LAND LOT
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B. - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION STA. STATION
- SQ. FT. - SQUARE FEET
- CONT. - CONTINUOUS OWNERSHIP
- B. - BUILDING HEIGHT LOCATION
- 25.3' - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- 25.52' - SPOT ELEVATION
- CONCRETE
- WOOD DECKING
- GRAVEL
- ASPHALT
- PAVERBRICK

- SURVEYOR'S NOTES:**
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA COMMUNITY PANEL NO. 130466 0075 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
 - A PORTION OF THIS PROPERTY IS AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <https://hallgis.maps.arcgis.com/apps/webappviewer/>
 - IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
 - THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999904038. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
 - CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOP3 NETWORK.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2'-FOOT INTERVALS.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,934 FEET AND AN ANGULAR CLOSURE OF 00'00"06" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.H. & D.W.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN LOT 1: 409,262 FEET. LOT 2: 198,270 FEET. LOT 3: 339,795 FEET. LOT 4: 92,684 FEET.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 - THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
 - THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
 - THE FIELD SURVEY WAS CONDUCTED ON NOVEMBER 10TH, 2021.
 - THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S. UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.



ALONG PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 60°51'59" W	22.37'
L2	N 27°05'49" E	128.12'
L3	Radius = 60.00' Arc Length = 159.02' Cen. Angle = 151°51'22" Chord = 116.40' N 48°09'52" W	58.38'
L4	N 62°54'11" W	58.38'
L5	Radius = 60.00' Arc Length = 51.67' Cen. Angle = 49°20'43" Chord = 50.09' S 30°44'06" W	59.06'
L6	N 62°54'11" W	59.06'
L7	Radius = 60.00' Arc Length = 58.60' Cen. Angle = 55°57'33" Chord = 56.30' S 22°05'02" E	58.60'
L8	Radius = 30.00' Arc Length = 23.46' Cen. Angle = 44°48'52" Chord = 22.87' S 27°39'22" E	22.87'
L9	N 62°54'11" W	124.06'
L10	Radius = 30.00' Arc Length = 16.94' Cen. Angle = 32°20'46" Chord = 16.71' S 10°55'27" W	44.06'
L11	S 27°05'49" W	44.06'

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE:
HALL COUNTY PLANNING COMMISSION	DATE: 1/21/2022
HALL COUNTY ENGINEERING	DATE: 1/21/2022

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

Chris M. Patton
 01/13/2022
 CHRIS M. PATTON, G.A. R.L.S. #2647

RECORDING PERMIT
 BY: [Signature] 1-21-2022
 HALL COUNTY PLANNING COMMISSION

JACK M. KAPLOFF & AZALEE D. KAPLOFF
 DEED BOOK 2111, PAGES 265-266
 PLAT BOOK 84, PAGES 160-161

HALL COUNTY DEPT. OF PUBLIC HEALTH
 1/21/2022
 Lots of record

GRAPHIC SCALE - 1 INCH = 50 FEET

REGISTERED PROFESSIONAL LAND SURVEYORS
 P.O. BOX 266
 GAINESVILLE, GA. 30603
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonsurveying.com

LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSP 001029

PATTON
 LAND SURVEYING, LLC

COMPUTATIONS BY: J.M.J.
 SURVEYED BY: J.H. & D.W.
 DRAFTED BY: J.M.J.
 CHECKED BY: C.M.P.

RETRACEMENT SURVEY FOR:
LANIER PARTNERS ONE, LLC,
LANIER PARTNERS TWO, LLC,
LANIER PARTNERS THREE, LLC &
LANIER PARTNERS FOUR, LLC,
 -LOCATED IN-
 LAND LOTS 155 & 156
 11TH LAND DISTRICT
 HALL COUNTY, GEORGIA

REVISIONS

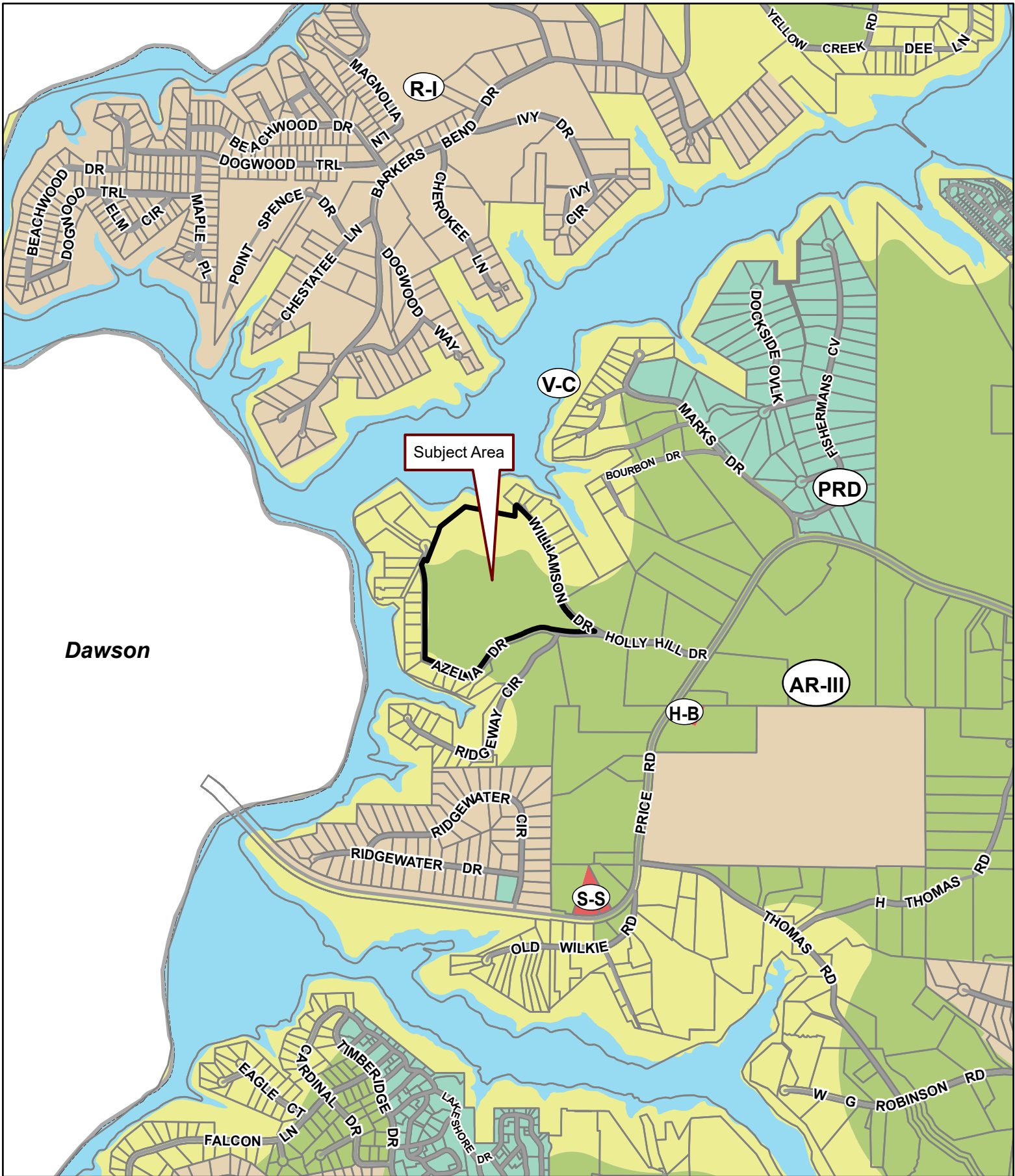
DATE	DESCRIPTION
01/13/2022 <td>HALL COUNTY REVIEW COMMENTS</td>	HALL COUNTY REVIEW COMMENTS

SHEET NUMBER:
1 of 1

SCALE: 1" = 50'

SURVEY DATE: 11/10/2021
 PLAT DATE: 11/23/2021

08-090.02.dwg
 JN. 09-090



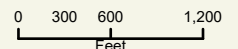
Applicant: ROCHESTER/DCCM

Tax Parcel #: 11156 000025

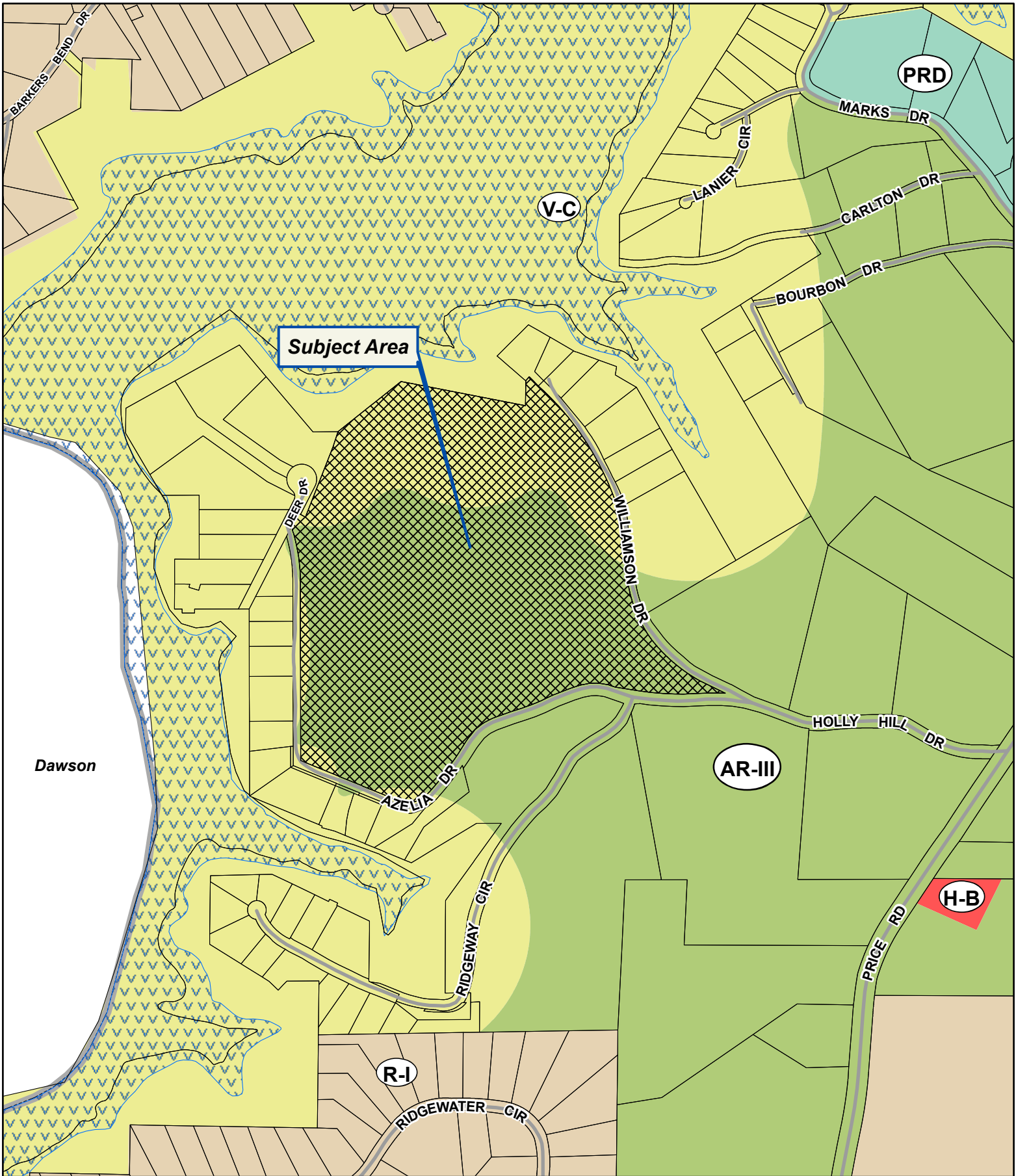
Location: 5608 AZELIA DRIVE, GAINESVILLE, GA 30506

Commission District 2

PC Mtg. Date: 06/03/2024



- Zoning Boundary
 - ▭ City Limits
 - ▭ Subject Area
 - ▭ Structure
- N
↑



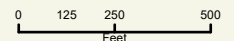
Applicant: ROCHESTER/DCCM

Tax Parcel #: 11156 000025

Location: 5608 AZELIA DRIVE, GAINESVILLE, GA 30506

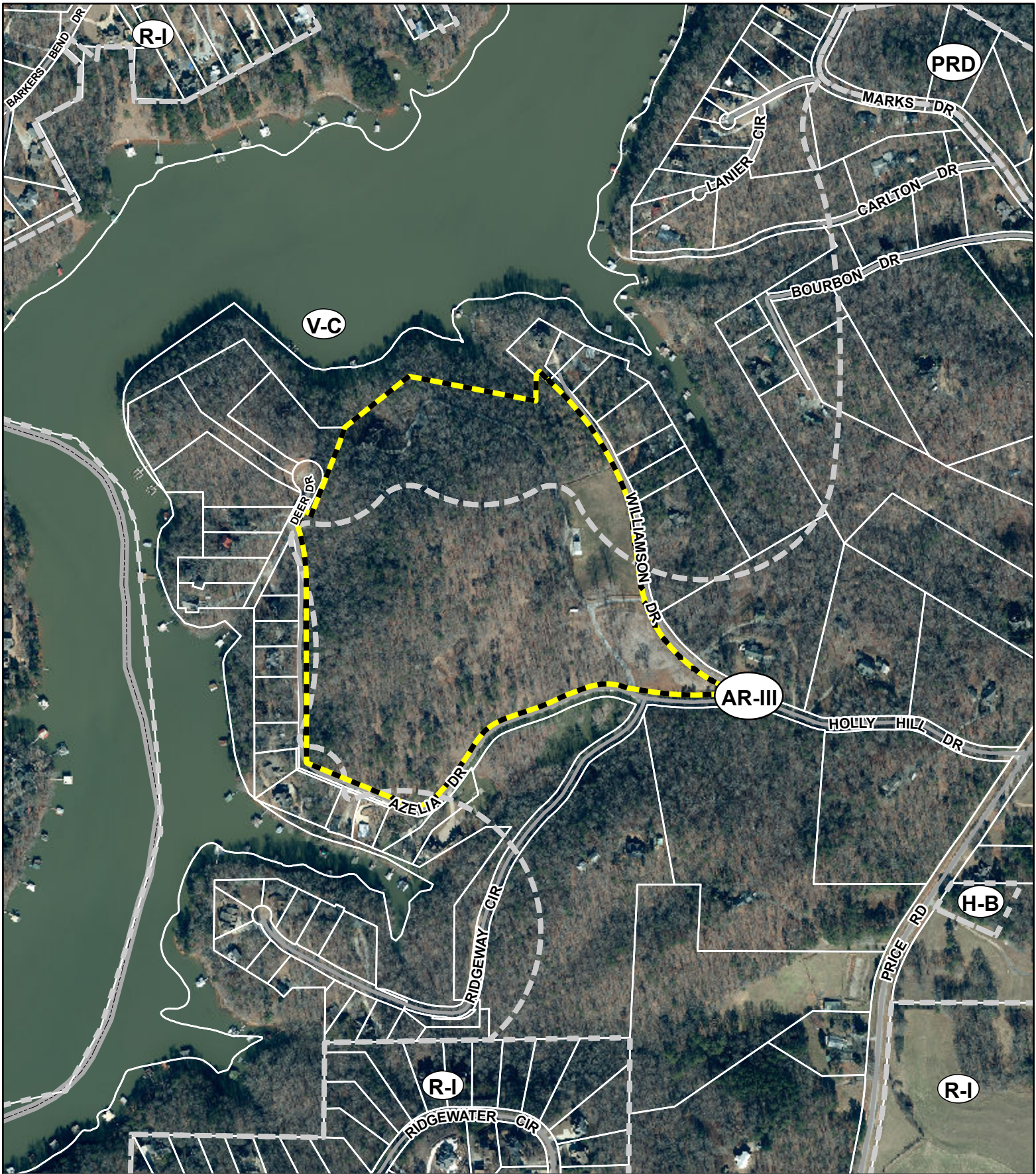
Commission District 2

PC Mtg. Date: 06/03/2024



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





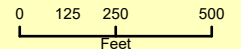
Applicant: ROCHESTER/DCCM




Tax Parcel #: 11156 000025

Location: 5608 AZELIA DRIVE, GAINESVILLE, GA 30506

Commission District 2

PC Mtg. Date: 06/03/2024



-  Zoning Boundary
-  City Limits
-  Subject Area



BK 7718PG637

FILED
HALL CO., GA

16 JUN 16 PM 3: 53

HALL COUNTY, Georgia
Real Estate Transfer Tax

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

Paid \$ 252.40

BY JN

Date 6-16-16

Charles Baker
Superior Court Clerk

By JN

012363

Return To: File: L
Whelchel, Dunlap, Jarrard & Walker, LLP
Chris Walker
P O Box 1
Gainesville, GA 30503
File No 46179

PT61 069-2016-004015

LIMITED WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF HALL**

THIS INDENTURE, made this 16 day of June, 2016, by and between **RUSSELL C. TAYLOR** (hereinafter the "Grantor") and **ANTHONY H. MORRIS** (hereinafter the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns:

All that tract and parcel of land lying and being in Land Lot 2 of the 10th Land District, Hall County, Georgia, as more particularly described in the attached Exhibit as Tract A , containing 3.50 acres, more or less, which is specifically incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**; the said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Wherever 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.

BK 7718PG634

FILED
HALL CO., GA

16 JUN 16 PM 3:53

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JN

Return To: File: ✓
Whelchel, Dunlap, Jarrard & Walker, LLP
Chris Walker
P O Box 1
Gainesville, GA 30503
File No 46179

012362

LIMITED WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF HALL**

THIS INDENTURE, made this 16 day of June, 2016, by and between **CHIPPING WOOD FUND, LLC and CHRISTINE KNICKERBOCKER WELSKO, TRUSTEE, OR SUCCESSOR TRUSTEE, OF THE CHRISTINE KNICKERBOCKER WELSKO LIVING TRUST DATED JANUARY 11, 2008** (hereinafter the "Grantor") and **ANTHONY H. MORRIS** (hereinafter the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns:

All that tract and parcel of land lying and being in Land Lot 2 of the 10th Land District, Hall County, Georgia, as more particularly described in the attached Exhibit as Tract B, containing 6.84 acres, more or less, which is specifically incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**; the said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Wherever 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.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 747.70

Date 6-16-16

Charles Baker
Superior Court Clerk

By JN

PT61 069-2016-004004

BK 7718 PG 635

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized representatives with its company seal affixed, the day and year first above written.

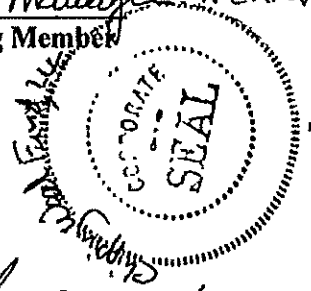
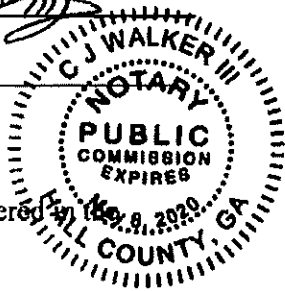
Signed, sealed and delivered in the presence of:

[Signature]
Witness

CHIPPING WOOD FUND, LLC

By: [Signature] Managing Member
Russell C. Taylor, Managing Member

[Signature]
Notary Public
My Comm. Expires: _____
(Notary Seal)

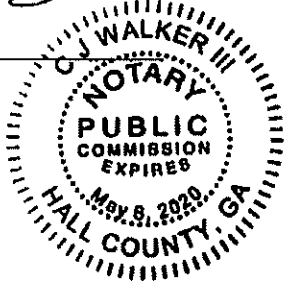


Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Christine Knickerbocker Welsko as Trustee, or Successor Trustee of The Christine Knickerbocker Welsko Living Trust dated January 11, 2008

[Signature]
Notary Public
My Comm. Expires: _____
(Notary Seal)



RVN Case/Real Estate/Limited Warranty Deed - Welsko-Morris 1.doc

BK 7718 PG 636

TRACT B

All that tract or parcel of land lying and being in Land Lot 2, of the 10th District, Hall County, Georgia, being designated as Tract B, containing 6.84 acres, more or less, as shown on a plat of survey dated April 3, 2009 by J.A. Page and Associates, Georgia Registered Land Surveyor No 1894 for Russell C Taylor, and being more particularly described as follows.

Beginning at Government Concrete Monument #2-10, this being the TRUE POINT OF BEGINNING, thence from the point of beginning, thence North 89 degrees 09 minutes 54 seconds West, a distance of 200.33 feet to Government Angle Iron #2-9; thence North 00 degrees 23 minutes 28 seconds West, a distance of 300.41 feet to Government Angle Iron #2-8; thence North 31 degrees 46 minutes 42 seconds East, a distance of 680.03 feet to a crimped top pipe, thence North 66 degrees 17 minutes 05 seconds East, a distance of 777.49 feet to a point, thence South 45 degrees 43 minutes 10 seconds West, a distance of 271.37 feet to a PK nail set, thence South 43 degrees 14 minutes 58 seconds West, a distance of 155.86 feet to a PK nail set; thence South 89 degrees 10 minutes 25 seconds East, a distance of 51.07 feet to a Government Concrete Monument; thence South 35 degrees 43 minutes 02 seconds West, a distance of 399.51 feet to a 4" rebar set; thence North 70 degrees 52 minutes 44 seconds West, a distance of 208.69 feet to a 4" rebar set, thence South 35 degrees 43 minutes 02 seconds West, a distance of 326.04 feet to a PK nail set, thence South 00 degrees 29 minutes 13 seconds East, a distance of 369.68 feet to a Government Concrete Monument #2-10 and back to the original POINT OF BEGINNING

This conveyance is made subject to the Reciprocal Easement Agreement and Covenants for Operation and Maintenance as recorded in Deed Book 6567 pages 143-149 of the Hall County, Georgia, deed records and grantors interest therein is also conveyed herewith

Also conveyed herewith any interest in and to any easements or right of way, including that certain easement executed by Martha Grant Harris and Carolyn Grant Walker dated April 19, 1991, as recorded in Deed Book 1587, Pages 204-207 of the Hall County, Georgia, deed records

Subject to all easements, covenants and restrictions of record or currently in use

BK 7692 PG 761

FILED
HALL CO., GA

16 MAY -2 PM 4: 15

HALL COUNTY, Georgia
Real Estate Transfer Tax

CHARLES BAKER, CLERK
SUPERIOR STATE COURT

Paid \$ 425.00

BY JW

Date 5-2-16

Charles Baker
Superior Court Clerk

By JW

File: Return to Chris Walker
Whelchel, Dunlap, Jarrard & Walker, LLP
PO Box 1
Gainesville, Georgia 30503

PT61 069-2016-002884

WARRANTY DEED

008506

GEORGIA, HALL COUNTY

THIS INDENTURE, made the 2nd day of May, 2016 between MARTHA GRANT HARRIS, Grantor, and ANTHONY H. MORRIS, and SANDRA A. MORRIS, Grantees,

WITNESSETH:

That the said Grantor, for and in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees:

All that tract or parcel of land lying and being in Land Lot 2, 10th Land District, Hall County, Georgia, containing 13.5 acres, designated as Tract 4 by a survey for the Jerd Grant Estate, as revised 3/12/1969, prepared by Patton-Pless Land Surveyors, as recorded in Plat Book 43, pages 136-137 of the Hall County, Georgia, Plat Record, said plat description of Tract 4 being specifically incorporated herein by reference.

LESS AND EXCEPT such portion of the above described property in the right of way of Grant Ford Road, extending to a cul-de-sac, consisting of .12 acre, more or less, at the northern end of the above described property, as described in Plat Book 133, Page 89, of the Hall Count, plat records.

This conveyance is made subject to a perpetual non-exclusive easement for ingress and egress to adjacent property as more particularly described in a an easement agreement recorded in Deed Book 1587, Page 204 of the Hall County, Georgia, deed records, said easement description being incorporated herein by reference.

Grantees shall be solely responsible for payment of all 2016 ad valorem taxes.

Also conveyed herewith is any interest of the undersigned in the 1982 Horton Mobile Home located on said property.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantees, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor or the Grantees, 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, Grantor has hereunto set her hand and affixed her under seal the day and year above written.

Signed, sealed and delivered in the presence of:

Elaine A. Barrett
Witness

Martha Grant Harris (SEAL)
MARTHA GRANT HARRIS

BK 7692PG762

[Signature]
Notary Public
My Comm. Expires: _____
(Notary Seal)



[Deed Only - No Title Examination]

EXHIBIT "A"

File No.: W-31248-21-CU

Parcel I:

All that tract or parcel of land lying and being in Land Lots 133, 155 and 156 of the 11th District of Hall County, Georgia and being more particularly described as follows: Beginning at a point marked by an iron pin where the North side of Tara Drive (dirt) intersects with the Westerly side of Williamson Drive (County Dirt Surface Road); thence running along the Westerly side of Williamson Drive North 13 degrees 01 minutes West, 96.88 feet to a point; thence continuing on Williamson Drive North 90 degrees 19 minutes West, 101.5 feet to a point; thence continuing on said Drive North 06 degrees 24 minutes West 161.57 feet to an iron pin; thence running North 65 degrees 22 minutes West, 184.78 feet to an iron pin; thence running North 23 degrees 56 minutes West, 373.15 feet to an iron pin; thence running North 69 degrees 43 minutes West, 54.42 feet to an angle iron; thence running North 78 degrees 58 minutes West, 508.17 feet to an angle iron; thence running South 51 degrees 30 minutes West, 323.35 feet to a concrete monument; thence running South 66 degrees 35 minutes East, 79.64 feet to an iron pin; thence running South 69 degrees 57 minutes East, 153.65 feet to an iron pin; thence running North 70 degrees 05 minutes East, 169.57 feet to an iron pin; thence running South 88 degrees 54 minutes East, 300.22 feet to an iron pin; thence running South 46 degrees 50 minutes East, 134.83 feet to an iron pin; thence running South 17 degrees 16 minutes East, 264.74 feet to an iron pin; thence running South 11 degrees 45 minutes West, 139.76 feet to an iron pin; thence running South 20 degrees 25 minutes East, 224.93 feet to an iron pin located on the Northerly side of Tara Drive: thence running North 76 degrees 14 minutes East along the Northerly side of Tara Drive, 174.74 feet to an iron pin; thence running South 87 degrees 28 minutes East, 104.88 feet to an iron pin at the point of beginning, said property more fully shown on a Plat of Survey for Jack M. Kapiloff, by Farley-Collins Associates, Land Surveyors.

Parcel II:

All that tract or parcel of land lying and being in Land Lots 155, 156 and 133 of the 11th District of Hall County, Georgia, consisting of 31.493 acres, and being designated as Tract V on plat of survey of the R. A. Wheelchel Estate prepared by B. Keith Rochester and Associates, Registered Land Surveyors, dated April 17, 1973, and recorded in Plat Book 84, Pages 160-161, Hall County, Georgia, Records, which plat is incorporated herein by reference and made a part of this description. Said property conveyed hereunder being contiguous to other property now owned by Grantor herein, more fully described in Deed Book 496, Page 139, Hall County, Georgia Records.

Parcel III:

All that tract or parcel of land with all improvements thereon, lying and being in the 11th Land District, Land Lot 156 of the R. A. Wheelchel Estate Subdivision, fully described in Deed Book 176, Page 159, recorded in the Office of the Clerk of the Superior Court, Hall County, Georgia. Said property conveyed hereunder being the same property owned by Grantor herein, described in Deed Book 644, Pages 611-612, Hall County, Georgia Records.

Less and Except: All that tract of land as shown on that certain Warranty Deed dated 03/11/2014 filed for record 04/24/2014, recorded in Deed Book 7355, Page 587, aforesaid records.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, 155, AND 156, 11TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF AZELIA DRIVE (30" RIGHT OF WAY) AND THE WEST RIGHT OF WAY OF WILLIAMSON DRIVE (30' RIGHT OF WAY); THENCE ALONG THE NORTH RIGHT OF WAY OF AZELIA DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°01'00" WEST, A DISTANCE OF 33.71 FEET TO A POINT; THENCE SOUTH 89°33'58" WEST, A DISTANCE OF 68.48 FEET TO A POINT; THENCE SOUTH 88°37'33" WEST, A DISTANCE OF 91.99 FEET TO A POINT; THENCE NORTH 89°27'59" WEST, A DISTANCE OF 43.00 FEET TO A POINT; THENCE NORTH 86°59'09" WEST, A DISTANCE OF 42.13 FEET TO A POINT; THENCE NORTH 84°52'32" WEST, A DISTANCE OF 61.44 FEET TO A POINT; THENCE NORTH 82°07'51" WEST, A DISTANCE OF 41.76 FEET TO A POINT; THENCE NORTH 77°40'38" WEST, A DISTANCE OF 28.17 FEET TO A POINT; THENCE NORTH 71°24'25" WEST, A DISTANCE OF 70.60 FEET TO A POINT; THENCE NORTH 75°55'03" WEST, A DISTANCE OF 44.97 FEET TO A POINT; THENCE NORTH 79°18'39" WEST, A DISTANCE OF 11.83 FEET TO A POINT; THENCE NORTH 86°24'55" WEST, A DISTANCE OF 14.75 FEET TO A POINT; THENCE SOUTH 87°04'22" WEST, A DISTANCE OF 22.53 FEET TO A POINT; THENCE SOUTH 82°17'13" WEST, A DISTANCE OF 16.43 FEET TO A POINT; THENCE SOUTH 77°38'35" WEST, A DISTANCE OF 22.51 FEET TO A POINT; THENCE SOUTH 74°20'23" WEST, A DISTANCE OF 34.94 FEET TO A POINT; THENCE SOUTH 69°47'26" WEST, A DISTANCE OF 18.48 FEET TO A POINT; THENCE SOUTH 68°38'22" WEST, A DISTANCE OF 57.31 FEET TO A POINT; THENCE SOUTH 67°05'50" WEST, A DISTANCE OF 105.15 FEET TO A POINT; THENCE SOUTH 71°02'25" WEST, A DISTANCE OF 135.57 FEET TO A POINT; THENCE SOUTH 70°41'21" WEST, A DISTANCE OF 17.59 FEET TO A POINT; THENCE SOUTH 64°57'59" WEST, A DISTANCE OF 20.88 FEET TO A POINT; THENCE SOUTH 59°58'11" WEST, A DISTANCE OF 32.49 FEET TO A POINT; THENCE SOUTH 54°31'37" WEST, A DISTANCE OF 15.57 FEET TO A POINT; THENCE SOUTH 47°11'09" WEST, A DISTANCE OF 14.89 FEET TO A POINT; THENCE SOUTH 39°39'16" WEST, A DISTANCE OF 28.22 FEET TO A POINT; THENCE SOUTH 35°23'09" WEST, A DISTANCE OF 139.66 FEET TO A POINT; THENCE SOUTH 37°36'56" WEST, A DISTANCE OF 33.46 FEET TO A POINT; THENCE SOUTH 36°08'21" WEST, A DISTANCE OF 87.15 FEET TO A POINT; THENCE SOUTH 41°10'16" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 46°39'04" WEST, A DISTANCE OF 22.30 FEET TO A POINT; THENCE SOUTH 52°43'16" WEST, A DISTANCE OF 25.37 FEET TO A POINT; THENCE SOUTH 58°55'39" WEST, A DISTANCE OF 21.71 FEET TO A POINT; THENCE SOUTH 67°49'07" WEST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 83°39'25" WEST, A DISTANCE OF 15.95 FEET TO A POINT; THENCE NORTH 86°32'58" WEST, A DISTANCE OF 18.26 FEET TO A POINT; THENCE NORTH 79°23'49" WEST, A

DISTANCE OF 11.14 FEET TO A POINT; THENCE NORTH 67°32'57" WEST, A DISTANCE OF 384.47 FEET TO A POINT; THENCE NORTH 56°36'24" WEST, A DISTANCE OF 17.12 FEET TO A POINT; THENCE NORTH 50°45'47" WEST, A DISTANCE OF 19.34 FEET TO A POINT; THENCE NORTH 42°46'36" WEST, A DISTANCE OF 14.92 FEET TO A POINT; THENCE NORTH 30°02'31" WEST, A DISTANCE OF 17.64 FEET TO A POINT; THENCE NORTH 17°21'22" WEST, A DISTANCE OF 17.67 FEET TO A POINT; THENCE NORTH 02°17'24" WEST, A DISTANCE OF 18.00 FEET TO A POINT; THENCE NORTH 00°05'33" EAST, A DISTANCE OF 569.17 FEET TO A POINT; THENCE NORTH 00°03'51" EAST, A DISTANCE OF 76.60 FEET TO A POINT; THENCE NORTH 03°37'42" WEST, A DISTANCE OF 56.85 FEET TO A POINT; THENCE NORTH 04°08'13" WEST, A DISTANCE OF 83.00 FEET TO A POINT; THENCE NORTH 09°04'36" WEST, A DISTANCE OF 81.02 FEET TO THE NORTH RIGHT OF WAY OF DEER DRIVE (50' RIGHT OF WAY); ALONG THE EAST RIGHT OF WAY OF DEER DRIVE (50' RIGHT OF WAY) NORTH 25°36'20" EAST, A DISTANCE OF 63.16 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT OF WAY OF DEER DRIVE (50' RIGHT OF WAY) AND ALONG THE SUBDIVISION DEER LANDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 60°37'54" EAST, A DISTANCE OF 22.06 FEET TO A POINT; THENCE NORTH 21°35'32" EAST, A DISTANCE OF 303.79 FEET TO A POINT; THENCE NORTH 17°42'46" EAST, A DISTANCE OF 62.43 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY U.S. ARMY CORPS OF ENGINEERS THE FOLLOWING COURSES AND DISTANCES: NORTH 51°33'03" EAST, A DISTANCE OF 180.15 FEET TO A POINT; THENCE NORTH 51°32'25" EAST, A DISTANCE OF 143.07 FEET TO A POINT; THENCE SOUTH 78°55'43" EAST, A DISTANCE OF 108.00 FEET TO A POINT; THENCE SOUTH 78°56'37" EAST, A DISTANCE OF 205.04 FEET TO A POINT; THENCE SOUTH 78°53'41" EAST, A DISTANCE OF 194.98 FEET TO A POINT; THENCE NORTH 00°28'14" EAST, A DISTANCE OF 99.25 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY TERRY A. GRAHAM THE FOLLOWING COURSES AND DISTANCES: NORTH 41°17'25" EAST, A DISTANCE OF 21.23 FEET TO A POINT; THENCE SOUTH 44°28'12" EAST, A DISTANCE OF 52.14 FEET TO THE WEST RIGHT OF WAY OF WILLIAMSON DRIVE (30' RIGHT OF WAY); THENCE ALONG THE WEST RIGHT OF WAY OF WILLIAMSON DRIVE (30' RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES: SOUTH 45°36'29" EAST, A DISTANCE OF 96.64 FEET TO A POINT; THENCE SOUTH 39°18'35" EAST, A DISTANCE OF 145.53 FEET TO A POINT; THENCE SOUTH 31°00'06" EAST, A DISTANCE OF 147.44 FEET TO A POINT; THENCE SOUTH 30°03'52" EAST, A DISTANCE OF 97.07 FEET TO A POINT; THENCE SOUTH 17°30'58" EAST, A DISTANCE OF 95.39 FEET TO A POINT; THENCE SOUTH 14°43'41" EAST, A DISTANCE OF 58.02 FEET TO A POINT; THENCE SOUTH 05°22'16" EAST, A DISTANCE OF 62.26 FEET TO A POINT; THENCE SOUTH 03°42'23" EAST, A DISTANCE OF 64.69 FEET TO A POINT; THENCE SOUTH 08°16'58" EAST, A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 09°15'07" EAST, A DISTANCE OF 65.12 FEET TO A POINT; THENCE SOUTH 13°43'47" EAST, A DISTANCE OF 68.00 FEET TO A POINT; THENCE SOUTH 17°36'53" EAST, A DISTANCE OF 65.98 FEET TO A POINT; THENCE SOUTH 23°34'45" EAST, A DISTANCE OF 10.50 FEET TO A POINT; THENCE SOUTH 26°15'29" EAST, A DISTANCE OF 31.06 FEET TO A POINT; THENCE SOUTH 29°00'39" EAST, A DISTANCE OF 21.46 FEET TO A POINT; THENCE SOUTH 33°06'44" EAST, A DISTANCE

OF 22.72 FEET TO A POINT; THENCE SOUTH 39°23'14" EAST, A DISTANCE OF 31.84 FEET TO A POINT; THENCE SOUTH 40°09'05" EAST, A DISTANCE OF 29.57 FEET TO A POINT; THENCE SOUTH 43°11'09" EAST, A DISTANCE OF 33.69 FEET TO A POINT; THENCE SOUTH 45°12'52" EAST, A DISTANCE OF 40.01 FEET TO A POINT; THENCE SOUTH 47°45'04" EAST, A DISTANCE OF 20.90 FEET TO A POINT; THENCE SOUTH 50°16'33" EAST, A DISTANCE OF 55.98 FEET TO A POINT; THENCE SOUTH 56°04'20" EAST, A DISTANCE OF 38.84 FEET TO A POINT; THENCE SOUTH 61°22'15" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 63°40'30" EAST, A DISTANCE OF 149.96 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 40.173 AC.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, April 30, 2024 4:36 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Katie L. Greenway (CDI: Planning); Beth Garmon (CDI: Planning); Kristie Turner (Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCGC Tentative Agenda 6.3.24

Please find Environmental Health comments below:

Item 1, 0 Lake Lanier Heights Rd, Orr: Must meet all residential permitting requirements. Must submit to-scale site plan at time of septic permit application. The site plan must be to-scale and must include (but not be limited to) the following: septic tank location, location and type of onsite sewage management systems (primary and repair) on contour, house size and location, proposed drives, proposed grading, any proposed amenities, soil boundaries, and any calculations used to size the septic system. If an alternative primary system is proposed (Class I effluent system), a design must be submitted by someone certified by that company to provide design plans. Submittal of a site plan/application does not guarantee permit approval or approval for the number of bedrooms requested at time of application.

Item 2, 6263/6237 Grant Ford Road, DCCM: 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. 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 3A/3B, 5608 Azelia Drive, Rochester: 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. 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 4, 5279 Union Church Rd, Carter: 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.

Item 5, 0/3454 Gillsville Hwy, Chowdhury: 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.

Item 6, 1560/1582/1586 Pine Valley Road, Shadow Stone: 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 7, 1560 Piney Valley Road, Shadow Stone: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road

Mailing: PO Box 5901

Gainesville, GA 30504

(770) 531-3973 (phone)

emcgahee@hallcounty.org

<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)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Thursday, May 2, 2024 9:32 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for June 3, 2023

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

See responses in red, below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, April 25, 2024 10:48 AM
Subject: Tentative Planning Agenda for June 3, 2023

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

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 3, 2024** 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, May 2nd**. Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 20, 2024

NEW BUSINESS

1. [0 Lake Lanier Heights Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.25± acre tract located at the terminus of Lake Lanier Heights Road, approximately 2,095 feet from its intersection with Lanier Heights Circle | Zoned V-C; Tax Parcel 07353 001020 | Proposed Use: Construct a single-family residence | * Commission District 2 | Marty Orr, applicant No GDOT coordination required](#)
2. [6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | Proposed Use: 9-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No GDOT coordination required](#)
3. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No GDOT coordination required](#)

(B) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No
GDOT coordination required

4. **5279 Union Church Road | Use Subject to County Commission Approval | on a 2.66± acre tract located on the east side of Union Church Road, approximately 254 feet from its intersection with Laurel Terrace | Zoned R-I; Tax Parcel 15043A000008 | Proposed Use: 2-lot residential subdivision | ** Commission District 1 | Andy Carter, applicant No** **GDOT coordination required**
5. **0 & 3454 Gillsville Highway | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract located on the south side of Gillsville Highway (GA-323), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | Proposed Use: 20-lot residential subdivision | ** Commission District 3 | Sabina Chowdhury, applicant** **GDOT coordination required for access on SR 323**
6. **1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD | on a combined 34.03± acre tract located on the west side of Pine Valley Road, at its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.), 000039B & 000203 | Proposed Use: 148-unit townhouse development | ** Commission District 3 | Shadow Stone Partners, LLC, applicant** **No GDOT coordination required**
7. **1560 Pine Valley Road | Rezone | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | Proposed Use: Self storage warehouse | ** Commission District 3 | Shadow Stone Partners, LLC, 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, July 11, 2024**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, July 11, 2024. 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/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: May 2, 2024

t: 770.531.6800 | f: 770.531.3945

Subject: June 3, 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 3, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [0 Lake Lanier Heights Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.25± acre tract located at the terminus of Lake Lanier Heights Road, approximately 2,095 feet from its intersection with Lanier Heights Circle | Zoned V-C; Tax Parcel 07353 001020 | Proposed Use: Construct a single-family residence | * Commission District 2 | Marty Orr, applicant](#)
 - a. **Engineering:** No comment.
 - b. **Traffic:** No comment.
 - c. **Utilities:** No comment.

2. [6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | Proposed Use: 9-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show FEMA and Hall County studied Flood plains that are present on site. There appears to be a 46KV transmission line in the location of the proposed road that must be moved.
 - b. **Traffic:** No comment.
 - c. **Utilities:** No sewer in area.

3. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)
[\(B\) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its](#)

[intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied Flood plains that are present on site
- b. **Traffic:** No comment
- c. **Utilities:** No sewer system

4. [5279 Union Church Road | Use Subject to County Commission Approval | on a 2.66± acre tract located on the east side of Union Church Road, approximately 254 feet from its intersection with Laurel Terrace | Zoned R-I; Tax Parcel 15043A000008 | Proposed Use: 2-lot residential subdivision | ** Commission District 1 | Andy Carter, applicant](#)

- a. **Engineering:** All work performed on drainage easement must be approved by the county engineer.
- b. **Traffic:** No comment
- c. **Utilities:** No sewer system

5. [0 & 3454 Gillsville Highway | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a combined 30.78± acre tract located on the south side of Gillsville Highway \(GA-323\), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | Proposed Use: 20-lot residential subdivision | ** Commission District 3 | Sabina Chowdhury, 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 FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- b. **Traffic:** GDOT permit required for proposed access on SR323.
- c. **Utilities:** No sewer system

6. [1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD | on a combined 34.03± acre tract located on the west side of Pine Valley Road, at its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 \(pt.\), 000039B & 000203 | Proposed Use: 148-unit townhouse development | ** Commission District 3 | Shadow Stone Partners, LLC, applicant](#)

- a. **Engineering:** All roads to be privately maintained

Show FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream

- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer district

7. [1560 Pine Valley Road | Rezone | from Planned Residential Development \(PRD\) to Planned Industrial Development \(PID\) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 \(pt.\) | Proposed Use: Self storage warehouse | ** Commission District 3 | Shadow Stone Partners, LLC, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** City of Gainesville sewer system territory. Existing sewer system is to the south on the larger left over portion of the site. The proposed storage building are lower in elevation than the existing sewer system. Additionally, an easement from the lower portion would need to be graded to the subject out parcel to access the sewer system.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, May 1, 2024 1:01 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Michael Vieira (Fire Services); Bryan Cash (Fire Services)
Subject: Fire Comments
Attachments: Fire Hydrant Map.pdf

Monday, June 3, 2024 Hall County Planning Commission Meeting.

1. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)

[\(B\) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)

Hall County Fire Marshal's Office comments:

- 1) **International Fire Code Section 507 Fire Protection Water Supplies: 507.1 Required Water Supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into within the jurisdiction. The intersection of Azelia and Williamson Drive is 2,452 feet from a fire hydrant located on Price Rd at Marks Dr. if approved the development would have to meet the requirements of the above referenced code section. See attachment showing fire hydrant locations
- 2) **International Fire Code Section 503.2.5 Dead Ends:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Both Azelia and Williamson Drives are fire apparatus roads that exceed 150 feet in length and end abruptly with no means for fire apparatus to turn around. If approved turnarounds will be required at the end of Azelia and Williamson Drive that meet Hall County standards.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org





Print

Planning Commission Comments - June 3, 2024 - Submission #98122

Date Submitted: 6/2/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Judy

Last Name*

Rouse Van Doorn

Address1*

5704 Ridgeway Circle

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5608 Azelia 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*

As an agent of my father, owner of four lots on Ridgeway Circle, I would like to make the following comments from the proposal for rezoning land use and a new subdivision. In the proposal letter from the Fire Marshall, the statement is made "The intersection of Azelia and Williamson Drive is 2,452 feet from a fire hydrant located on Price Rd at Marks Dr." Would it be possible to plan and extend the Hall County Water Line from Marks Drive into the Holly Hill neighborhood for potable water access for the entire community? Availability of a Hall County water line and placement of a fire hydrant would address water safety and long-term development needs. Thank you for your time with this planning question.

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.

ZONING NOTICE
 AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
 APPLICANT: ROCHESTER / DCCM
 REQUEST: REZONE FROM AR-III AND V-G TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION
 PUBLIC HEARINGS WILL BE HELD ON:
 PLANNING COMMISSION Date: June 03, 2024 Time: 5:15 P.M.
 COUNTY COMMISSION Date: August 8, 2024 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: ROCHESTER / DCCM
 REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL SUBDIVISION
 PUBLIC HEARINGS WILL BE HELD ON:
 PLANNING COMMISSION Date: June 03, 2024 Time: 5:15 P.M.
 COUNTY COMMISSION Date: August 8, 2024 Time: 6:00 P.M.
 HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
 FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:01:22
 5552 Williamson Drive
 Gainesville
 Hall County
 Georgia

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST: REZONE FROM AR-III AND V-G TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: June 03, 2024

Time: 5:15 P.M.

COUNTY COMMISSION
Date: August 8, 2024

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: ROCHESTER / DCCM

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL

PUBLIC HEARINGS WILL BE HELD ON: SUBDIVISION

PLANNING COMMISSION
Date: June 03, 2024

Time: 5:15 P.M.

COUNTY COMMISSION
Date: August 8, 2024

Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:09:27

5669 Azelia Drive

Gainesville

Hall County

Georgia

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ROCHESTER / DCCM
REQUEST: REZONE FROM AR-III AND V-C TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION Date: June 03, 2024 & COUNTY COMMISSION Date: AUGUST 8, 2024
Time: 5:15 p.m. & Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ROCHESTER / DCCM
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION Date: June 03, 2024 & COUNTY COMMISSION Date: AUGUST 8, 2024
Time: 5:15 p.m. & Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:06:30
5674 Azelia Drive
Gainesville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST:
USE SUBJECT TO COUNTY COMMISSION
APPROVAL FOR A 14-LOT RESIDENTIAL

PUBLIC HEARINGS WILL BE HELD ON: SUBDIVISION

PLANNING COMMISSION
Date: June 03, 2024

COUNTY COMMISSION
Date: August 8, 2024

Time: 5:15 p.m.

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST:
REZONE FROM AR-III AND V-C TO V-C FOR A
14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: June 03, 2024

COUNTY COMMISSION
Date: August 8, 2024

Time: 5:15 p.m.

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jul 17, 2024 12:11:33

5681 Azelia Drive

Gainesville

Hall County

Georgia

ZONING NOTICE

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

APPLICANT: ROCHESTER / DCCM

REQUEST: REZONE FROM AR-III AND V-C TO V-C FOR A 14-LOT RESIDENTIAL SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: June 03, 2024

Time: 5:15 p.m.

COUNTY COMMISSION

Date: July 11, 2024

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: ROCHESTER / DCCM

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 14-LOT RESIDENTIAL

PUBLIC HEARINGS WILL BE HELD ON: SUBDIVISION

PLANNING COMMISSION

Date: June 03, 2024

Time: 5:15 p.m.

COUNTY COMMISSION

Date: July 11, 2024

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

JULIUS M. HULSEY
R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JASON E. VOYLES
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
AMANDA L. WARD
SPENCER M. PRICE
BRADFORD A. LORENZ

ATTORNEYS AT LAW

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

OF COUNSEL

JANE A. RANGE

July 8, 2024

VIA US MAIL and EMAIL

Hall County Board of
Commissioners
Attn: Richard Higgins
P.O. Drawer 1435
Gainesville, GA 30503
rhiggins@hallcounty.org

Hall County Board of
Commissioners
Attn: Kathy Cooper
P.O. Drawer 1435
Gainesville, GA 30503
kcooper@hallcounty.org

Hall County Board of
Commissioners
Attn: Billy Powell
P.O. Drawer 1435
Gainesville, GA 30503
bpowell@hallcounty.org

Hall County Board of
Commissioners
Attn: Gregg Poole
P.O. Drawer 1435
Gainesville, GA 30503
gpoole@hallcounty.org

Hall County Board of
Commissioners
Attn: Jeff Stowe
P.O. Drawer 1435
Gainesville, GA 30503
jstowe@hallcounty.org

**RE: Rezoning Application of 5608 Azelia Drive;
Tax Parcel 11156 000025
Rezone from AR-III to V-C**

Dear Chairman and Members of the Commission,

I have the great pleasure of representing Terry Graham. Terry owns three (3) separate lots which adjoin the proposed development on Azelia Drive. Terry and his family are concerned about the development of this property. Their initial concerns came from the surprise that the applicant was seeking to rezone the entire tract to a vacation cottage (V-C) zoning. That zoning would at least theoretically allow for an incredibly dense development. While we understand that one of the proposed conditions from the staff is that the property be developed in accordance with the site plan as submitted, we are still concerned with approval of a V-C subdivision. This project would seem to be better suited in a more restrictive zoning category such as PRD. There is the fear that once this large tract is zoned entirely V-C, that it will be sold and that a new applicant will seek increased density having already crossed the more difficult hurdle of obtaining the V-C zoning. In fact, the tract has already been listed for sale.

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503

4863 Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | www.homlaw.com

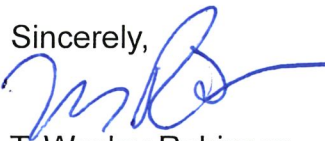
Other concerns with the proposal include the fact, as you will see from the site plan, the proposal calls for seven (7) flag lots that all have lengthy driveways off of Azalea drive. This will be both unsightly and likely to create runoff issues.

Additionally, according to the presentation of the Planning Commission, the applicant is not planning on building any roads or other infrastructure in conjunction with this development, but instead is proposing to use existing roadways. The existing roadways surrounding this property are all small gravel roads with limited or no dedicated right of way. Neither Mr. Graham, nor his neighbors, should be required to give up any of their land for right of ways to access this development.

Should the Commission decided to approve this development, we would request that the Commission apply all of the conditions recommended by staff including restriction that the property must be developed in accordance with the proposed site plan and limited to approximately fourteen (14) residential lots. We would also ask for the following additional conditions:

- 1. Any additional road right of way required for development, including but not limited to, right of way for road improvements, emergency access or turnarounds in conjunction with the development of the subdivision must be provided by the land owner of the development. No right of way will come from neighboring property owners.**
- 2. The land owner/ developer must provide a comprehensive stormwater management plan to Hall County before or at the time of subdivision of the first lot.**
- 3. There will be a maximum of three (3) driveways permitted off of Azelia Drive to access the seven (7) flag lots.**
- 4. Any material changes to the development plan as submitted will require approval of County Commission.**

Unfortunately, I will be out of town on the 11th when this is scheduled to come before you. My partner Jason Dean will be at the meeting with Mr. Graham.

Sincerely,

T. Wesley Robinson

TWR:alb/17754

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Friday, August 2, 2024 4:42 PM
To: Jennifer Rivera (Administration)
Subject: FW: 5608 Azelia Drive rezoning
Attachments: 24-407 P01 080224.pdf

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Wes Robinson <twr@homlaw.com>
Sent: Friday, August 2, 2024 2:22 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: 5608 Azelia Drive rezoning

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

Billy,

As you know I represent Terry Graham and his wife regarding the pending rezoning on Azelia Drive.

As we have discussed with you in the past, we believe that this development would make more sense with a roadway and cul-de-sac to access the majority of the lots. This would seem to address concerns about emergency access as well as minimize the impact to the neighbors and address faire/emergency access concerns.

I have attached a the sight plan with a cul-de-sac overlayed as an example of how simple this could be. I hope that you and the rest of the commission will consider this as a condition.

As a reminder, we would request at a minimum the following additional conditions:

1. Any additional road right of way required for development, including but not limited to, right of way for road improvements, emergency access or turnarounds in conjunction with the development of the subdivision must be provided by the land owner of the development. No right of way will come from neighboring property owners.
2. The land owner/ developer must provide a comprehensive stormwater management plan to Hall County before or at the time of subdivision of the first lot.
3. There will be an access road to access the Lots off Azelia drive. (OR in the alterative) A maximum of three (3) driveways permitted off of Azelia Drive to access the seven (7) flag lots.
4. Any material changes to the development plan as submitted will require approval of County Commission.
5. Storm Water - The developer must provide a Hydrology/storm water plan, acceptable to the County before any subdivision of lots is permitted.

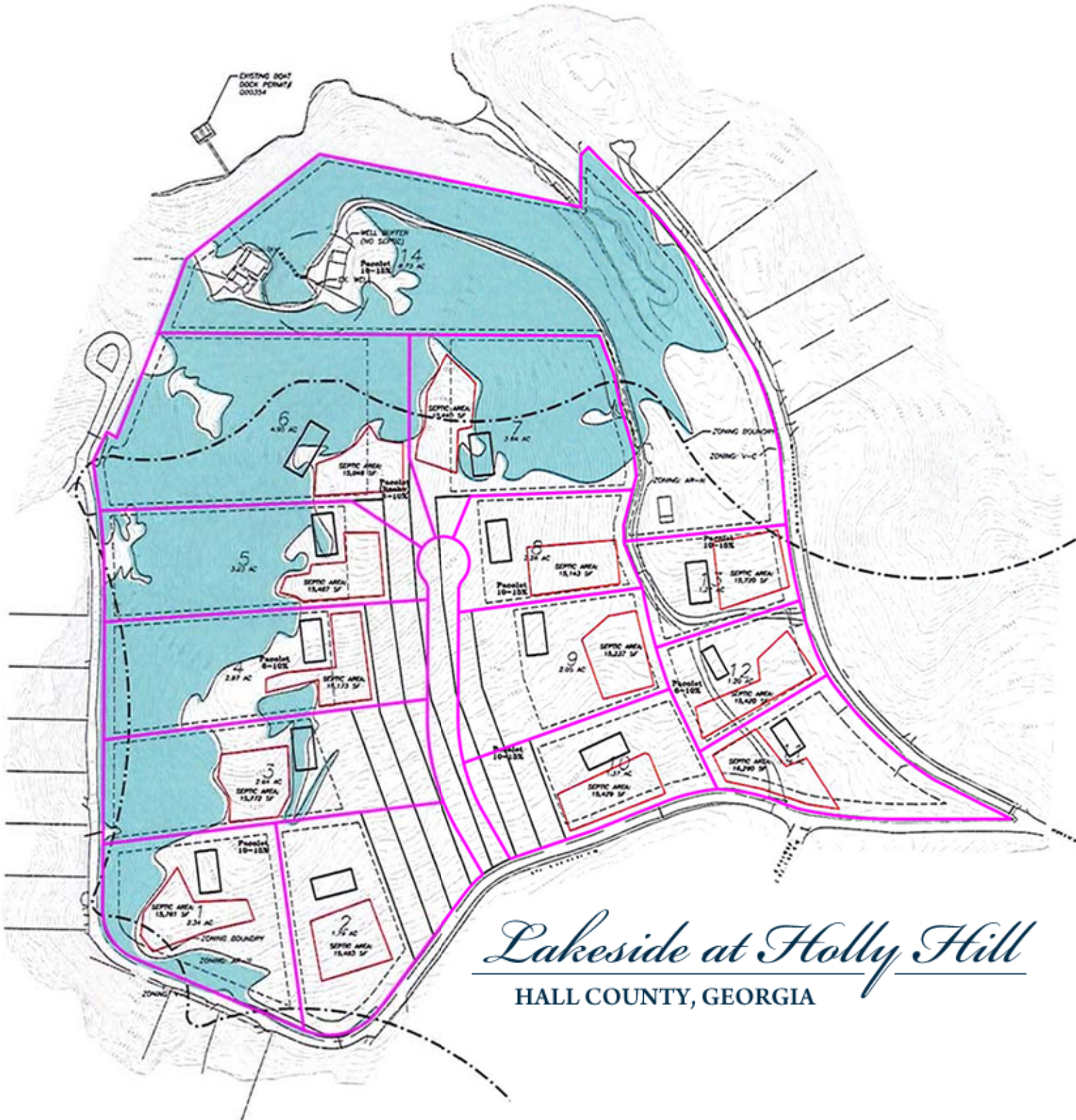
HULSEY, OLIVER & MAHAR, LLP
EST. 1914

Wesley Robinson

200 E. E. Butler Parkway
P.O. Box 1457
Gainesville, GA 30503
770.532.6312 | Fax: 770.531-9230

twr@homlaw.com
www.homlaw.com

NOTICE: This email and all attachments are CONFIDENTIAL and intended SOLELY for the recipients in the "To", "Cc", and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges which may apply. Pursuant to those rights and privileges, immediately DELETE and DESTROY all copies of the email and its attachments, in whatever form, and immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this email and its attachments. NO DUTIES ARE INTENDED OR CREATED BY THIS COMMUNICATION IN THE ABSENCE OF AN EXECUTED FEE CONTRACT OR ENGAGEMENT LETTER. All rights of the sender for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved.



Lakeside at Holly Hill
 HALL COUNTY, GEORGIA

SET
R.L.Y.
MENT FOUND
ID
LINE

U.S. GOV'T
LAKE SIDNEY LANIER
SEGMENT - Q

U.S. GOV'T
LAKE SIDNEY LANIER
SEGMENT - Q

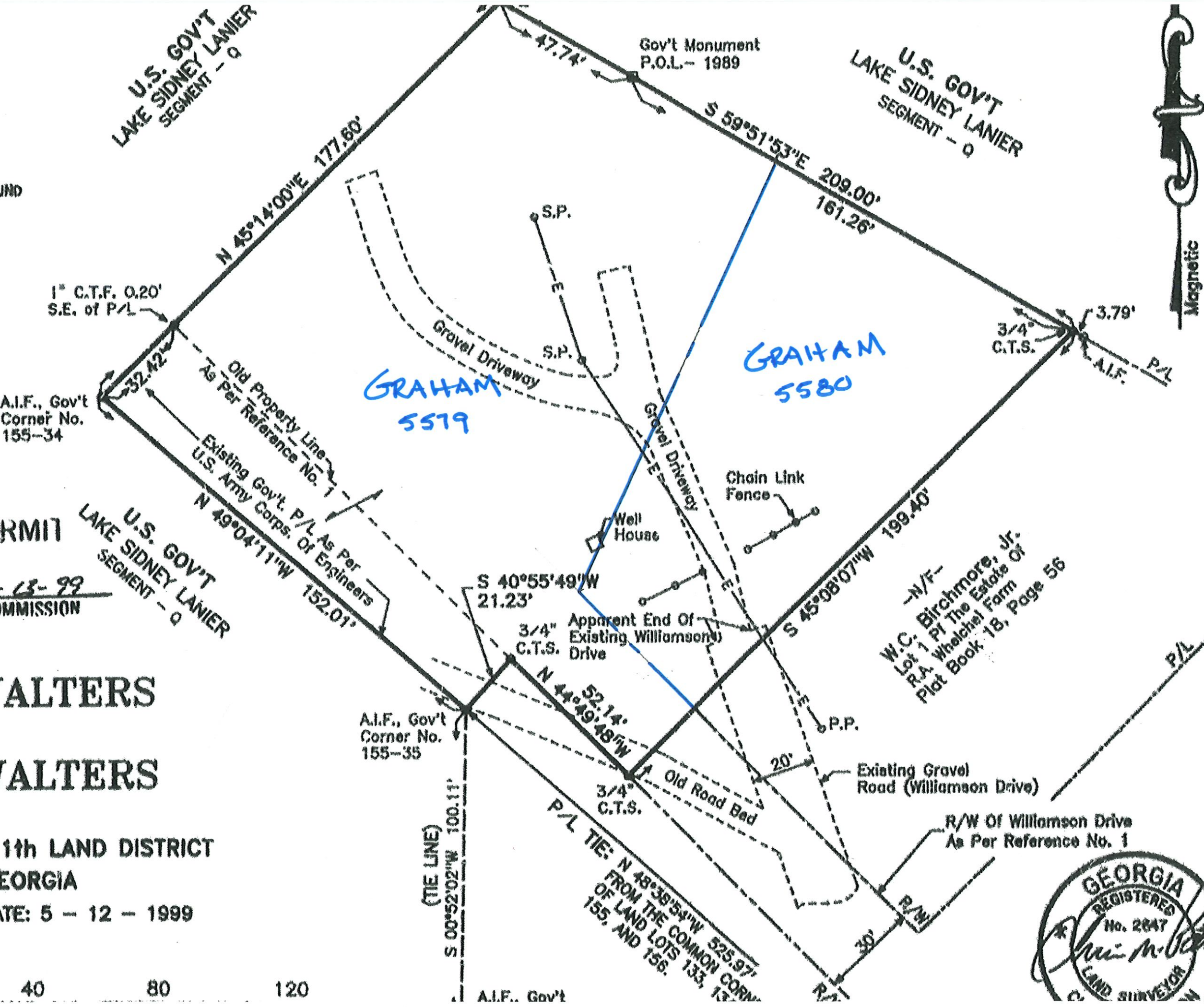


COMMUNICATED
EFFECTIVE
EQUIPMENT
TOPCO
IN MY REPRESENTATION
HAS BEEN MINIMUM

AREA:
THIS SURVEY
AID OF ANY RIGHTS
MIGHT

THE FIELD
BASED
IN ERROR
AND METHODS
FIELD I

THIS PLAT
AND WIDTH
FOOT I
Refer to
0.80
for J.
Dated
Plat E



PERMIT
COMMISSION
5-13-99

WALTERS
WALTERS

55, 11th LAND DISTRICT
GEORGIA
DATE: 5 - 12 - 1999
Sheet - 5)

40 80 120



PL



AGENDA ITEM

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

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 421/2024

SUBJECT: **4141 Old Cornelia Highway | Amend Conditions |** of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility |** Commission District 3 | **Lewis Holdings, LLC, applicant.**

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Metal buildings and chain link fencing are prohibited.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.
5. The developer shall cooperate with the Fire Marshal's office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.
6. A 50 foot transitional buffer shall be required extending 600 feet from the eastern lot line intersecting with the right-of-way of Old Cornelia Highway and continuing north along the eastern property line.

Purpose of Request:

History:

4141 Old Cornelia Highway | Amend Conditions | of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility** | Commission District 3 | **Lewis Holdings, LLC, 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
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Elevations
- 9-9-2010 BOC Action Letter
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

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: Beth Garmon, Director of Planning & Zoning

Date: July 22, 2024

Subject: **4141 Old Cornelia Highway | Amend Conditions of a PRD | on a 56.42± acre tract | Proposed Use: Drug and Alcohol Residential Treatment Facility | Lewis Holdings, LLC, applicant.**

The request before you is the request of Lewis Holdings, LLC to amend Conditions of a Planned Residential Development (PRD) to allow a drug and alcohol residential treatment facility. This item is located within Commission District 3.

At their February 5, 2024 meeting, the Hall County Planning Commission voted to recommend **approval with six (6) conditions (5-0).**

Staff recommendation: **Approval, with conditions** as the requested changes are consistent with the Rural future land use classification in the [Comprehensive Plan](#).

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in favor during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Metal buildings and chain link fencing are prohibited.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.
5. The developer shall cooperate with the Fire Marshal's office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.

6. A 50 foot transitional buffer shall be required extending 600 feet from the eastern lot line intersecting with the right-of-way of Old Cornelia Highway and continuing north along the eastern property line.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Lewis Holdings, LLC

Request Use Subject to County Commission Approval | Amend Conditions of a Planned Residential Development (PRD, [17.180.060](#))

Proposed Use Drug and alcohol residential treatment facility

Size 56.42± acres

Zoning Planned Residential Development (PRD, [17.180.060](#))

Location **4141 Old Cornelia Highway** | Tax Parcel 15019 000023

Commission District Three

Planning Commission Date February 5, 2024

Staff Recommendation **Approval, with conditions** as the requested changes are consistent with the Rural future land use classification in the [Comprehensive Plan](#).

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Metal buildings and chain link fencing are prohibited.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.
5. The developer shall cooperate with the Fire Marshal’s office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.

6. A 50 foot transitional buffer shall be required extending 600 feet from the eastern lot line intersecting with the right-of-way of Old Cornelia Highway and continuing north along the eastern property line.

Excerpts from the minutes of the February 5, 2024 meeting

Applicant's Presentation:

Beth Garmon, Planning and Zoning Administrator, presented a summary of the request.

Bobby Bullard, 3790 Cannonwolde Drive, Snellville, presented the request. The applicant stated that the square footage was very specific in the previous approval. The applicant stated that they would like to have a replanted vegetative buffer on the eastern property line.

Trey Lewis, 2358 East Maddox Road, Buford, presented the request. The applicant stated that the agency is governed by the Department of Community Health with high supervision. The applicant stated that there will be full-time nurse practitioners overseeing the facility around the clock.

Rebuttal

Mr. Lewis stated that the facility is not a jail so people will not be breaking out and if patients are seeking to discharge they will meet with a discharge team to coordinate exit as they might have liability if they let people walk out unsupervised. Mr. Lewis stated that the building was previously used to treat adolescents.

Public Forum:

John Gatlin, 4111 Gentle Breeze Way, Braselton, spoke in favor. Spoke about the positive impacts the organization has brought to the community.

Khip Miller, 4132 Old Cornelia Highway, Gainesville, spoke in favor. Spoke highly about the landscaping and management of the property but also had concerns about people wandering the area disrupting elderly residents.

Planning Commission Comments:

Mr. Hunt questioned the age range for the facility. Mr. Lewis stated they admitted people 18 and older. Mr. Braswell questioned if there was any security onsite. Mr. Lewis stated that there is not any badged or armed security onsite but they do have behavioral health technicians and an RN conducting bed checks regularly.

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

Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Metal buildings and chain link fencing are prohibited.

3. Any outdoor lighting on the premises shall be of a non-spill type.
 4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.
 5. The developer shall cooperate with the Fire Marshal's office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.
 6. A 50 foot transitional buffer shall be required extending 600 feet from the eastern lot line intersecting with the right-of-way of Old Cornelia Highway and continuing north along the eastern property line.
-

Staff Recommended Conditions:

All previous conditions of zoning included herein shall apply as listed below, with the exception of those modified for the current application.

1. The property shall be developed in accordance with the site plan dated 12/06/2023 and as described in the project narrative submitted on 12/11/2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
 2. Metal buildings and chain link fencing are prohibited.
 3. Any outdoor lighting on the premises shall be of a non-spill type.
 4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.
 5. The developer shall cooperate with the Fire Marshal's office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.
-

PROCEDURAL NOTE:

In accordance with the Georgia State Zoning Procedures Law, as codified in Title 36-66, specific public hearing and notice requirements are delineated for drug treatment facilities. When a proposed zoning decision relates to such a facility, a public hearing shall be held at least six months and not more than nine months prior to the date of final action. As such, the Planning Commission meeting will serve as the required public hearing that triggers the six-month period between the first hearing and the final decision. Following that duration, this case will advance to the Hall County Commission to be eligible for final action on Thursday, August 8, 2024, as advertised.

Summary Analysis

The applicant is requesting to amend conditions of a Planned Residential Development (PRD, [17.180.060](#)) in order to expand a residential treatment facility on a 56.42± acre parcel. The subject parcel was approved for rezoning from Agricultural Residential IV (AR-IV, [17.120](#)) and Planned Commercial Development ([17.180.080](#)) to Planned Residential Development (PRD, [17.180.060](#)) by the Hall County Commission on September 9, 2010, subject to the five following conditions.

1. The development of the site shall occur as generally depicted and described in the narrative and concept plan; modified as necessary for compliance with development standards in forced [sic] at the time of site plan approval.
2. Metal building and chain link fencing are prohibited.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. A minimum 50-foot buffer shall be maintained around the perimeter of the property. Minimal grading is permitted within the natural buffer along the front property and must be replanted to meet the requirements of the Planned Residential Development ([17.180.060\(B\)\(5\)](#)).
5. All conditions of zoning shall be made a part of any plat recorded for the property.

The parcel is currently developed with a residential treatment center, consisting of a detox house, guest house and a community center. The applicant is requesting to amend conditions #1 and #4, as listed above, in order to expand the total approved square footage of the development and allow for a replanted 50-foot buffer along the front property line to allow for minimal grading.

The table below compares the current development with that proposed on the site as well as that listed in the original approval in 2010:

Structure	Original Approval	As-built Condition	Amendment Request
Community/Family Recovery Center	4,000 square feet	Absent	Not illustrated on site plan
Office	600 square feet	790 square foot facility	790 square foot facility*
Chapel	3,000 square feet	Absent	8,580 square foot facility
Girls Cabin	3,500 square feet	Absent	7,473 square foot facility
Boys Cabin	3,500 square feet	Absent	7,473 square foot facility
Legacy/Guest House	4,000 square feet	Absent	Not illustrated on site plan
Detox House	Not included	4,000 square foot facility	4,000 square foot facility*
Horse Barn	Not included	Absent	1,726 square foot facility
Note: Items marked with an asterisk (*) are retroactive requests for existing structures that were not developed in accordance with the concept plan approved in 2010.			

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 parcels is "Rural." The intent of this land use category is to preserve the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features. Future development is envisioned to consist of agricultural activities and detached single-family homes at very low densities.

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 associated with the requested**

amendment to the Planned Residential Development (PRD [17.180.060](#)) is suitable in view of the use, development and zoning of adjacent and nearby property. There are few residential treatment facilities in Hall County; as such, there are no similar places in the vicinity.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **Staff does not foresee adverse effects to nearby properties. The 50-foot vegetative buffer will be replanted along the front property line after disturbance occurs to provide a visual buffer from the road and a natural 50-foot buffer will be maintained around the perimeter of the 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. The property is currently used as a residential treatment facility, which was approved by the County Commission in 2010.**
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 expansion of the facility associated with this request is unlikely to cause an excessive or burdensome use of the existing streets, utilities, or public services.**
5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed and current use is consistent with the [Comprehensive Plan's](#) future land use classification of Rural. In this land use classification, development is envisioned to consist of detached, single-family homes at a very low density. The present, low-density character of the parcel is proposed to be maintained in the amendment request.**
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. 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 [15019 000023](#) is currently developed with a residential treatment facility, constructed after receiving County Commission approval in 2010.**

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; **As the requested action is an amendment to the existing conditions of zoning, the underlying district designation will remain Planned Residential Development (PRD, [17.180.060](#)), as established in 2010 All surrounding parcels are residentially zoned.**
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; **While the facility associated with this request may not be scaled with the needs of the immediate neighborhood, such establishments are needed to serve the residents of greater Hall County.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The facility associated with the request has been operating at the current site, within the Planned Residential Development district (PRD, [17.180.060](#)), since 2010.**
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; **Any land disturbance activities on the property shall be required to proceed through the land development permitting process, and as a result are subject to local, state, and federal regulations. There are no anticipated ecological or pollution impacts 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.**

[17.350.040](#). - Submission requirements

An application shall be submitted to the planning department at least 30 working days prior to the date of the planning commission meeting or zoning board of adjustment 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

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached

thereto, together with payment of such fees set forth in [chapter 17.30](#) to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **Proposal meets the requirement. Applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal includes a narrative outlining the intent of proposal; 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 applicant has provided a site plan and included the necessary information to properly assess much the development; however, information about adjacent properties is limited.**
- 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.**
- 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 requirement is not applicable, as there are less than 100 residential dwelling units proposed on this site.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 4, 2024, Emily McGahee stated "All proposed lots must meet all Environmental Health commercial septic system permitting requirements.

Hall County Fire Marshal

In an email dated Monday, January 8, 2024, from John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

- 1) Existing Detox Facility has a 900 SF basement addition that was not reviewed, approved, or permitted through the Hall County Building Department. By adding the non-permitted addition, the existing Detox Facility does not meet fire code and will require a fire protection system to be installed throughout all levels of the entire occupancy, also the existing fire alarm will have to be expanded into the new basement addition and the area will have to meet all egress requirements.

- 2) Fire Code 2018 Edition, 503.2 Dimensions. Fire apparatus roads shall have an unobstructed width of 20' exclusive of shoulders. The fire apparatus access leading to the existing Detox Facility will need to be [sic] widened to meet fire code. The 20 foot road width will also apply to the proposed expansion.
- 3) The following buildings will be required to have a monitored fire suppression system installed, both 2 story residential cabins and Chapel.
- 4) The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require additional modifications during the development review process.

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated January 5, 2024, Director Bill Nash stated the following:

Engineering:

Show FEMA and Hall County studied Flood plains that are present on site.

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:

Hall County sewer district - No connection within feasible distance.

Georgia Department of Transportation

In an email dated January 5, 2024, Veronica Chavers, D1TO Civil Engineer III, did not indicate that GDOT coordination would be required for the request.

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Lewis Holding 4, LLC

256 McMillan Rd

Dacula, Ga, 30019

Phone 678-344-1293

Email Address blpbobby@bellsouth.net

Proposed Use Youth Rehabilitation Facility

Property Owner (Name & Mailing Address)

Lewis Holding 4, LLC

256 McMillan Rd

Dacula, Ga. 30019

Phone 678-344-1293

Email Address blpbobby@bellsouth.net

Contact Person (Name & Mailing Address)

Bullard Land Planning-Bobby Bullard

3790 Cannonwolde Dr

Snellville, Ga, 30039

Phone 678-344-1293

Email Address blpbobby@bellsouth.net

Tax Parcel Number 15019 000023

Location Address 4141 Old Cornelia Hwy/Gainesville, Ga. 30507

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Zoning: PRD

Acreage 55,192

Requested Action

Permissive Use:

HCPC HCC

Fee: \$

Receipt #:

Check #:

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

Sign Trey Lewis

Date: 2023-12-06

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

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

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Trey Lewis

Date: 2023-12-06

Robert Lewis

Applicant's/Owner's Name (Printed): _____

Signature Certificate

Reference number: ACPF4-TMRUB-NV5KT-JR36A

Signer

Timestamp

Signature

Trey Lewis

Email: trey@goodlandingrecovery.com

Sent: 06 Dec 2023 17:08:22 UTC
Viewed: 06 Dec 2023 17:23:36 UTC
Signed: 06 Dec 2023 17:24:06 UTC



Recipient Verification:

✓ Email verified 06 Dec 2023 17:23:36 UTC

IP address: 104.28.32.197
Location: Atlanta, United States

Document completed by all parties on:

06 Dec 2023 17:24:06 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



**Good Landing Recovery
4141 Old Cornelia Hwy
Gainesville, Ga. 30507**

Hall County Community Development and Infrastructure
2875 Browns Bridge Rd
Gainesville, Georgia 30504
770-531-6809 Of

RE: CIC Application Narrative
Subject Parcel **15019 000023**
December 6th, 2023

The following is a narrative associated with the attached Conditional Use Application related to a Change in Conditions (CIC) for the above referenced property. Specifically, the owner is requesting the CIC from the original rezoning that was approved on September 17th, 2010, under the owner name "Three Dimensional Life". This original rezoning was from AR-IV and PCD to PRD zoning.

The property owner, Lewis Holding 4, LLC, is the applicant and the current business name of the property is Good Landing Recovery. The services provided by Good Landing Recovery are very similar to those provided by Three-Dimensional Life. It is a residential program designed to help individuals struggling with drug and alcohol abuse and find a path to sobriety through a faith-based methodology.

Although the scope and building uses on the attached revised Master Plan are very similar, the change of ownership and a more thorough review of the site's topographic conditions has necessitated a new master plan for larger occupancy and other minor changes to the original concept plan that was submitted with the original rezoning back in 2010.

The change in conditions being requested related to occupancy are shown below:

	<u>Original Approved Rezoning</u>	<u>Proposed Change in Conditions Requests</u>
Boys Cabin	3,500 square feet	7,473 square feet
Girls Cabin	3,500 square feet	7,473 square feet
Chapel	3,000 square feet	8,580 square feet
Guest House	4,000 square feet	None
Community Center	4,000 square feet	None
Office	600 square feet	+/- 790 square*
Detox House	Not included	+/- 4,000 square feet*
*These buildings exist.		
The change in conditions related to new Master Plan:		
	<u>Original Approved Rezoning</u>	<u>Proposed Change in Conditions Requests</u>
Horse Barn	Not Included	1,726 square feet
Revised Total:	18,600 SF (Original)	30,042 SF (Revised)

Change in conditions related to change in wording:

Condition # 4 from the original rezoning states "A minimum 50-foot natural buffer shall be maintained around the perimeter of the property.

Proposed wording for Condition #4 to state, "A minimum 50-foot replanted buffer around the perimeter of the property." This wording would allow some minimal grading and disturbance in the buffer area, but these areas would be required to be replanted to buffer standards.

We have included an updated Concept Master Plan by Bullard Land Planning related to these requested changes.

Sincerely,



Robert F. Bullard, President
Application Contact/ Representative
Bullard Land Planning, Inc.

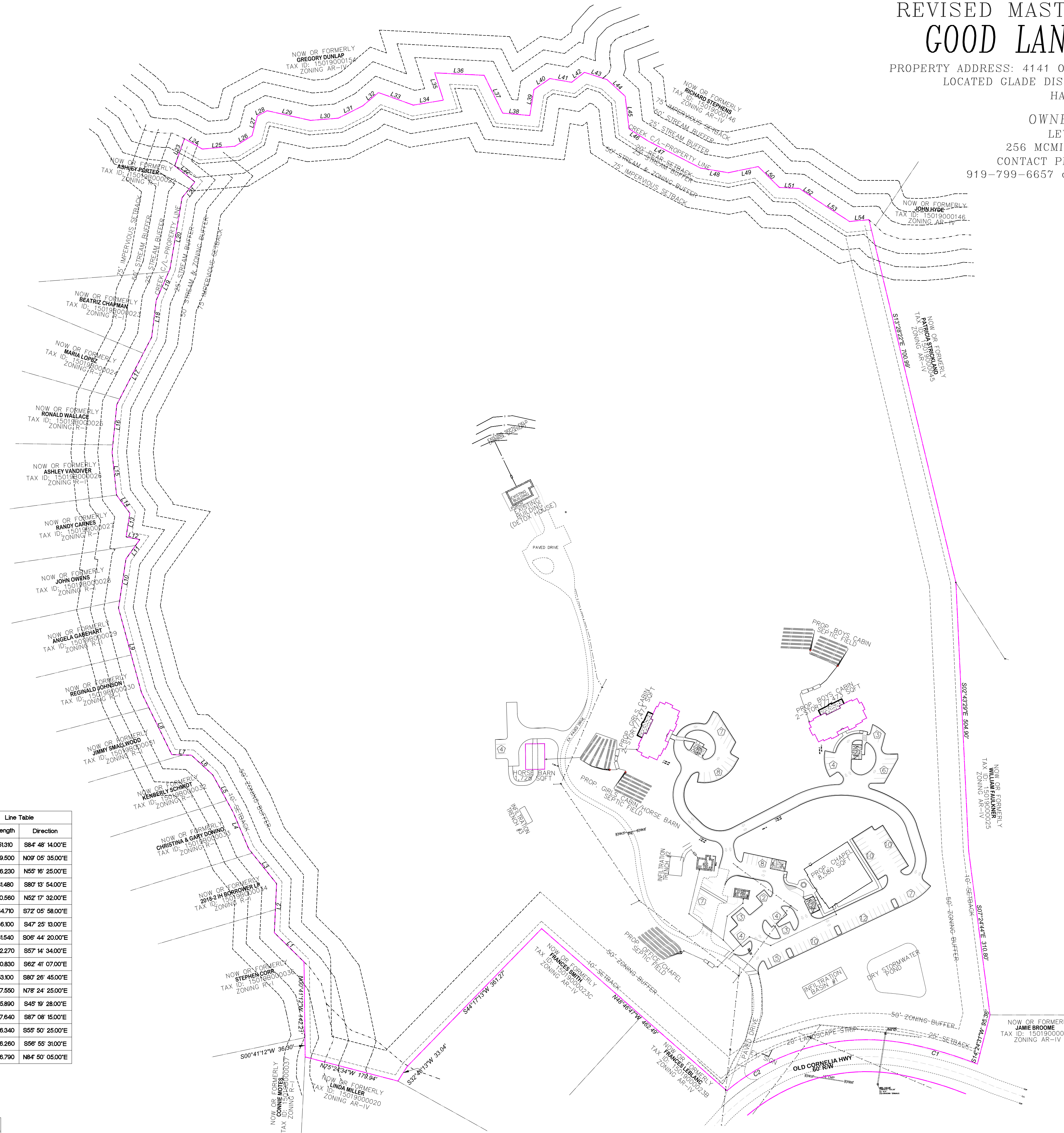
GRAPHIC LEGEND

- LIMITS OF DISTURBANCE
- BOUNDARY
- EX. STORM UTILITY
- EX. FENCE
- PROP. FENCE
- EX. OVERHEAD POWER LINES
- EX. TELEPHONE OR CABLE LINES
- WATER LINES

REVISED MASTER PLAN CONCEPT FOR: GOOD LANDING RECOVERY

PROPERTY ADDRESS: 4141 OLD CORNELIA HWY/GAINESVILLE, GEORGIA 30507
LOCATED GLADE DISTRICT (GMD 403), PARCEL 15019 000023
HALL COUNTY, GEORGIA

OWNER & DEVELOPER:
LEWIS HOLDING 4, LLC
256 MCMILLAN RD/DACULA, GA. 30019
CONTACT PERSON: CHARLIE CAMPBELL
919-799-6657 charlie@goodlandingrecovery.com



BUILDING TABLE PER ORIGINAL 2010 PRD REZONING CASE:
SITE ANALYSIS

STRUCTURES (*EXISTING)	APPROX. SQ.FT.
1. BOYS CABIN	3,500
2. GIRLS CABIN	3,500
3. CHAPEL	3,000
4. GUEST HOUSE*	4,000
5. COMMUNITY CENTER*	4,000
6. OFFICE	600
TOTAL	18,600

BUILDING TABLE PER 2023 CHANGE IN CONDITIONS APPLICATION:
SITE ANALYSIS

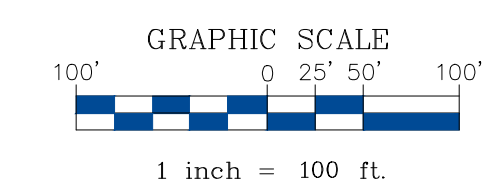
STRUCTURES (*EXISTING)	APPROX. SQ.FT.
1. BOYS CABIN	7,473
2. GIRLS CABIN	7,473
3. CHAPEL	8,580
4. OFFICE	+/-790
5. DETOX HOUSE	4,000
6. PROPOSED HORSE BARN	1,728
TOTAL	30,042

SITE INFORMATION:
CURRENT ZONING - PRD
SITE ACREAGE = 55.192 ACRES

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	36.300	N07°41'12.00"W	L21	70.540	N07°10'12.00"E	L41	51.310	S84°48'14.00"E
L2	142.210	N07°41'12.00"W	L22	63.740	N23°43'25.00"E	L42	49.500	N09°05'35.00"E
L3	0.016	N18°41'37.35"W	L23	135.910	N09°38'12.00"E	L43	36.230	N55°16'25.00"E
L4	78.240	N45°24'44.00"W	L24	37.930	N39°20'50.00"E	L44	41.480	S80°13'54.00"E
L5	92.270	N02°34'35.00"E	L25	48.860	N51°16'38.00"W	L45	30.560	N52°17'32.00"E
L6	83.740	N38°40'55.00"W	L26	54.300	N19°52'36.00"E	L46	44.710	S72°05'58.00"E
L7	74.430	N22°58'28.00"W	L27	38.560	S59°37'30.00"E	L47	46.100	S47°25'13.00"E
L8	80.090	N28°36'13.00"W	L28	61.740	N85°07'08.00"E	L48	61.540	S06°44'20.00"E
L9	54.530	N47°14'03.00"W	L29	37.580	N58°27'37.00"E	L49	42.270	S57°14'34.00"E
L10	37.010	N88°09'09.00"W	L30	38.600	N15°00'45.00"E	L50	110.830	S62°41'07.00"E
L11	129.830	N26°05'19.00"W	L31	20.920	N61°58'56.00"E	L51	53.100	S80°26'45.00"E
L12	64.380	N15°11'22.00"W	L32	83.310	S77°22'42.00"E	L52	57.550	N78°24'25.00"E
L13	93.910	N08°35'39.00"E	L33	52.330	N85°28'48.00"E	L53	55.890	S45°19'28.00"E
L14	44.800	N35°35'04.00"E	L34	51.580	N63°21'09.00"E	L54	37.640	S87°08'15.00"E
L15	26.240	N78°57'33.00"W	L35	38.760	N49°42'59.00"E	L55	36.340	S55°50'25.00"E
L16	44.980	N08°58'00.00"E	L36	69.620	S70°08'24.00"E	L56	76.260	S56°55'31.00"E
L17	42.300	N36°11'03.00"W	L37	57.230	N80°37'50.00"E	L57	36.790	N84°50'05.00"E
L18	80.780	N05°57'41.00"W	L38	53.880	N17°35'20.00"W			
L19	90.150	N05°37'20.00"E	L39	93.020	S87°07'20.00"E			
L20	142.450	N27°21'19.00"E	L40	78.930	S26°02'20.00"E			

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	133.450	762.370	010.0294	133.280
C2	366.189	406.470	051.6177	353.930

MASTER CONCEPT PLAN-100 SCALE



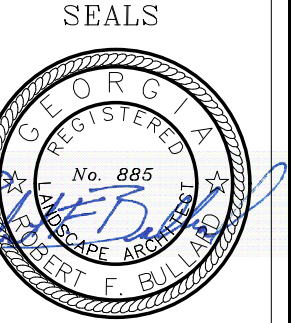
REVISION LOG:

NO.	DATE	REMARKS
1.		

PROJECT NAME & ADDRESS:
GOOD LANDING RECOVERY
4141 OLD CORNELIA HWY
GAINESVILLE, GEORGIA 30504

LAND PLANNING
BULLARD
3790 CANNONWOLFE DR
SNELLVILLE, GEORGIA 30039
CONTACT: BOBBY BULLARD
(678) 344-1293~(770) 978-8857 FAX
bipbobby@bellsouth.net

PROFESSIONAL SEALS:



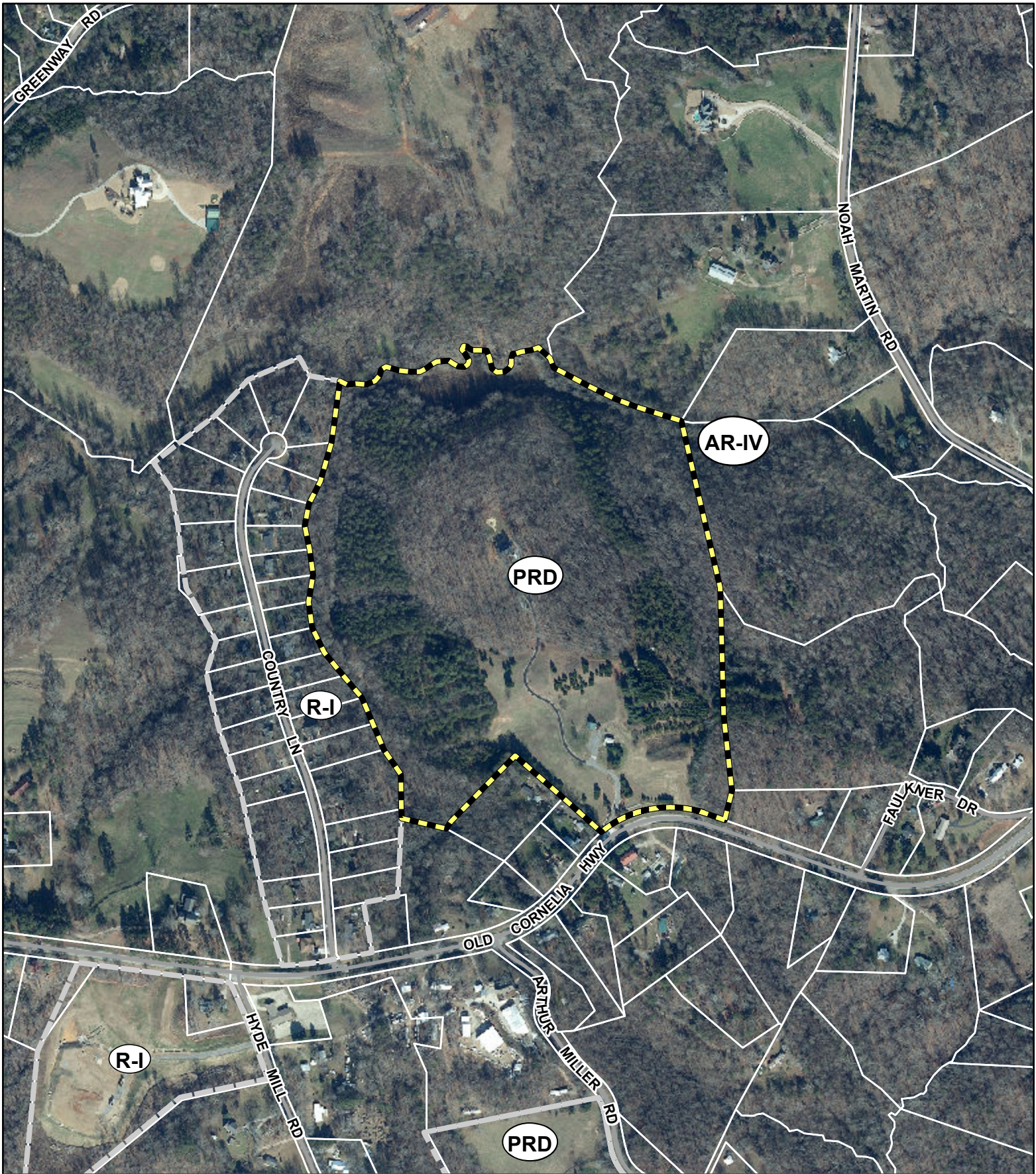
SCALE: AS SHOWN

JOB NUMBER:
22-2097

DATE:
12-06-23

SHEET TITLE:
MASTER PLAN FOR:
GOOD LANDING RECOVERY

SHEET NUMBER:
C1



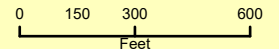
Applicant: LEWIS HOLDING 4, LLC

Tax Parcel #: 15019 000023

Location: 4141 OLD CORNELIA HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 02/05/24

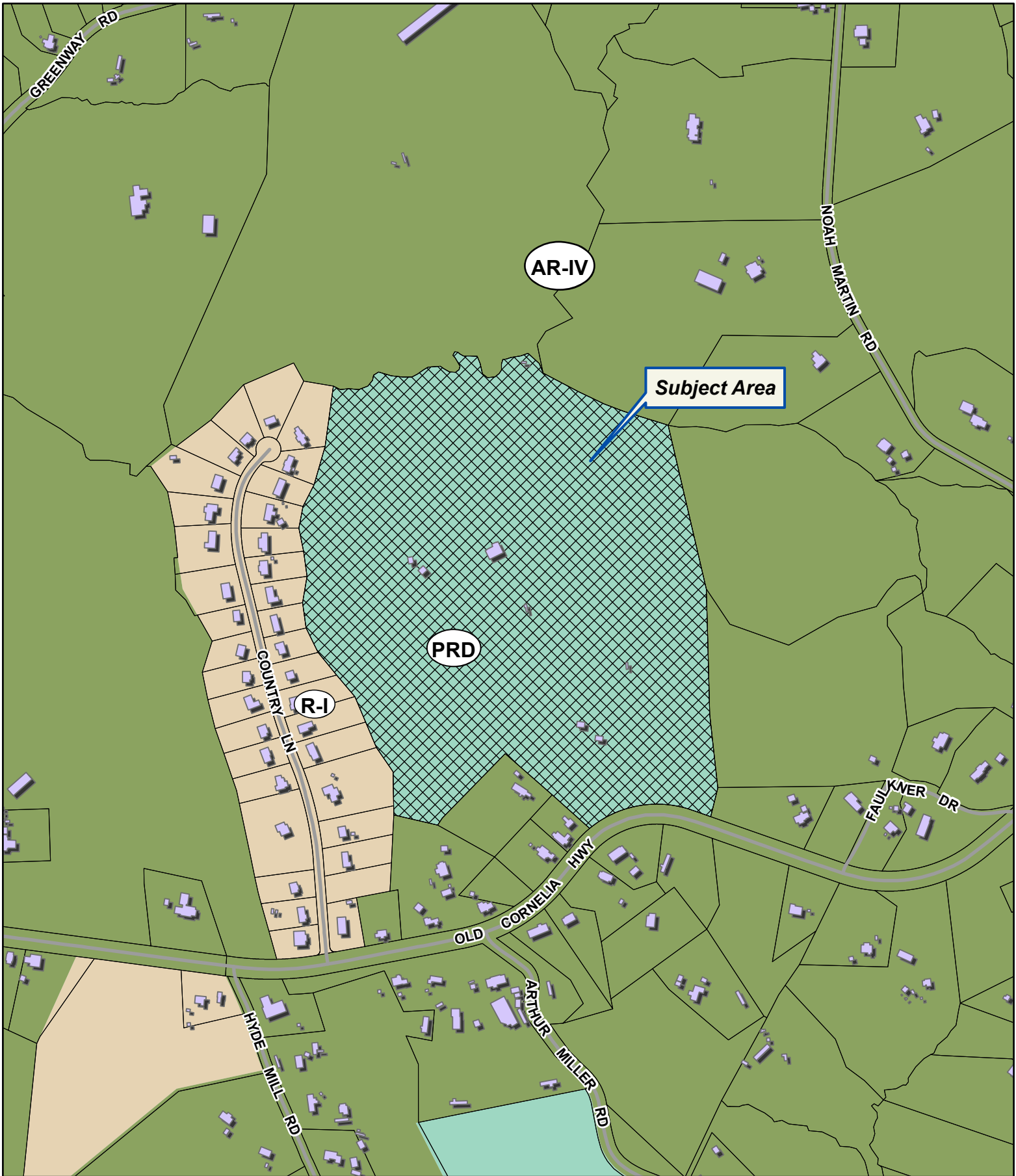


— Zoning Boundary

▭ City Limits

▭ Subject Area





Applicant: LEWIS HOLDING 4, LLC

Tax Parcel #: 15019 000023

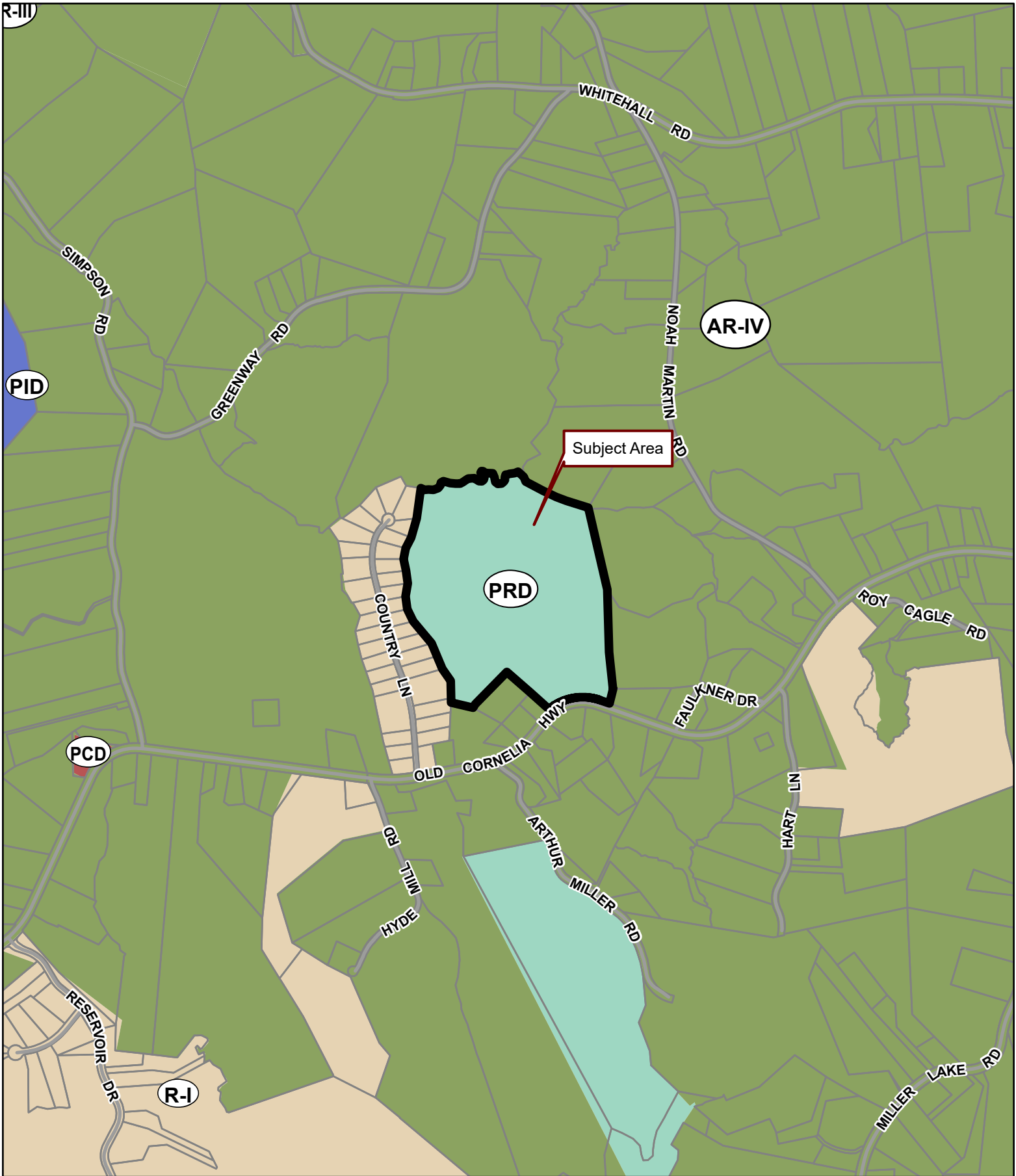
Location: 4141 OLD CORNELIA HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 02/05/24



- Zoning Boundary
 - City Limits
 - ▨ Subject Area
 - Structure
- N
↑



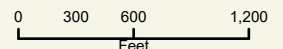
Applicant: LEWIS HOLDING 4, LLC





Tax Parcel #: 15019 000023

Location: 4141 OLD CORNELIA HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 02/05/24



-  Zoning Boundary
-  City Limits
-  Subject Area
-  Structure





1 Front Elevation
 A3-01 SCALE: 1/4" = 1'-0"



2 Rear Elevation
 A3-01 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE

DESIGNER:
VIEWPOINT DESIGN
 4841 BELLE ESTATES RD.
 SUWANEE, GEORGIA 30024
 gc.viewpointdesign@gmail.com
 PHONE (404) 518-0956

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTERESTS WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR ARCHITECT.

PROJECT NAME:
REHAB CENTER
GOOD LANDING RECOVERY
 4141 OLD CORNELIA HWY.
 GAINESVILLE, GA 30507

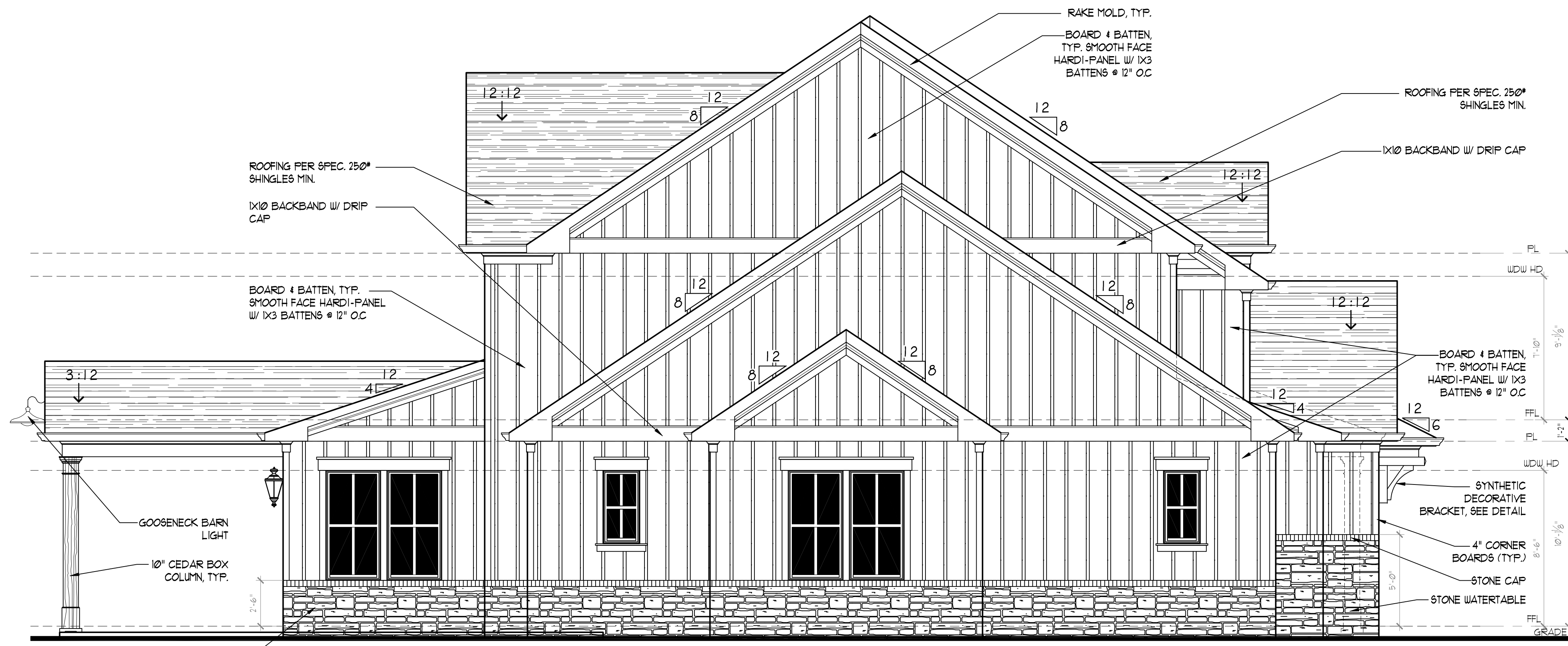
CLIENT/BUILDER
Veritas HOMES
 Your Only Way Home!
 4913 SUMMER OAK DR.,
 BUFORD, GA 30518

SHEET TITLE
FRONT & REAR ELEVATIONS

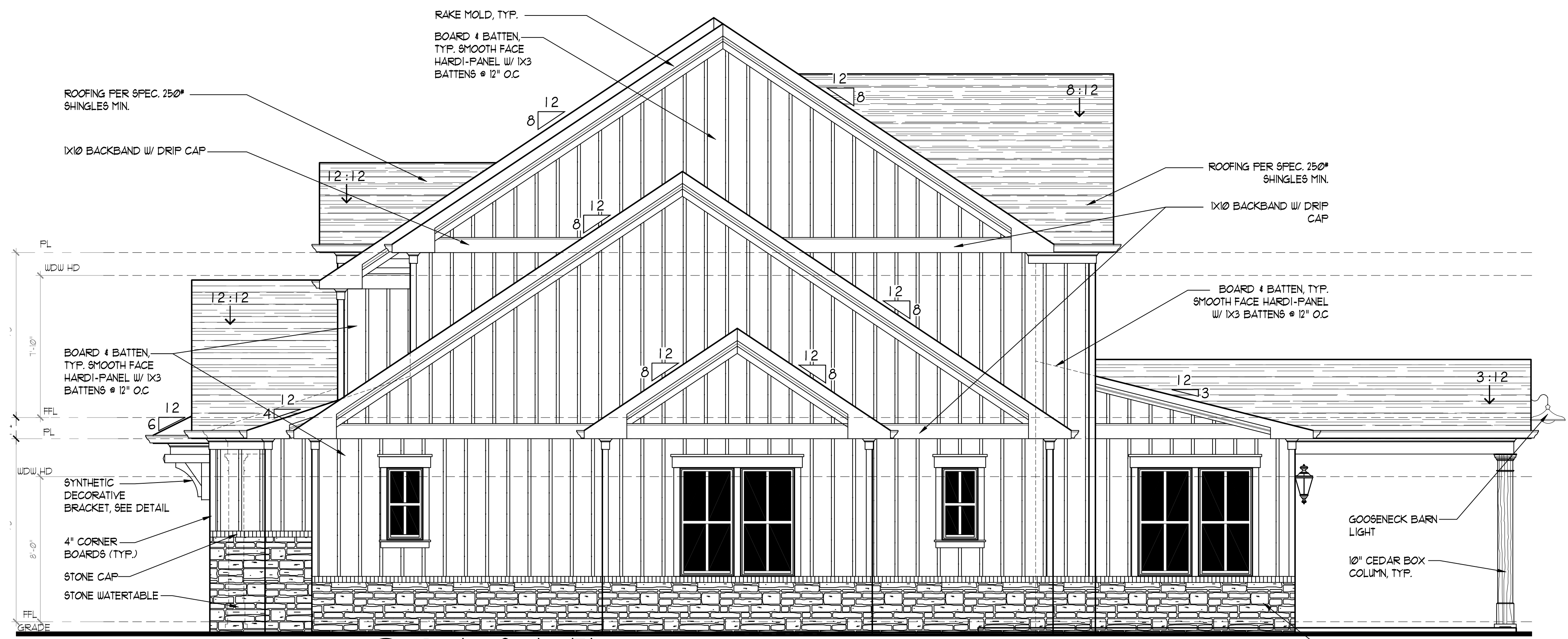
Date 10/26/2023
 Scale AS NOTED
 Drawn By GC
 Job No. N/A

Sheet
A3-01

© COPYRIGHT VIEWPOINT DESIGN, LLC.



1 Left Side Elevation
 A3-02 SCALE: 1/4" = 1'-0"
 0 4' 8'



2 Right Side Elevation
 A3-02 SCALE: 1/4" = 1'-0"
 0 4' 8'

EXTERIOR ELEVATION NOTES:
 1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

NO.	DESCRIPTION	DATE

DESIGNER:
VIEWPOINT DESIGN
 4841 BELLE ESTATES RD.
 SUWANEE, GEORGIA 30024
 gc.viewpointdesign@gmail.com
 PHONE (404) 518-0956

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTERESTS WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR ARCHITECT.

PROJECT NAME:
REHAB CENTER
GOOD LANDING RECOVERY
 4141 OLD CORNELIA HWY.
 GAINESVILLE, GA 30507

CLIENT/ BUILDER
Veritas HOMES
 Your Only Way Home!
 4913 SUMMER OAK DR.,
 BUFORD, GA 30518

SHEET TITLE
SIDE ELEVATIONS

Date	10/26/2023
Scale	AS NOTED
Drawn By	GC
Job No.	N/A
Sheet	A3-02

© COPYRIGHT VIEWPOINT DESIGN, LLC.

HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS



POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

September 17, 2010

Three Dimensional Life
Attn: Greg Brooks
4141 Old Cornelia Highway
Gainesville, GA 30507

TOM OLIVER
CHAIRMAN

BOBBY BANKS, DISTRICT 1
BILLY POWELL, DISTRICT 2
STEVE GAILEY, DISTRICT 3
ASHLEY BELL, DISTRICT 4

Dear Mr. Brooks:

CHARLEY NIX
COUNTY ADMINISTRATOR

Please be advised that in its meeting of September 9, 2010, the Hall County Board of Commissioners voted to approve with conditions Three Dimensional Life's request to rezone from AR-IV and PCD to PRD on a 57.98± acre tract located on the north side of Old Cornelia Highway at its intersection with Arthur Miller Road; a.k.a. 4141, 4133, and 4131 Old Cornelia Highway; Tax Parcel 15019 000023. Proposed Use: Residential treatment facility. Commission District Three.

PHIL SUTTON
ASSISTANT COUNTY
ADMINISTRATOR

HEATHER BENNETT
COMMISSION CLERK

JESSICA YORK
EXECUTIVE ASSISTANT

The following conditions of zoning apply:

1. The development of the site shall occur as generally depicted and described in the narrative and concept plan; modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Metal buildings and chain link fencing are prohibited.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. A minimum 50 feet natural buffer shall be maintained around the perimeter of the property.
5. All conditions of zoning shall be made a part of any plat recorded for the property.

If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,

Heather Bennett
Commission Clerk

cc: Planning and Zoning
Building Inspections
Business License

Public Works
Tax Commissioner
Tax Assessor

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, January 4, 2024 10:59 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 2.5.24

Please find Environmental Health comments below:

Item 1, 0/4611/4627 Guth Road, 4561/4613 J. M. Turk, 4590/4601/4610 Stanley, Kappler: The entire development (all pods) must be developed on public sewer or EPD permitted sewage treatment system. 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.

Item 2, 6545 Misty Harbor Court: 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. This plat is currently under review by the Hall County Plat Review Team and Environmental Health contacted the applicant/surveyor on September 20, 2023 concerning requirements to further process the plat for review.

Item 3A/3B, 3675 Jewell Circle, Guhde: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 4, 3310 Friendship Road, Reichwaldt: All proposed structures must meet all residential and/or commercial permitting requirements and required setbacks to existing septic system. Further determination will be made during the permit review process.

Item 5, 2696 Cleveland Hwy, Carrillo: 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 6, 17/20/21/24 Spring Street, Petry: No comment. Public sewer.

Item 7, 4899 Browns Bridge Road, Advantage Investment: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Item 8, 3655 Friendship Road, 3655 Friendship Rd LLC: No comment. Public sewer.

Item 9A/B, 0 Cornelia Hwy, Double E Properties: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed

business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Item 10, 4141 Old Cornelia Hwy, Lewis Holdings: All proposed improvements must meet all Environmental Health commercial septic system permitting requirements.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road

Mailing: PO Box 5901

Gainesville, GA 30504

(770) 531-3973 (phone)

emcgahee@hallcounty.org

<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)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Friday, January 5, 2024 9:51 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for February 5, 2024

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

Comments are below in red.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, December 28, 2023 12:51 PM
Subject: Tentative Planning Agenda for February 5, 2024

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 –

Here is the Tentative Agenda and Maps for the **Monday, February 5, 2024** 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, January 5th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – January 16, 2024

OLD BUSINESS

1. [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](#)
2. [6545 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.41± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000171 | Proposed Use: 5-lot subdivision | ** Commission District 2 | Yunsoon Kim, applicant.](#)

NEW BUSINESS

3. [\(A\) 3675 Jewell Circle | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 20 feet from centerline of road | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Carport | * Commission District 2 | David and Lynn Guhde, applicant](#)
[\(B\) 3675 Jewell Circle | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 5 feet | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Car Port | * Commission District 2 | David and Lynn Guhde, applicant](#)
4. [3310 Friendship Road | Use Subject to Planning Commission Approval | on a 3.02± acre tract located on the south side of Friendship Road, approximately 1,347 feet from its intersection with Puckett Road | Zoned AR-III, Tax Parcel 15048 000004 | Proposed Use: Rural business | * Commission District 1 | Steve Reichwaldt, applicant](#) **Requires GDOT coordination**
5. [2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S \(GCOD\), Tax Parcel 10138 000058 | Proposed Use: Used automobile sales and repair | ** Commission District 3 | Ramon Carrillo Jr, applicant](#) **Requires GDOT coordination**
6. [17, 20, 21 & 24 Spring Street | Rezone | from Residential II \(R-II\) to Planned Residential Development \(PRD\) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcel 00063 008022, 23, & 24 | Proposed Use: 10-Unit residential development | ** Commission District 4 | Alex Petry, applicant](#)
7. [4899 Browns Bridge Road | Rezone | from Agricultural Residential \(AR-III\) to Highway Business \(H-B\) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | Proposed Use: Office/warehouse buildings | ** Commission District 2 | Advantage Investment Properties, applicant](#) **Requires GDOT coordination**
8. [3655 Friendship Road | Rezone | from Agricultural Residential \(AR-III\) to Planned Residential Development \(PRD\) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | Proposed Use: 22-lot single-family development | ** Commission District 1 | 3655 Friendship Rd., LLC, applicant](#) **Requires GDOT coordination**
9. [\(A\) 0 Cornelia Highway | Rezone | from Agricultural Residential IV \(AR-IV\) and Planned Commercial Development \(PCD\) to Light Industrial \(I-I\) | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Highway | Zoned AR-IV and PCD \(GCOD\), Tax Parcel 09030 000030 | Proposed Use: Self-storage facility | ** Commission District 3 | Double E Properties, LLC, applicant](#)
[\(B\) 0 Cornelia Highway | Variance | 17.420.050.C.2.c. to reduce the required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Hwy | Zoned AR-IV and PCD \(GCOD\), Tax Parcel 09030 000030 | Proposed Use: Self-storage facility | ** Commission District 3 | Double E Properties, LLC, applicant](#)
10. [4141 Old Cornelia Highway | Amend Conditions of a PRD | on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | Proposed Use: Drug and Alcohol Residential Treatment Facility | *** Commission District 3 | Lewis Holdings, LLC, applicant](#)

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, March 14, 2024** 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, March 14, 2024. 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.

***The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, August 8, 2024**. 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 Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: January 5, 2023

t: 770.531.6800 | f: 770.531.3945

Subject: February 5, 2024 - Hall County Planning Commission Agenda

DIRECTOR
Srikanth Yamala

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 5, 2024 meeting. Upon review, we provide the following comments.

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

OLD BUSINESS

1. [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 wretched 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.

2. [6545 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.41± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000171 | Proposed Use: 5-lot subdivision | ** Commission District 2 | Yunsoon Kim, 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 wretched vegetation not centerline of stream.

- b. **Traffic:** No Comment
- c. **Utilities:** Flowery Branch sewer district

NEW BUSINESS

- 3. **(A) 3675 Jewell Circle | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 20 feet from centerline of road | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Carport | * Commission District 2 | David and Lynn Guhde, applicant**
(B) 3675 Jewell Circle | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 5 feet | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Car Port | * Commission District 2 | David and Lynn Guhde, applicant
 - a. **Engineering:** Any work in the public right-of-way will need to be permitted by Hall County Public Works Department.
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

- 4. **3310 Friendship Road | Use Subject to Planning Commission Approval | on a 3.02± acre tract located on the south side of Friendship Road, approximately 1,347 feet from its intersection with Puckett Road | Zoned AR-III, Tax Parcel 15048 000004 | Proposed Use: Rural business | * Commission District 1 | Steve Reichwaldt, 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:** Charge of use may require GDOT permit for driveway connection.
 - c. **Utilities:** Hall County district- No connection within feasible distance.

- 5. **2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | Proposed Use: Used automobile sales and repair | ** Commission District 3 | Ramon Carrillo Jr, 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. (over 5,000 SF added impervious area)
 - b. **Traffic:** Charge of use may require GDOT permit for driveway access.
 - c. **Utilities:** Hall County sewer district- No sewer connection within feasible distance.

6. [17, 20, 21 & 24 Spring Street | Rezone | from Residential II \(R-II\) to Planned Residential Development \(PRD\) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcel 00063 008022, 23, & 24 | Proposed Use: 10-Unit residential development | ** Commission District 4 | Alex Petry, 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:** Parking spaces that require vehicles to back out into the roadway not permitted.
Driveways will need to meet Hall County Code 12.40.
 - c. **Utilities:** City of Gainesville sewer district.

7. [4899 Browns Bridge Road | Rezone | from Agricultural Residential \(AR-III\) to Highway Business \(H-B\) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | Proposed Use: Office/warehouse buildings | ** Commission District 2 | Advantage Investment 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
 - b. **Traffic:** driveway access to Browns Bridge Rd. will need to be permitted through GDOT.
Ponderosa Drive is a narrow residential roadway, therefore, we recommend that site access be on Browns Bridge Road only and no access be permitted along Ponderosa Drive.
 - c. **Utilities:** Hall County/ Gainesville sewer district- No connection within feasible distance.

8. [3655 Friendship Road | Rezone | from Agricultural Residential \(AR-III\) to Planned Residential Development \(PRD\) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | Proposed Use: 22-lot single-family development | ** Commission District 1 | 3655 Friendship Rd., LLC, applicant](#)
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
 - b. **Traffic:** GODT permit will be required for driveway access to Friendship Road
 - c. **Utilities:** Hall County sewer district- Sewer connection within feasible distance (future Friendship Road sewer project)

9. [\(A\) 0 Cornelia Highway | Rezone | from Agricultural Residential IV \(AR-IV\) and Planned Commercial Development \(PCD\) to Light Industrial \(I-I\) | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Highway | Zoned AR-IV and PCD \(GCOD\), Tax](#)

Parcel 09030 000030 | Proposed Use: Self-storage facility | **
Commission District 3 | Double E Properties, LLC, applicant
(B) 0 Cornelia Highway | Variance | 17.420.050.C.2.c. to reduce the
required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract
located at the east side of Tribble Gap Road, 350± feet north of Cornelia
Hwy | Zoned AR-IV and PCD (GCOD), Tax Parcel 09030 000030 |
Proposed Use: Self-storage facility | ** Commission District 3 | Double
E Properties, LLC, applicant

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
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:** Driveway will need to meet county commercial standards
- c. **Utilities:** City of Lula sewer district

10. 4141 Old Cornelia Highway | Amend Conditions of a PRD | on a
56.42± acre tract located on the north side of Old Cornelia Highway,
approximately 636 feet from its intersection with Arthur Miller Road |
Zoned PRD, Tax Parcel 15019 000023 | Proposed Use: Drug and
Alcohol Residential Treatment Facility | *** Commission District 3 |
Lewis Holdings, LLC, applicant

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
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:** Hall County sewer district- No connection within feasible distance

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Monday, January 8, 2024 10:57 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, February 5, 2024 Hall County Planning Commission Meeting.

1. [4141 Old Cornelia Highway | Amend Conditions of a PRD | on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | Proposed Use: Drug and Alcohol Residential Treatment Facility | *** Commission District 3 | Lewis Holdings, LLC, applicant](#)
 - 1) Existing Detox Facility has a 900 SF basement addition that was not reviewed, approved, or permitted through the Hall County Building Department. By adding the non-permitted addition the existing Detox Facility does not meet fire code and will require a fire protection system to be installed throughout all levels of the entire occupancy, also the existing fire alarm will have to be expanded into the new basement addition and the area will have to meet all egress requirements.
 - 2) International Fire Code 2018 Edition, 503.2 Dimensions. Fire apparatus roads shall have an unobstructed width of 20' exclusive of shoulders. The fire apparatus access leading to the existing Detox Facility will need to be widened to meet fire code. The 20' road width will also apply to the proposed expansion.
 - 3) The following buildings will be required to have a monitored fire suppression system installed, both 2 story residential cabins and Chapel.
 - 4) The Hall Country Fire Marshal's Office considers the plan conceptual and if approved may require additional modifications during the development review process.

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: LEWIS HOLDINGS, LLC

REQUEST:
AMEND CONDITIONS OF PRD FOR A DRUG
AND ALCOHOL RESIDENTIAL TREATMENT

PUBLIC HEARINGS WILL BE HELD ON: FACILITY

PLANNING COMMISSION

Date: FEB. 05, 2024

Time: 5:15 PM

COUNTY COMMISSION

Date: AUG. 8 2024

Time: 6:00 PM

&

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 (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 420/2024

SUBJECT: **3969 Bolding Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | **Proposed Use: 59-lot single-family development** | Commission District 1 | **CMWB Company, LLC, applicant**

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the updated project narrative dated June 12, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 58 single-family homes.
3. The minimum heated floor area (HFA) of each residence 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 generally consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.
5. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 20 feet beyond the front façade. Garage door width shall not exceed 56% of the width of the front façade of the residence.
6. All residential driveways shall measure no less than 22 feet from the back of right-of-way to the garage door.
7. The development shall be served by City of Oakwood public sewer and City of Gainesville water. If access to City of Oakwood sewer cannot be obtained, then the developer shall connect to City of Gainesville public sewer. All costs associated with connecting to public sewer shall be at the developer's cost.
8. All existing structures on proposed Tract 1 must be removed from the property prior to any residential building permits being issued.
9. The development shall be limited to a maximum of one (1) model home prior to approval and recording of the final plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording .
10. A construction trailer may be utilized during construction and shall comply with Section 17.210.020 of the Hall County Code of Ordinances.
11. The "community gathering and greenspace area" along with pedestrian access trail shall be completed prior to 50% of occupancy permits being issued. This community gathering area shall include a picnic pavilion, to be a minimum of 20 feet by 20 feet in size and the design shall be approved by the Director of Planning and Zoning or their designee.
12. All designated open space within the development shall be commonly held and maintained, and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
13. All lots shall access internal subdivision roads only. No lot shall have direct access to Bolding Road.
14. Internal roads shall meet Hall County Code of Ordinances Chapter 16 for design. Development access at Bolding Road must meet sight distance requirements and is subject to final review and approval by the Hall County Traffic Engineer.
15. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.
16. 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."
17. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
18. There shall be 5 foot sidewalks on both sides of interior roads within the subdivision.
19. There shall be a landscape buffer along the boundary adjacent to the right-of-way of Bolding Road, which spans the frontage between parcels 15036B000037 and 15036B000038B. The landscape buffer shall be a minimum of 20 feet and be planted with 6 foot minimum height trees in order to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.

Purpose of Request:

3969 Bolding Road | Rezone | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | **Proposed Use: 59-lot single-family development** | Commission District 1 | **CMWB Company, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

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

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Updated Narrative
 Original Narrative
 Updated Site Plan
 Original Site Plan
 Maps
 Updated Elevations
 Original Elevations
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Public Comment
 Notice Sign Photos
 Online Comment - from Janet Allison



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

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: Beth Garmon, Director of Planning & Zoning

Date: July 22, 2024

Subject: **3969 Bolding Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract | **Proposed Use: 59-lot single-family development | CMWB Company, LLC, applicant**

The request before you is the request of CMWB Company, LLC to rezone from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) to allow a 59-lot single-family development. This item is located within Commission District 1.

At their July 1, 2024 meeting, the Hall County Planning Commission voted to recommend approval with nineteen (19) conditions **(3-2, Pilcher & Varner opposed)**.

Staff recommendation: **Approval, with conditions**, as the development is consistent with the surrounding zoning districts and the “Residential” future land use classification in the Comprehensive Plan.

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **five (5) people spoke in opposition during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the updated project narrative dated June 12, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 58 single-family homes.
3. The minimum heated floor area (HFA) of each residence 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 generally consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.

5. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 20 feet beyond the front façade. Garage door width shall not exceed 56% of the width of the front façade of the residence.
6. All residential driveways shall measure no less than 22 feet from the back of right-of-way to the garage door.
7. The development shall be served by City of Oakwood public sewer and City of Gainesville water. If access to City of Oakwood sewer cannot be obtained, then the developer shall connect to City of Gainesville public sewer. All costs associated with connecting to public sewer shall be at the developer's cost.
8. All existing structures on proposed Tract 1 must be removed from the property prior to any residential building permits being issued.
9. The development shall be limited to a maximum of one (1) model home prior to approval and recording of the final plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording. .
10. A construction trailer may be utilized during construction and shall comply with Section 17.210.020 of the Hall County Code of Ordinances.
11. The "community gathering and greenspace area" along with pedestrian access trail shall be completed prior to 50% of occupancy permits being issued. This community gathering area shall include a picnic pavilion, to be a minimum of 20 feet by 20 feet in size and the design shall be approved by the Director of Planning and Zoning or their designee.
12. All designated open space within the development shall be commonly held and maintained, and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
13. All lots shall access internal subdivision roads only. No lot shall have direct access to Bolding Road.
14. Internal roads shall meet Hall County Code of Ordinances Chapter 16 for design. Development access at Bolding Road must meet sight distance requirements and is subject to final review and approval by the Hall County Traffic Engineer.
15. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.
16. 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.”

17. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
18. There shall be 5 foot sidewalks on both sides of interior roads within the subdivision.
19. There shall be a landscape buffer along the boundary adjacent to the right-of-way of Bolding Road, which spans the frontage between parcels 15036B000037 and 15036B000038B. The landscape buffer shall be a minimum of 20 feet and be planted with 6 foot minimum height trees in order to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant CMWB Company, LLC

Request **Rezone** | from Agricultural Residential III (AR-III, 17.110) to Planned Residential Development (PRD, 17.180.060)

Proposed Use 59-lot single-family residential development

Size 29.65± acres

Zoning Current: Agricultural Residential III (AR-III, 17.110) | Proposed: Planned Residential Development (PRD, 17.180.060)

Location **3969 Bolding Road** | Tax Parcel 15036B000037

Commission District One

Planning Commission Date July 1, 2024

Staff Recommendation **Approval, with conditions**, as the development is consistent with the surrounding zoning districts and the “Residential” future land use classification in the Comprehensive Plan.

Record Number HZON24-0017

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 3-2 (Pilcher & Varner opposed)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the updated project narrative dated June 12, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 58 single-family homes.
3. The minimum heated floor area (HFA) of each residence 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 generally consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.
5. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 20 feet beyond the front façade. Garage door width shall not exceed 56% of the width of the front façade of the residence.
6. All residential driveways shall measure no less than 22 feet from the back of right-of-way to the garage door.
7. The development shall be served by City of Oakwood public sewer and City of Gainesville water. If access to City of Oakwood sewer cannot be obtained, then the developer shall connect to City of Gainesville public sewer. All costs associated with connecting to public sewer shall be at the developer's cost.
8. All existing structures on proposed Tract 1 must be removed from the property prior to any residential building permits being issued.
9. The development shall be limited to a maximum of one (1) model home prior to approval and recording of the final plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording. .
10. A construction trailer may be utilized during construction and shall comply with Section 17.210.020 of the Hall County Code of Ordinances.
11. The "community gathering and greenspace area" along with pedestrian access trail shall be completed prior to 50% of occupancy permits being issued. This community gathering area shall include a picnic pavilion, to be a minimum of 20 feet by 20 feet in size and the design shall be approved by the Director of Planning and Zoning or their designee.
12. All designated open space within the development shall be commonly held and maintained, and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
13. All lots shall access internal subdivision roads only. No lot shall have direct access to Bolding Road.
14. Internal roads shall meet Hall County Code of Ordinances Chapter 16 for design. Development access at Bolding Road must meet sight distance requirements and is subject to final review and approval by the Hall County Traffic Engineer.
15. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.

16. 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."
17. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
18. There shall be 5 foot sidewalks on both sides of interior roads within the subdivision.
19. There shall be a landscape buffer along the boundary adjacent to the right-of-way of Bolding Road, which spans the frontage between parcels 15036B000037 and 15036B000038B. The landscape buffer shall be a minimum of 20 feet and be planted with 6 foot minimum height trees in order to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.

Excerpts from the minutes of the June 17, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Cameron Grogan, 5875 Pine Brook Road, Atlanta, presented the request. The applicant clarified it would be a 58-unit development.

Public Forum:

Janet Allison, 4014 Bolding Road, Flowery Branch, spoke in opposition. Concerns were the proposed density, increased traffic, children and pedestrian safety, and effect on the school district.

Tyrone Elrod, 3971 Bolding Road, Flowery Branch, spoke in opposition. Concerns were the small lot size, proposed density, the entrance to the proposed subdivision being located in close proximity to 90-degree road curve, increased traffic, and safety.

David Corder, 4148 Schubert Road, Flowery Branch, spoke in opposition. Concerns were increase traffic, the entrance to the proposed subdivision being located in close proximity to 90-degree road curve, safety, the small lot size, and the proposed density.

Cameron Elrod, 4102 Schubert Road, Flowery Branch, spoke in opposition. Concerns were the entrance to the proposed subdivision being located in close proximity to 90-degree road curve, how the lots would accommodate septic system, the small size of homes, decrease in surrounding property value, and effect of the school system.

Donnie Hall, 4040 Sloan Mill Road, Flowery Branch, spoke in opposition. Concerns were increased traffic, the impact of runoff water on neighboring properties, proposed density, safety, and effect on school system.

Rebuttal

The applicant stated that they would address the 90 degree curve by adding stop signs; however, this is not something that they can commit to at this time.. The applicant stated that there is an approved development to the northeast of the subject property and the sewer would be provided through this development by increasing the lift station's capacity. The applicant stated that Bolding Road has multiple egress and ingress either leading towards Poplar Springs Road or Winder Highway that will disperse traffic in different directions. The applicant stated that the buffers will be maintained by the HOA and that the lot size is small so that the 50-foot buffer could be maintained as common space rather than be owned by each individual property owner. Further, the applicant stated that the current property owners will be preserving their home next to the development.

Planning Commission Comments:

Mr. Braswell questioned the home sizes and architectural renderings. The applicant stated the homes would be a minimum of 1,800 heated square feet, two stories, and have two-car garages while adhering to setbacks and building material. Mr. Sosebee questioned the sewer availability. The applicant stated that sewer capacity was granted by the City of Oakwood but permitting and design will be through the City of Gainesville. Mr. Sosebee questioned if there is a backup plan in case the City of Gainesville does not permit access to this sewer. The applicant stated that the development hinges on the connection to sewer. Mr. Braswell questioned if the applicant has any preliminary civil designs regarding the size of the detention pond. The applicant stated that they do not. Ms. Pilcher stated that the density with no amenities is not ideal for families. The applicant stated that there will be amenities but not in the form of a clubhouse or pool. Mr. Braswell stated that the proposed entrance is very close to the 90 degree road curve. Mr. Hunt stated that shifting the development's entrance would not be a big issue to the layout. Mr. Varner stated that he could not support the request.

***Motion: A motion to approve, with conditions was made by Mr. Sosebee and seconded by Mr. Hunt.
Vote: 3-2 (Pilcher and Varner opposed)***

Conditions:

1. The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the updated project narrative dated June 12, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 58 single-family homes.
3. The minimum heated floor area (HFA) of each residence 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 generally consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.

5. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 20 feet beyond the front façade. Garage door width shall not exceed 56% of the width of the front façade of the residence.
6. All residential driveways shall measure no less than 22 feet from the back of right-of-way to the garage door.
7. The development shall be served by City of Oakwood public sewer and City of Gainesville water. If access to City of Oakwood sewer cannot be obtained, then the developer shall connect to City of Gainesville public sewer. All costs associated with connecting to public sewer shall be at the developer's cost.
8. All existing structures on proposed Tract 1 must be removed from the property prior to any residential building permits being issued.
9. The development shall be limited to a maximum of one (1) model home prior to approval and recording of the final plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording. .
10. A construction trailer may be utilized during construction and shall comply with Section 17.210.020 of the Hall County Code of Ordinances.
11. The "community gathering and greenspace area" along with pedestrian access trail shall be completed prior to 50% of occupancy permits being issued. This community gathering area shall include a picnic pavilion, to be a minimum of 20 feet by 20 feet in size and the design shall be approved by the Director of Planning and Zoning or their designee.
12. All designated open space within the development shall be commonly held and maintained, and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
13. All lots shall access internal subdivision roads only. No lot shall have direct access to Bolding Road.
14. Internal roads shall meet Hall County Code of Ordinances Chapter 16 for design. Development access at Bolding Road must meet sight distance requirements and is subject to final review and approval by the Hall County Traffic Engineer.
15. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.
16. 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."
17. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
18. There shall be 5 foot sidewalks on both sides of interior roads within the subdivision.
19. There shall be a landscape buffer along the boundary adjacent to the right-of-way of Bolding Road, which spans the frontage between parcels 15036B000037 and 15036B000038B. The landscape buffer shall be a minimum of 20 feet and be planted with 6 foot minimum height

trees in order to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.

Staff Recommended Conditions:

1. The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the updated project narrative dated June 12, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 58 single-family homes.
3. The minimum heated floor area (HFA) of each residence 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 generally consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.
5. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 20 feet beyond the front façade. Garage door width shall not exceed 56% of the width of the front façade of the residence.
6. All residential driveways shall measure no less than 22 feet from the back of sidewalk to the garage door.
7. The development shall be served by City of Oakwood public sewer and City of Gainesville water. If access to City of Oakwood sewer cannot be obtained, then the developer shall connect to City of Gainesville public sewer. All costs associated with connecting to public sewer shall be at the developer's cost.
8. All existing structures on proposed Tract 1 must be removed from the property prior to any residential building permits being issued.
9. The development shall be limited to a maximum of one (1) model home prior to approval and recording of the final plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording. .
10. A construction trailer may be utilized during construction and shall comply with Section 17.210.020 of the Hall County Code of Ordinances.
11. The "community gathering and greenspace area" along with pedestrian access trail shall be completed prior to 50% of occupancy permits being issued.

12. All designated open space within the development shall be commonly held, and not by any individual homeowner(s). **This common open space ownership shall be included in the deeds created for each lot.**
13. All lots shall access internal subdivision roads only. No lot shall have direct access to Bolding Road.
14. Internal roads shall meet Hall County Code of Ordinances Chapter 16 for design. Development access at Bolding Road must meet sight distance requirements.
15. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.
16. 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.”
17. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

- 17.180.060.B.2.a - Lot Area
 - Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. The overall gross density not to exceed two units per acre. The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.
 - The applicant proposes a minimum lot area size of 5,000 square feet. This **does not** meet the standard.
- 17.180.060.B.7.b Sidewalks
 - In addition to the sidewalk requirements that shall be met per chapter 16.70, street construction requirements, all planned residential developments shall construct sidewalks on both sides of the streets that are a minimum of five feet wide.
 - Applicant has proposed sidewalks only on one side of the internal street. This **does not** meet the standard.

- 17.180.060.B.9.b - Architectural Standards
 - Semi-flush. Garage doors shall be oriented towards the street. Garage doors shall be positioned between 5 and 20 feet behind the front wall plane of the residence, extending no more than 40% of the width of the residence.
 - The applicant proposes front-oriented garage placements, with garage doors between 5 and 20 feet behind or in front of the front wall plane of the residence. This **does not** meet the standard.
 - The applicant proposes garage doors that will not extend more than 56% of the width of the residence. This **does not** meet the standard.
-

Summary Analysis

The applicant is requesting to rezone 29.65± acres of a 31.12± acre parcel zoned Agricultural Residential III (AR-III, 17.110) to Planned Residential Development (PRD, 17.180.060) for the purpose of constructing a 58-lot single-family residential development with a gross density of 1.96 units per acre.

The property is currently developed with three residential structures and several accessory structures. The single-family residence and accessory structures on the southwest corner of the property (3965 Bolding Road) will be removed prior to any further development. The single-family residences located on the northwest corner of the subject property (3933 Bolding road) will be platted as a separate 2.12± acre parcel; this is identified as “Tract 2” on the conceptual site plan. The northern portion of the subject parcel contains a stream and 75-foot impervious setback associated with the nearby stream. The Hall County Studied Flood Zone also affects the property from the southeast corner to the northwest corner of the parcel, as it follows the stream.

Per the submitted narrative, the applicant is requesting to construct 58 single family residences with a minimum of 1,800 square feet of heated floor area per unit. The submitted conceptual elevations and floor plans illustrate the style of proposed homes. The submitted narrative further states that the homes will be up to two stories with exteriors featuring a combination of asphalt roof shingles and quality siding finishes including, but not limited to, lap-siding, board and batten, brick and shake siding, to comply with Hall County code.

The applicant has included a variance request for semi-flush garage placement ranging from a minimum of 20 feet behind the front wall plane to a maximum of 20 feet in front of the front wall plane of the residence. The application also includes a variance request for garage widths measuring no more than 56 percent of the width of residence.

Per the submitted site plan, the development will be served by one access point along Bolding Road, with a proposed internal road consisting of a 50 foot right-of-way. The site plan appears to show

sidewalks on one side of the street throughout the development to provide internal pedestrian connection; however, no sidewalk width is provided on the site plan.

Per the applicant's narrative and the submitted site plan, the development will provide a total of 14.9± (50.2%) acres of open space, which will include some stream buffers, planted and undisturbed exterior buffers along the side and rear property lines, and conservation and flood plain areas. Some stream buffers are located within individual lots and are not included in the open space calculation. The site plan depicts one proposed sign at the entrance off Bolding Road and the project narrative states that the subdivision signage will meet all applicable sign standards.

The applicant has proposed a pedestrian trail at the north end of the development. The trail will lead past a detention pond and across a pedestrian bridge (to be constructed) to a community gathering and greenspace area on the north side of the stream which runs east to west through the property. The gathering space is proposed to include a gazebo and/or fire pit. A cluster mailbox unit (CBU) with 7 parking spaces is proposed at the start of the pedestrian trail. A 50-foot planted buffer is proposed along the exterior boundaries of the site excluding the boundary abutting the right-of-way of Bolding Road. The common areas and community amenities are proposed to be maintained by a Homeowners' Association.

The proposed development standards for the project are described in the table below and are compared with the PRD requirements, (17.180.060):

Standard	PRD Requirement (17.180.060)	Proposed Development
Site Area	5-acre minimum	29.85± acres
Number of Units	–	58 detached single-family residences
Density	2 units per acre maximum	1.96 units per acre
Min. Lot Area	8,000 sq. ft.	5,000 sq. ft. *
Max. Building Height	–	-
Min. Open Space	30%	50.2%
Exterior Buffer	50 feet	50-foot planted buffer along perimeter
Front Setback (Internal)	25 feet	25 feet
Side Setback (Internal)	5 feet	5 feet
Rear Setback (Internal)	20 feet	20 feet
Parking	2 spaces for each dwelling unit (17.250.020)	Minimum 2 spaces for each dwelling unit
Min. Heated Floor Space	–	1,800 square feet
Garage – % of front façade	55% when recessed a minimum of 20 feet	56% of the width of residence, recessed a minimum of 20 feet behind and a

	40% when semi-flush between 5 and 20 feet behind front wall plan of residence	maximum of 20 feet in front of the front wall plan of residence *
Minimum Sidewalk Width	5 feet	5 feet
Cluster Mailbox Unit (CBU)	CBU with 4 short-term parking spaces	CBU with 7 short-term parking spaces
Note: Items marked with an asterisk (*) do not conform to <u>17.180.060</u> .		

The subject property falls within the City of Oakwood’s sewer service district, and the applicant has provided a sewer service application from the City of Oakwood which approves sewer capacity accommodating 248 bedrooms. The applicant has also provided a letter from the City of Gainesville Department of Water Resources that states the developer will be required to coordinate this project’s sewer infrastructure with the previously-approved adjacent Poplar Springs Road residential development (located at 15036A000001). If both developments are not able to coordinate their efforts in constructing a lift station and force main, then the developer of the subject property shall be required to construct their own sewer lift station and force main at the developer’s expense in order to connect to Gainesville sewer.

Any deficiencies identified as part of the plan will be required to comply with the requirements of a PRD as listed in the Hall County code, unless specially granted by the board in the conditions of approval.

Based on the future land-use plan, staff finds the requested zoning designation is consistent with the Hall County Comprehensive Plan future land use designation of “Residential.” The Residential designation envisions moderate density at 2 dwelling units per acre. The development has a proposed density of 1.95 units per acre.

The intent of this character area is to preserve established neighborhoods and create new residential development consistent with surrounding suburban densities. Future development will continue to be detached, single-family homes at moderate densities with opportunities for variations in housing size and types through the Planned Development District zoning classification.

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 is suitable given the context of the surrounding area and the housing needs of the county. The proposed development has an overall density of 1.95 dwelling units per acre. The surrounding area consists of a recently approved 192 single-family subdivision to the northeast with a density of 2 dwelling unit per acre (HZCU23-0060) and other medium to low-density residential development.**

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 development will 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 IV (AR-IV, 17.120)**
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; **It is not anticipated that the proposed zoning use will result in an excessive or burdensome use of existing infrastructure. The proposal has received availability letters for both water and sewer to service this development. Hall County Public Works Department has stated that internal roads must meet Hall County Code Chapter 16 for design and access at Bolding Road must meet sight distance requirements.**
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 "Residential" land use designation, which envisions a maximum density of 2 dwelling units per acre. The proposed development has an overall density of 1.95± 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; **The property is currently developed with three residences. The home located on proposed "Tract 2" will remain, and the two other residences and accessory structures located at the southwest corner of the property will be removed prior to the development of "Tract 1."**
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 aware of changing conditions that affect the use and development of the property. On December 9, 2021, an adjacent 97.48 acre property to the northeast was rezoned to PRD and approved for 192 single-family lots at a density of 2.0 units/acre (HZCU23-0060). This development includes the construction of a lift station that is intended to be utilized by the subject property developer for sewer connection.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Residential Development (PRD, 17.180.080). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. The proposed density is consistent with a neighboring PRD rezoning approval at 3580 Poplar Springs Road.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed density is consistent with the approved zoning of an adjacent property and with the future land use designation of "Residential". For the immediately surrounding properties and in general, the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional housing.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support a moderate-density single-family residential uses based on the Future Land Use Map, though the development as proposed cannot be developed in any of the existing residential or multi-family districts without County Commission approval.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

A Planned Residential Development (PRD, 17.180.080) allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.

17.380.050. - Submission requirements for a rezoning request

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in Chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or

persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that a representative 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 provides 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 meets the requirement. The applicant has provided a site plan and included much of the necessary information to properly assess the development. However, information about adjacent parcels is limited.**
- 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 water and sewer; 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. **This proposal does not require a traffic impact study.**

Development Support and Constraints

Hall County Environmental Health

In an email dated Thursday, May 30, 2024, Emily McGahee stated "Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Hall County Fire Marshal

In an email from Lieutenant Jeff Suggs, NPQ Fire Inspector, Fire Investigator stated the following:

"503.2.1 Dimensions. International Fire Code 2018 Edition

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.”

“507.1 Required Water Supply. International Fire Code 2018 Edition An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings. (Hydrants)”

Hall County Public Works and Utilities

In a memo dated May 31, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

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

Traffic:

Internal roads must meet Hall County Code Chapter 16 for design. Access at Bolding Road must meet sight distance requirements.

Utilities:

No Hall County sanitary sewer

Georgia Department of Transportation

In an email dated May 28, 2024, Veronica Chavers, GDOT Civil Engineer 3, stated “GDOT coordination is not required.”



ZONING APPLICATION

Applicant (Name & Mailing Address)

CMWB COMPANY, LLC
3343 Peachtree Rd. NE Suite 145 - 835
Atlanta, GA 30326
 Phone 404-548-7128
 Email Address cgrogan@williamsbrothersdev.com
 Proposed Use PRD - 59 unit single family home development

Property Owner (Name & Mailing Address)

Jerry Vaughn c/o Rae Vaughn
3205 Atlanta Hwy
Gainesville, GA 30507
 Phone 678-300-0799
 Email Address rae@smokehousebbq.biz

Contact Person (Name & Mailing Address)

Cameron Grogan
5875 Pine Brook Rd
Atlanta, GA 30328
 Phone 404-548-7128
 Email Address cgrogan@williamsbrothersdev.com
 Tax Parcel Number 15036B000037
 Location Address 3969 Bolding Road

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-III
 Rezone to: PRD
 Fee: \$ _____
 Receipt #: _____
 Check #: _____

Acreage 29.65

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

Sign Digitally signed by CAMERON GROGAN Date: 5/01/2024

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

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

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____
 Tentative Planning Commission Date: _____ Tentative County Commission Date: _____
 County Commission District: _____

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) RAE M. ROGERS

Address 3205 Atlanta Hwy

Gainesville, GA 30507

Phone Number 678-300-0799

Name of applicant(s) CMWB COMPANY, LLC

Address 3343 PEACHTREE RD, SUITE 145-835

ATLANTA, GA 30328

Phone Number 404-548-7128

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

Rae Rogers

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



Notary Public

3/28/2024

Date



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not ✓

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: _____
Digitally signed by CAMERON GROGAN

Date: 5/01/2024

Applicant's/Owner's Name (Printed): CAMERON GROGAN



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 *R*

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: *[Signature]* Date: 3-28-24

Applicant's/Owner's Name (Printed): RAE M. ROGERS

**3969 BOLDING ROAD SINGLE FAMILY REZONE TO PRD
NARRATIVE
REVISED JUNE 12, 2024**

Applicant, CMWB Company, located in Atlanta, Georgia, is proposing the development of a 58-unit single family community. There will be one property entrance located on Bolding Road.

Project Description: The subject parcel is 29.65 acres and currently has one home on the property occupied by the seller. The subject site is in District 1, Hall County, Georgia, and borders single family residences to the north, west, south, and a future 192-unit development to the east. Per Hall County code, the development will contain less than 150 residential units, and therefore, only require one point of access.

The community will contain no more than 58 single family homes, or 1.95 units per acre, with a minimum lot size of 5,000 SF, as depicted on the conceptual site plan included in this narrative and dated 6/06/2024. The 50 foot property line buffer is not included in the lot size and will be preserved and maintained by the HOA.

The property will have a 50' transitional buffer along perimeter boundary lines not fronting Bolding Road.

Architectural elevations are provided as supplemental guidelines for exterior roofing surfaces, building materials, and garage placement and width. Roof pitch may be shallower than 4:12 on dormers and porches. Developer may amend the building design from what is provided in this application so long as any changes are in compliance with Hall County building code and zoning conditions.

The development will provide pedestrian access across the creek and provide a cleared meeting space with an amenity such as fire pit and/or gazebo. A mailbox kiosk area with additional parking will be provided near the pedestrian access.

Tract 2 will remain zoned AR-III, and will remain as a single family residence, address being 3933 Bolding Road. Three buildings owned by the seller are present on the southeast corner of the site. These buildings will be vacated and demolished at the onset of the project.

Landscaping: Will be in compliance with Hall County buffer, tree, and other landscaping requirements.

Street Lighting: Will be provided by Georgia Power and in compliance with Hall County code

**3969 BOLDING ROAD SINGLE FAMILY REZONE TO PRD
NARRATIVE
REVISED JUNE 12, 2024**

Architectural Standard and Building: The exterior construction of the buildings will be architectural asphalt shingles, and quality finishes including, but not limited, to lap-siding, board and batten, brick, and shake siding. The architectural finishes will be in compliance with Hall County code.

Signage: Signage for the property will meet the sign Standards for Specific Zoned districts in all County Ordinance 17.270.070.

Water and Sewer: Water is available and provided by City of Gainesville. Sewer is provided through the Oakwood Service Area utilizing Oakwood Capacity and treated through a Gainesville plant. Oakwood capacity request was approved at City Council.

Construction Trailer: A construction trailer will be utilized during construction and adhere to conditions in Hall County Municode paragraph 17.210.020

Model Home: A separate sales office will not be used, but one of the first homes constructed will be used as a Model and Sales Office.

Requested Zoning: Planned Residential Development not to exceed 58 units, but can be fewer, so long as minimum lot size and setbacks are followed.

Requested Exceptions to PRD Zoning:

- Garage Width: No more than 56% of unit width. PRD code states 45%
- Garage - Semi flush: Garage Door shall be positioned between 5 and 20 feet behind or *in front* of the front wall plane of the Residence. Code States "Garage Doors shall be positioned between 5 and 20 feet behind the front wall plane of the Residence"
- Lot size: Minimum 5,000 SF. PRD code states 8,000 SF

**3969 BOLDING ROAD SINGLE FAMILY REZONE TO PRD
NARRATIVE
REVISED JUNE 12, 2024**

Standard	PRD Requirement (17.180.060)	Proposed Development (Single Family)
Site Area	5 acre minimum	29.65 acres
Number of Units	–	58 units
Density	2 units per acre	1.95 units per acre
Min. Lot Area	8,000 square feet	5,000 square feet
Min. Lot Width	50 feet	50 feet
Front Yard Setback	25 feet	25 feet
Side Yard Setback	5 feet	5 feet
Rear Yard Setback	20 feet	20 feet
Building Separation	–	–
Max. Building Height	–	–
Exterior Buffer	50 foot	50 feet
Min. Open Space	30 %	30 %
Parking	2 spaces for each dwelling unit (17.250.020)	2 spaces for each dwelling unit
Min. Heated Floor Space	–	1,800 SF
Garage – Semi-flush	Garage Doors shall be positioned between 5 and 20 feet behind the front wall plane of the Residence. No more than 45% of the width of the individual unit	Garage Door shall be positioned between 5 and 20 feet behind or in front of the front wall plane of the Residence. No more than 56% of the width of the individual unit
CBU Parking Spaces	50-78 Units – 4 Parking Spaces	4 Spaces Minimum. 7 Shown on Conceptual Site Plan to account for amenity area parking

3969 BOLDING ROAD SINGLE FAMILY REZONE TO PRD
NARRATIVE
REVISED JUNE 12, 2024



4br / 2.5ba
1,850 sf

Floor
Plans



1st FLOOR



2nd FLOOR

Bolding Road Single Family

NARRATIVE

Applicant, CMWB Company, located in Atlanta, Georgia, is proposing the development of a 59-unit single family community. There will be one property entrance located on Bolding Road.

Project Description: The subject parcel is 24.65 acres and currently has one home on the property occupied by the seller. The subject site is in District 1, Hall County, Georgia, and borders single family residences to the north, west, south, and a future 192-unit development to the east. Per Hall County code, the development will comprise less than 150 residential units, and therefore, only require one point of access.

The community will contain no more than 59 townhomes, or 2 units per acre, with a 50 foot minimum lot width and 100 foot minimum lot depth. The 50 foot property line buffer is not included in the lot size and will be preserved and maintained by the HOA.

The property will be a 50' transitional buffer along perimeter boundary lines not fronting a roadway.

Architectural elevations are provided as supplemental guidelines for exterior roofing surfaces, building materials, and garage placement and width. Roof pitch may be shallower than 4:12 on dormers and porches. Building height may not exceed 38 feet from finish floor elevation to top of roof pitch. Developer may amend the building design from what is provided in this application so long as any changes are in compliance with Hall County building code and zoning conditions.

The development will provide pedestrian access across the creek and provide a cleared meeting space with an amenity such as fire pit and/or gazebo. A mailbox kiosk area with additional parking will be provided near the pedestrian access.

Landscaping: Will be in compliance with Hall County buffer, tree, and other landscaping requirements.

Street Lighting: Will be provided by Georgia Power and in compliance with Hall County code

Architectural Standard and Building: The exterior construction of the buildings will be architectural asphalt shingles, and quality finishes including, but not limited, to lap-siding, board and batten, brick, and shake siding. The architectural finishes will be in compliance with Hall County code.

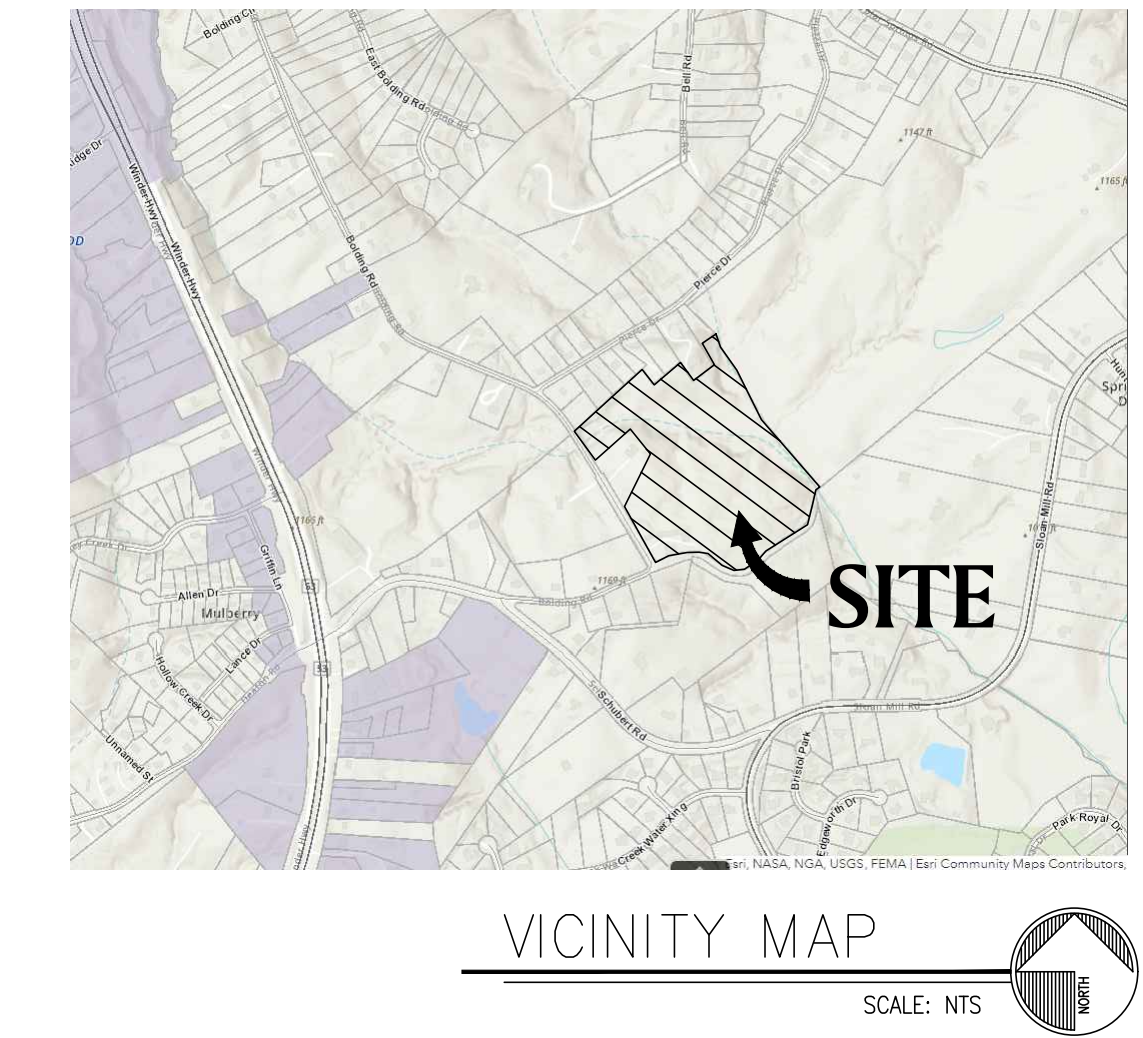
Signage: Signage for the property will meet the sign Standards for Specific Zoned districts in all County Ordinance 17.270.070.

Water and Sewer: Water is available and provided by City of Gainesville. Sewer is provided through the Oakwood Service Area utilizing Oakwood Capacity and treated through a Gainesville plant. Oakwood capacity request was approved at City Council.

Requested Zoning: Planned Residential Development not to exceed 2 units per acre.

Standard	PRD Requirement (17.180.060)	Proposed Development (Single Family)
Site Area	5 acre minimum	29.65 acres
Number of Units	–	60 units
Density	2 units per acre	2 units per acre
Min. Lot Area	8,000 square feet	5,000 square feet
Min. Lot Width	50 feet	50 feet
Front Yard Setback	25 feet	25 feet
Side Yard Setback	5 feet	5 feet
Rear Yard Setback	20 feet	20 feet
Building Separation	–	–
Max. Building Height	–	–
Exterior Buffer	50 foot	50 feet
Min. Open Space	30 %	30 %
Parking	2 spaces for each dwelling unit (17.250.020)	2 spaces for each dwelling unit
Min. Heated Floor Space	–	–
Garage – Semi-flush	Garage Doors shall be positioned between 5 and 20 feet behind the front wall plane of the Residence. No more than 45% of the width of the individual unit	Garage Door shall be positioned between 5 and 20 feet behind the front wall plane of the Residence or no more than 5 feet in front of the front wall plane of the Residence. No more than 56% of the width of the individual unit
CBU Parking Spaces	50-78 Units – 4 Parking Spaces	4 Spaces

1/20/24 2024144 CP3.dwg, MDT FULL LEGEND (CP3) X 14.00 X 10.00 INCHES, SOURCE: PAPER, DWG TO PDF, 30, 10/24/24, 4:00 PM, 2024, 5:18:36 PM

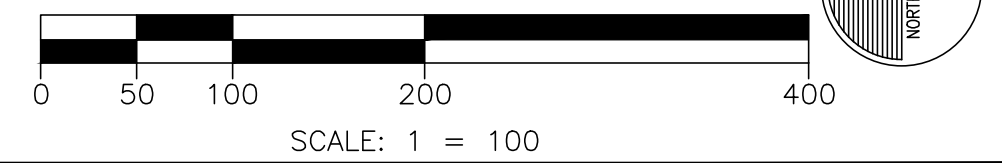


PRELIMINARY SITE PLAN DISCLAIMER:
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.
 SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE ANALYSIS	
SINGLE FAMILY LOTS (MIN. 50'X100' TYP)	58
DENSITY	1.95 LOTS/AC
OPEN SPACE	±14.9 ACRES (50.2%)
SITE AREA	±29.65 ACRES

NOTE:
 IN-GROUND SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT.

CONCEPTUAL SITE PLAN



**LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS**
**PAULSON MITCHELL
 INCORPORATED**
 85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com

PROJECT:
**BOLDING ROAD
 CONCEPT PLAN**
 BOLDING ROAD
 UNINCORPORATED
 HALL COUNTY,
 GEORGIA

FOR:
**WILLIAMS
 BROTHERS
 DEVELOPMENT**
 ATLANTA, GEORGIA

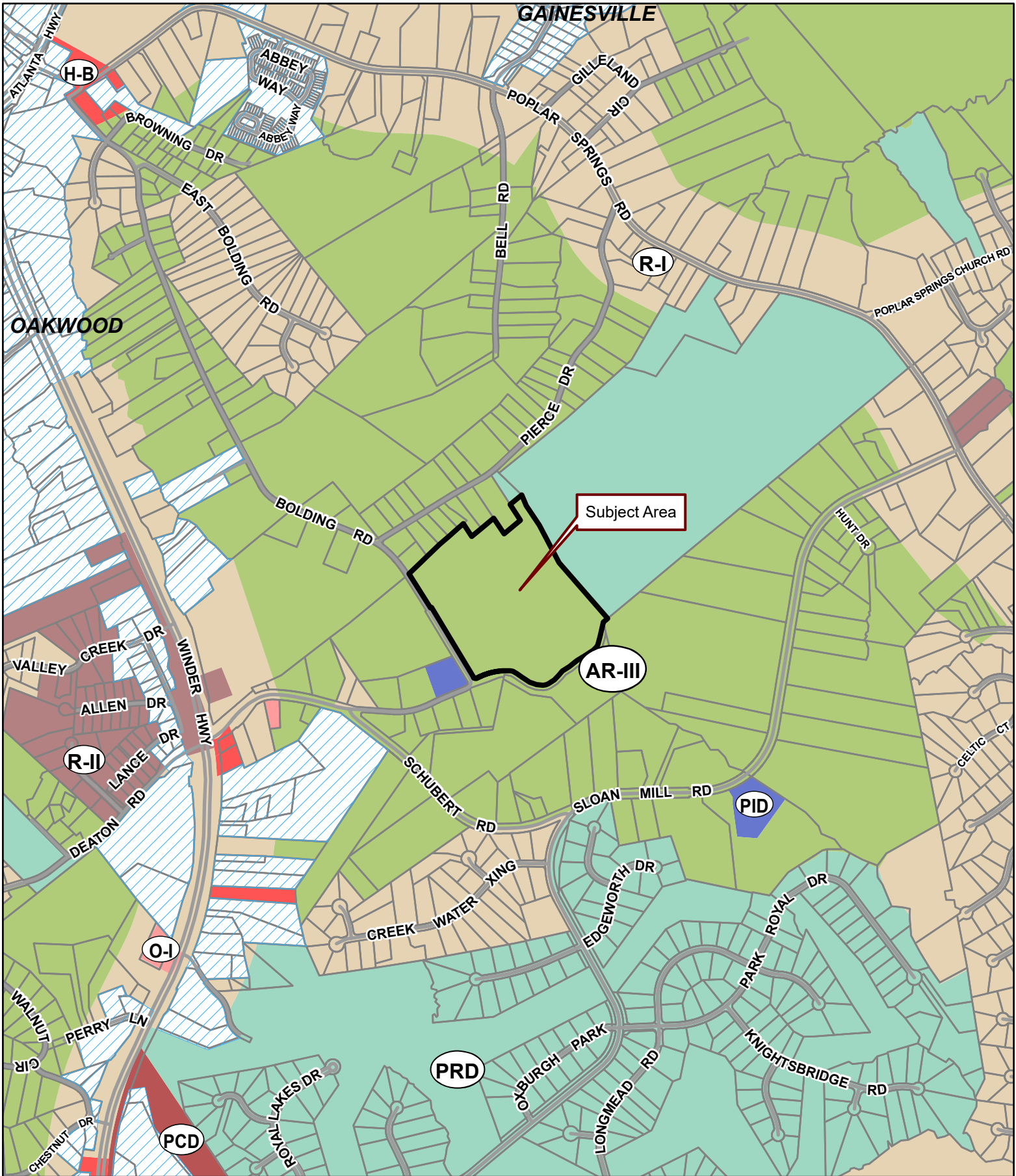
ZONING INFORMATION
ZONING CLASSIFICATION
 JURISDICTION: UNINCORPORATED HALL COUNTY
 EX. ZONING: AR-III (AGRICULTURAL-RESIDENTIAL)
 OVERLAY DISTRICT:
 PR. ZONING: PRO (PLANNED RESIDENTIAL DEVELOPMENT)
BUILDING SETBACKS
 FRONT: 25'
 SIDE: 5' FROM PROPERTY LINE
 REAR: 20'

BUFFERS
 LANDSCAPE STRIP: 15' FRONT
 ZONING BUFFER: 50'
 STATE STREAM BUFFER: 25'
 COUNTY STREAM BUFFER: 50' UNDISTURBED
 CITY STREAM BUFFER: N/A
PARKING SUMMARY
 LOT REQ.: 2 SPACES FOR EACH DWELLING
 STALL: 9' X 17.5'
 LANDSCAPE ISLAND SPACING: -
 LANDSCAPE REG'S.
 MAXIMUM IMPERVIOUS ALLOWED: ___%
 MAXIMUM BUILDING COVERAGE: ___%

ENVIRONMENTAL
 FLOOD PLAIN PRESENT (NO): FEMA/HALL GIS
 STREAMS PRESENT (YES): PER SURVEY PROVIDED
 WETLANDS PRESENT (NO): -
 TOPOGRAPHY DATA: HALL COUNTY GIS
 06.06.2024

2024144 - CP3.dwg
**CONCEPTUAL
 SITE PLAN**

SHEET **CP-3**



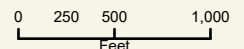
Applicant: CMWB COMPANY, LLC





Tax Parcel #: 15036B000037

Location: 3969 BOLDING ROAD, FLOWERY BRANCH, GA 30542

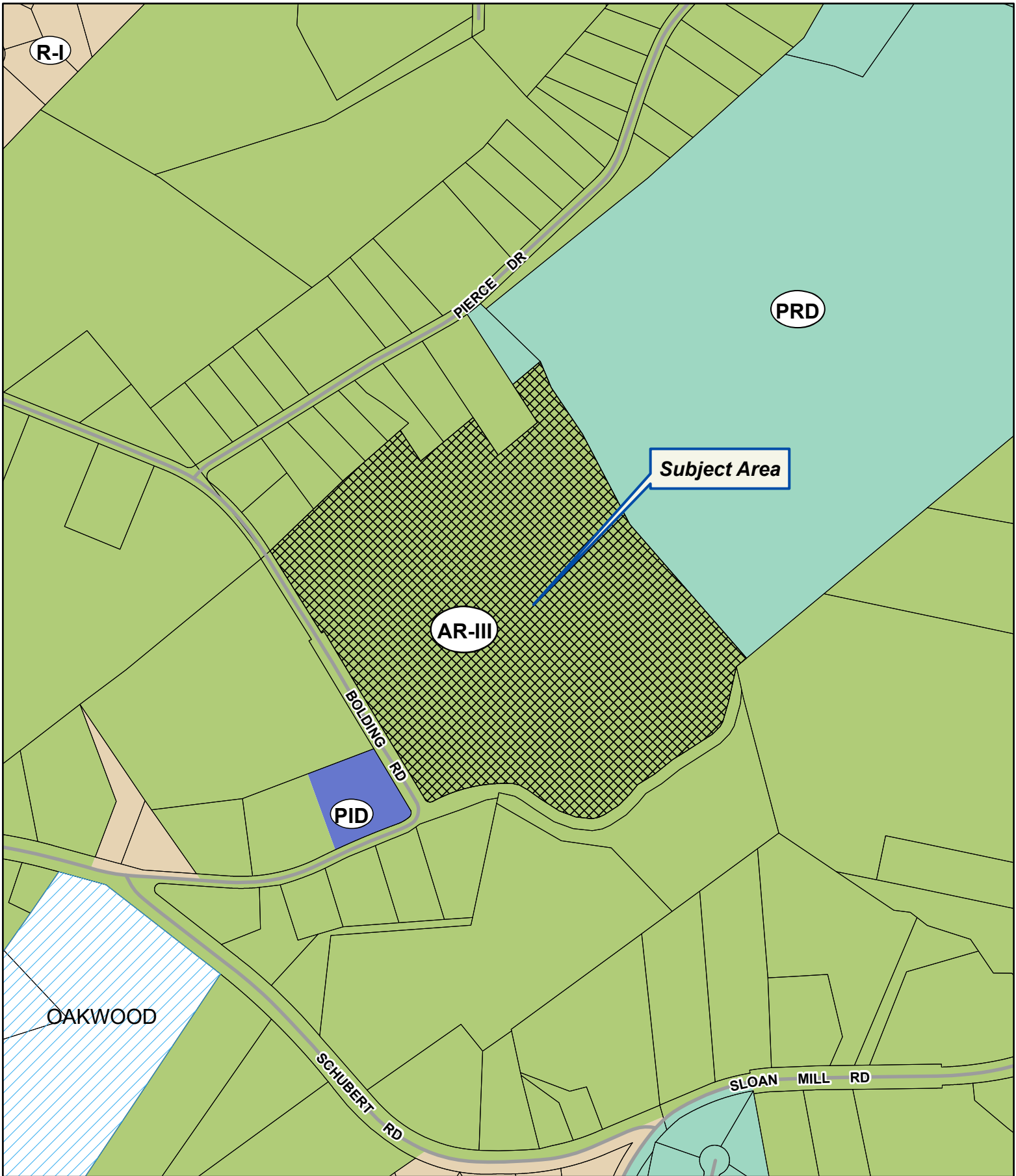
Commission District 1

PC Mtg. Date: 07/01/2024



-  Zoning Boundary
-  City Limits
-  Subject Area
-  Structure





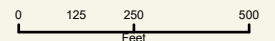
Applicant: CMWB COMPANY, LLC

Tax Parcel #: 15036B000037

Location: 3969 BOLDING ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 07/01/2024



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





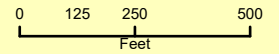
Applicant: CMWB COMPANY, LLC




Tax Parcel #: 15036B000037

Location: 3969 BOLDING ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 07/01/2024



-  Zoning Boundary
-  City Limits
-  Subject Area



3969 BOLDING ROAD SINGLE FAMILY REZONE TO PRD
NARRATIVE
REVISED JUNE 12, 2024



4br / 2.5ba
1,850 sf

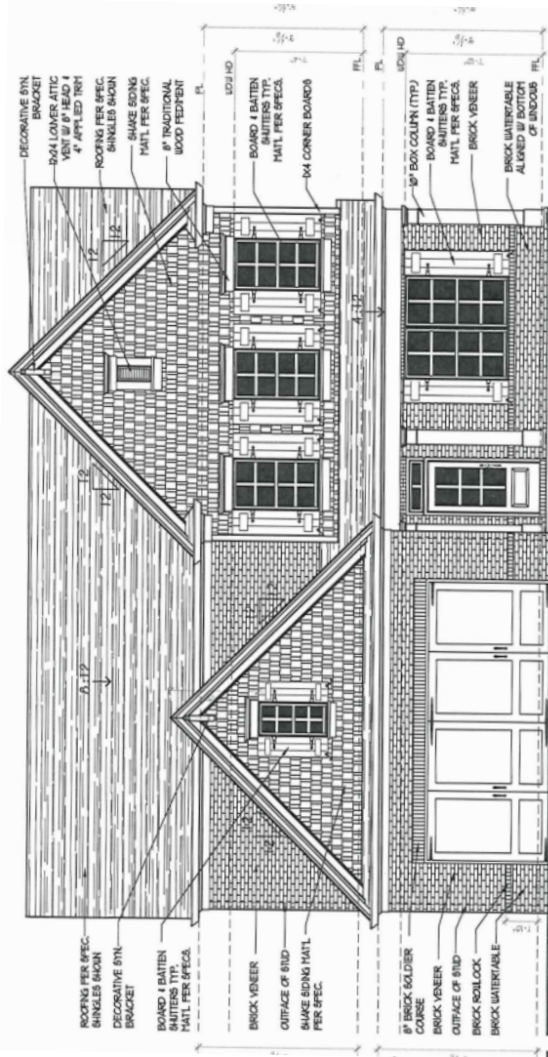
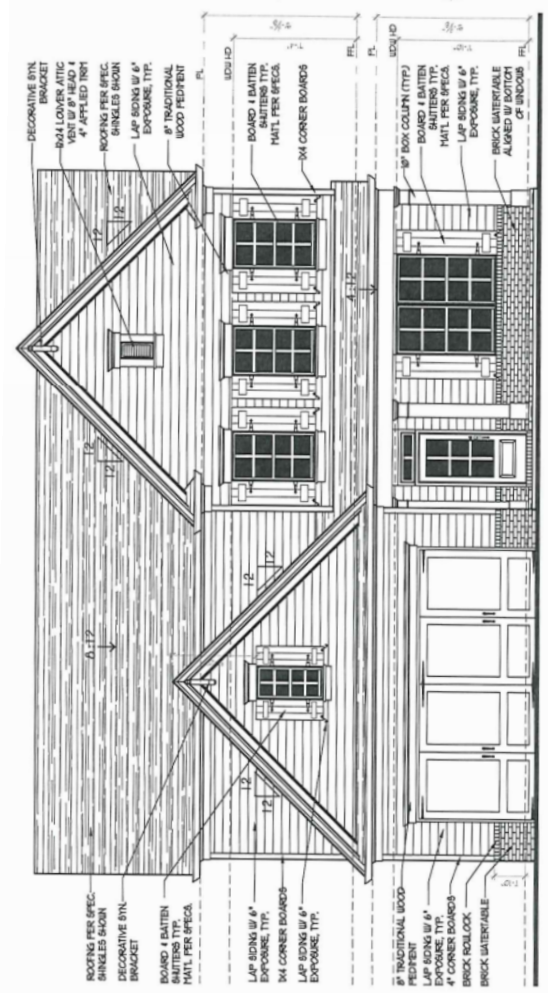
Floor Plans



1st FLOOR



2nd FLOOR



4br / 2.5ba
1,850 sf

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, May 30, 2024 1:26 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning); Kristie Turner (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 7.1.24

Please find Environmental Health comments below:

Item 1, 1954 Mountain View Road, Matheny: Must meet all residential permitting requirements.

Item 2, 7914 South Barkers Bend Drive, Bruton: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 3, 0/4435 Ridge Road, Puckett: Public sewer. A Food Service permit/plan review may be required depending on businesses proposed. 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 4A/B, 5181 Dudley Hill Road, Campbell: 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. 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 5, 3969 Bolding Road, CMWB: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

<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)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, May 28, 2024 9:18 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for July 1, 2024

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 responses below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Friday, May 24, 2024 11:06 AM
Subject: Tentative Planning Agenda for July 1, 2024

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 –

Here is the Tentative Agenda and Maps for the **Monday, July 1, 2024** 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, May 31st**. Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 17, 2024

NEW BUSINESS

1. [1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Memorial Park Place | on a 0.37± acre tract located on the east side of Memorial Park Place at its intersection with Mountain View Road | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | \[Randy L. Matheny, applicant\]\(#\) **No GDOT coordination required.**](#)
2. [7914 South Barkers Bend Drive | Variance | 17.240.010. to reduce the front yard setback | on a 2.58± acre tract located on the west side of South Barkers Bend Drive at its intersection with Barkers Bend Drive at its intersection with South Barkers Bend Drive | Zoned R-I; Tax Parcel 11155 000039 | **Proposed Use: Bring existing structures into compliance** | * Commission District 2 | \[William F. Bruton, applicant\]\(#\) **No GDOT coordination required.**](#)
3. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) & Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge](#)

Road at its intersection with Friendship Road | Zoned PRD & S-S; Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | ** Commission District 1 | Scott Puckett, Inc., applicant **GDOT coordination is required.**

4. (A) 5181 Dudley Hill Road | Rezone | from Agricultural Residential III (AR-III) to Residential-I-Low-Density (R-I-L) | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant **No GDOT coordination required, if no access proposed on SR 136/ Price Rd**
5. (B) 5181 Dudley Hill Road | Variance | 12.40.180. to allow for a common access drive to serve more than five lots | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant **No GDOT coordination required, if no access proposed on SR 136/ Price Rd**
6. 3969 Bolding Road | Rezone | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | Proposed Use: 59-lot single-family development | ** Commission District 1 | CMWB Company, LLC, 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 five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, August 8, 2024**, 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, August 8, 2024. 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/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: May 31, 2024

t: 770.531.6800 | f: 770.531.3945

Subject: July 1 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 1, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Memorial Park Place | on a 0.37± acre tract located on the east side of Memorial Park Place at its intersection with Mountain View Road | Zoned R-II; Tax Parcel 08009 007001 | Proposed Use: Single-family residence | * Commission District 4 | Randy L. Matheny, applicant](#)

- a. **Engineering:** No comment.
- b. **Traffic:** No comment.
- c. **Utilities:** No comment.

2. [7914 South Barkers Bend Drive | Variance | 17.240.010. to reduce the front yard setback | on a 2.58± acre tract located on the west side of South Barkers Bend Drive at its intersection with Barkers Bend Drive at its intersection with South Barkers Bend Drive | Zoned R-I; Tax Parcel 11155 000039 | Proposed Use: Bring existing structures into compliance | * Commission District 2 | William F. Bruton, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment.
- c. **Utilities:** No comment

3. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) & Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S; Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | ** Commission District 1 | Scott Puckett, Inc., 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 FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.

Remain clear of all stream buffer

- b. **Traffic:** Roadways depicted in the site plan do not meet county code chapter 16. If any variances to code are requested, they must be specific and justified. If any variances are approved, recommend that internal roadways be privately maintained.

Left and right (decel) turn lanes will likely be required on Ridge Road at access points.

- c. **Utilities:** Remain outside of the existing sanitary easement.

- 4. [\(A\) 5181 Dudley Hill Road | Rezone | from Agricultural Residential III \(AR-III\) to Residential-I-Low-Density \(R-I-L\) | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant](#)

- [\(B\) 5181 Dudley Hill Road | Variance | 12.40.180. to allow for a common access drive to serve more than five lots | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, 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 FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.

- b. **Traffic:** Proposed common access driveway will need to be with a variance specifically approved as code on allows up to 5 lots to be served by a common access driveway.

Common access driveways and individual driveways will need to meet sight distance requirements.

Common access driveway will need to go through the development review process for permitting.

- c. **Utilities:** No comments

- 5. [3969 Bolding Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | Proposed Use: 59-lot single-family development | ** Commission District 1 | CMWB Company, LLC, applicant](#)

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

Show FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.

- b. **Traffic:** Internal roads must meet Hall County code chapter 16 for design. Access at Bolding Road must meet sight distance requirements.

- c. **Utilities:** No Hall County sanitary sewer

Anael Dominguez (CDI: Planning)

To: Jeff Suggs (Fire Services); Beth Garmon (CDI: Planning)
Cc: Michael Vieira (Fire Services); John Hornick (Fire Services)
Subject: RE: Comments for the Hall County planning meeting (Hall County Fire Rescue)

Monday July 1, 2024 Hall County planning Meeting

1. [1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Memorial Park Place | on a 0.37± acre tract located on the east side of Memorial Park Place at its intersection with Mountain View Road | Zoned R-II; Tax Parcel 08009 007001 | Proposed Use: Single-family residence | * Commission District 4 | Randy L. Matheny, applicant](#) The Hall County Fire Marshal's Office has no comments on the residential issue.

2. [7914 South Barkers Bend Drive | Variance | 17.240.010. to reduce the front yard setback | on a 2.58± acre tract located on the west side of South Barkers Bend Drive at its intersection with Barkers Bend Drive at its intersection with South Barkers Bend Drive | Zoned R-I; Tax Parcel 11155 000039 | Proposed Use: Bring existing structures into compliance | * Commission District 2 | William F. Bruton, applicant](#)

The Hall County Fire Marshal's Office has no comments on the residential issue.

3. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) & Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S; Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | ** Commission District 1 | Scott Puckett, Inc., applicant](#)

503.2.5 Dead ends. International Fire Code 2018 Edition

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an *approved* area for turning around fire apparatus.

503.2.1 Dimensions. International Fire Code 2018 Edition

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.

507.1 Required Water Supply. International Fire Code 2018 Edition An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings. (Hydrants)

4. [\(A\) 5181 Dudley Hill Road | Rezone | from Agricultural Residential III \(AR-III\) to Residential-I-Low-Density \(R-I-L\) | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant](#)

[\(B\) 5181 Dudley Hill Road | Variance | 12.40.180. to allow for a common access drive to serve more than five lots | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant](#)

503.2.1 Dimensions. International Fire Code 2018 Edition

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.

507.1 Required Water Supply. International Fire Code 2018 Edition An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings. (Hydrants) Expansion of the underground water main and fire hydrants

may be required down to the lots using the common paved drive due to the distance of the hose lay upon the way the truck travels.

5. [3969 Bolding Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | Proposed Use: 59-lot single-family development | ** Commission District 1 | CMWB Company, LLC, applicant](#)

503.2.1 Dimensions. International Fire Code 2018 Edition

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.

507.1 Required Water Supply. International Fire Code 2018 Edition An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings. (Hydrants)

Thanks,

Jeff Suggs, NPQ Fire Inspector, Fire Investigator
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 678-630-5727
Website: www.Hallcounty.org



June 29, 2024

To: Hall County Planning Commission

From: Janet L. Allison

Re: Rezoning application for 29.65+/- acres at 3969 Bolding Road (7/1/2024)

I would like to submit my **opposition to this rezoning as it is currently submitted.**

This is a residential/agricultural area and many have wanted/do want to keep it that way. However, you saw fit to approve a rezoning for a commercial entity right across the road from the subject property in September, 2019. Since 2017, ten new builds have gone up within $\frac{3}{4}$ mile from me on Schubert and on Bolding. I'm apparently not the only one who thought (and thinks) this still is a residential/agricultural area.

I'm personally not opposed to a **small** subdivision. Smaller than what is proposed. I haven't been upset by the 10 houses I mentioned above, one of them a former planning commission member. Again, it is a residential area and these 10 represent quite a few acres in this neighborhood. Most are on at least one acre, several on multiple acres.

This proposed subdivision is not small and will abut a much larger subdivision with entrances/exits on Poplar Springs Road – a very busy thoroughfare with both entrances near a curve which is problematic when turning onto Poplar Springs Church Road. Hopefully, there will be no connecting road between these two.

I do not think you believe how busy Sloan Mill, Schubert, and Bolding are. The intersection in front of my house is very busy. Do you know how many walkers, runners, etc., frequent these roads?

My opposition:

- 1) **Density:** 58 single family residences (although 59 and 60 are mentioned within the pages of the rezoning PDF). Which is it?
 - a. Please restrict minimum lot to standards of at least 8,000 sq feet, preferably more.
 - b. 29 (half of the 58) is too much on half the total acreage stated in application.
 - i. In the summary analysis, it reads “a total of 14.9+/- acres of open space...” While that’s great there will be that much open space, it is about half of the total acreage. Too dense.
 - ii. Do we **need** all this housing in Hall County, southern Hall particularly? Or are we lining the pockets of out of town or out of state developers who have no skin in the game here? They make their money and are gone. Most of the new builds are not affordable.
 1. Recently, our county administrator was quoted as saying the average house value in Hall County is around \$400,000. Property taxes are causing many to be forced out.
 2. These are not affordable to the average worker. I rode through a few recent developments in South Hall recently. Many had short, but double-wide driveways and were packed with four vehicles in each. No room for more. I’ve checked rental prices and I’ve checked sale prices. I truly do not know how the average worker affords what is being built. I have young nieces and nephews who cannot afford a house and struggle to pay rent. Good, hard working young people. Need multiple workers residing in the same house to pay the bills. We can’t possibly keep workers when they can’t afford to live here. And the density in all of these developments is outrageous. We don’t want to be another Gwinnett!

2) **Traffic:** Imagine an additional 58 vehicles (that's a conservative minimum) being added daily to Bolding.

- a. We live here. I live at the 3-way stop and have almost been hit at my mailbox by someone running off the road and have almost been hit at the 3-way stop by someone who didn't stop at the stop sign when I was trying to make a left turn onto Schubert. Almost been hit backing out of my driveway by speeders. The shoulder in front of my house has been torn up so many times by drivers running off the road, tearing down one or all of my reflectors multiple times. More traffic = more issues.
- b. The approval of the grading company in the middle of residences in 2019 has already presented challenges. Challenges I anticipated and spoke of in my opposition then. Most of the additional traffic from this new proposal will travel by the grading company, then by my house through the 3-way stop, and onto Highway 53. This is a narrow, two lane road. Try meeting these large vehicles/trailers/equipment on a straightaway, much less in one of these curves. I've had to stop before to let them pass by – they take up much of the roadway. Traveling from the new subdivision to Hwy 53 will include navigating the 90 degree curve approaching the grading company and another curve – with two driveways – just prior to exiting onto Highway 53.
- c. There are people running (sometimes with leashed dogs), walking, and riding bikes every week. Some daily.
- d. There is a young girl who rides her bike, walks, or rides her skateboard on Bolding and Shubert. I love to see children outside instead of constant screen time inside, but this is currently a potential accident waiting to happen. How unfair is it she has to stop doing what she loves just because she doesn't live in a subdivision. She doesn't live on a state highway, either.
- e. We have golf carts driving Schubert and Bolding (far away from the golf course and on County roads, not their s/d streets), not to mention UTVs and ATVs operating on Schubert, Bolding, and Sloan Mill. No helmets and many times small children are aboard. Motorcycles.
- f. How can I forget potholes – or potholes that have been patched, multiple times, especially the last 5 years. I see in the Hall County

Budget for FY2025 that there are only 30 miles of roadways budgeted for the coming fiscal year. That's not a lot in this County. I'd like to know where Bolding is on a repaving list. I will be requesting this information.

- g. I just looked up my vehicle count (NOT buses or big trucks/equipment) in September 2019 between 7:05 and 8:05 a.m. There were 164 vehicles approaching the 3-way stop in front of my house the morning of 9/11/2019. I haven't had a chance to do a recent count during the same time frame. Will need to wait for school starts to compare apples to apples.
 - h. So many vehicles already run the stop signs and speed. Most of them are frequent flyers – and **LIVE** here. A couple of ladies rarely stop – and I'm not even talking a rolling stop, either. They just barrel through like there are no signs there at all.
- 3) **Minimum lot size:** Please restrict to no less than 8,000 sq ft, preferable more. The developers are proposing 5,000. That is too dense.
- a. My adjacent vacant lot is 0.79 acre. Am I going to be allowed to build on it? If I can't, tell me why I can't if all these developers can build on less? If I can build on it, will I be able to build something 1,200-1,500 sq ft of heated living space? That's all I need. Why should I have to build something bigger, if I don't need it?
- 4) **Sidewalks:** Please require sidewalks on both sides of the s/d streets, not just one side.
- 5) **Buildout:** What is the projected timeline?
- a. How long will we be inundated by more big trucks/heavy equipment, cement trucks, asphalt contractors?
 - i. One recent new build had many cement trucks running within minutes of each other all of one day and part of another, utilizing Sloan Mill, Schubert, and Bolding on most of the runs. It was dangerous trying to back out of my driveway as they, too, ran the stop signs and/or sped through the yield sign, almost coming onto my driveway or hitting my mailbox! Also had days of dump trucks running with loads of dirt. That was ONE new build, not a subdivision.
 - b. When will the demolition and grading begin?

- c. School will be starting in early August and the daily vehicle traffic count will not only increase, school buses loaded with children will be on the roads. Does the developer have any idea how many bus stops currently exist between the development and Hwy 53? My bet is they don't know - just like the last applicant didn't know.
- 6) **School enrollment:** Does anyone ever consider how much strain each and every development you approve places on the Hall County School District? Do you discuss with the school district in advance of hearings? I see you get letters from other entities, involving them in the process, but see nothing from HCSD.
- a. Because of school capital outlay funding formulas, the most recent eSPLOST vote and project list, and the explosive and uncontrolled growth that just keeps being forced on us all, HCSD cannot keep up. I'm very aware of this funding formula and these issues. It is a large part of what I did in GCSS for many years, including dealing with the effects on capital outlay budgets, eSPLOST project lists, general fund budgets, and millage rates.
 - i. Hall County (and all the municipalities) do not think it is their problem. It most certainly is. Hall County is approving most everything presented to them and expecting HCSD to work miracles, but then blaming them for increasing the system's millage rate which, in turn, increases Hall County tax bills and, rightly so, angers taxpayers.
- 7) **Conditions:** There are 17 listed. Will compliance be monitored?
- a. Compliance was not and is not monitored nearby (2019 rezoning). That rezoning still has a few unmet conditions – almost five years later.
 - b. Do you have enough staff to monitor compliance? My guess is no – not by a long shot.
 - i. Are conditions being approved on almost every application only to appease residents and taxpayers, knowing that many of them won't be monitored anyway, much less enforced?
 - c. 50 ft planted exterior buffer along perimeter: Definitely should be required. 50 ft natural buffer was required nearby, but was never completed in its entirety and contents can be seen by passing traffic and neighboring properties.

8) 192-lot s/d on Poplar Springs will abut this subject property: Please do not allow these two subdivisions' roads to connect!

9) Existing structures on Tract 1: When will these be demolished? The old commercial buildings have been an eyesore for years. The current owner has not complied with Hall County ordinances for non-operating vehicles and junk, yet nothing seems to have been done about the non-compliance.

I have talked to so many people in Hall County – young, old, and everything in between. Many, like me, were born and raised in Hall County. Many were not. Most say the same thing: We don't want to be another Gwinnett, or Fulton, etc. If we did, we would live there, not here.

As I talk to people and as I ride around Hall County, I cannot believe how much we have grown in just the last five years. There are developments everywhere! While I know growth is inevitable, THIS growth is out of hand. It is uncontrolled and the infrastructure is not there to handle what we already have, much less every new application that shows up in the planning office.

This freight train needs to be slowed down. We submit valid concerns and arguments, yet they never mean anything. If you believe the majority wants this, you would be wrong. I have asked residents/taxpayers to speak out, to show up for meetings, to write letters, etc., but have been told so many times: Why? They do not ... will not... listen to us. They do not care what we think. By the time the first hearing is scheduled, they already know how they will vote and opposing does no good. Hearings are just a formality.

What a sad state of affairs that developers' (with little to no skin in Hall County) wishes and profits are put before the taxpayers of this County.

ZONING NOTICE

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

APPLICANT: GMWB COMPANY, LLC

REQUEST: REZONE FROM AR-III TO PRD FOR A 59-LOT SINGLE-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: July 01, 2024

Time: 5:15 p.m.

COUNTY COMMISSION

Date: Aug 08, 2024

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: CMWB COMPANY, LLC

REQUEST:
REZONE FROM AR-III TO PRD FOR A 59 LOT
SINGLE-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: July 01, 2024

Time: 5:15 p.m.

COUNTY COMMISSION

Date: Aug 08, 2024

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Sunday, August 4, 2024 10:38 PM
To: Jennifer Rivera (Administration)
Subject: Fwd: Rezoning: 3969 Bolding Road
Attachments: 8.2.2024.docx

Hi Jennifer,

Could you please add Ms. Allison's comments to the record?

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.

From: Janet Allison <gapeach77@icloud.com>
Sent: Sunday, August 4, 2024 10:04:56 PM
To: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Rezoning: 3969 Bolding 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.

WARNING: This communication has been detected as containing an attachment - Proceed with caution
Please find attached my opposition to the above referenced rezoning application.

Respectfully,

Janet L. Allison, CPA
4014 Bolding Road

August 2, 2024

To: Hall County Commission

From: Janet L. Allison

Re: 3969 Bolding Road Rezoning Application

I am again lodging my opposition to this rezoning application as it was approved (3-2) by the Hall County Planning Commission. Points of opposition are:

- **Density:** 1.96 units per acre is NOT accurate. Approximately half of the total acreage will be built upon, meaning the density is far greater than stated. Minimum lot area is proposed at 5,000 sq ft. Your own PRD requirement is 8,000 sq ft – which is still too dense. An acre is 43,560 square feet. Developers keep asking for exceptions. It's more about their profits than what is best for our communities.
- **Traffic:** A really conservative estimate is an additional 58 vehicles per day on Bolding. That's a low number...we know it will be at least twice that.
 - Most of those will likely leave the s/d, making a left turn onto Bolding and proceeding:
 - Around a dangerous 90-degree curve,
 - Past a grading company that has grown exponentially in just 4 years.
 - Through a 3-way stop where many run the stop sign and speed
 - Around another dangerous curve that is hard to navigate when meeting another vehicle. Even more so if it is a school bus, a tractor trailer, or big trucks hauling 40,000-80,000 lbs.
 - Approaching the stop sign at the intersection with Hwy 53.
 - We have children riding bikes and skateboards or walking on the roadways.
 - We have runners and walkers, sometimes with leashed dogs, on the roadways.
 - We have tractors, lawnmowers, UTVs, ATVs, and/or golf carts using the roadways.
 - Many potholes exist and road maintenance has been out numerous times the past four years patching holes. There are still some needing patching. When will these roadways be repaved?
 - Bolding is a narrow, two lane, Hall County roadway. It is NOT a state highway.
 - Your FY2025 budget can't possibly repave everything needing it right now.

- Bolding is the quickest and easiest route to a major highway.
 - Pierce connects Bolding and Poplar Springs Road. The Poplar Springs end is a difficult entrance/exit – in a curve.
 - Bolding to Bolding Fork to Poplar Springs is also difficult to navigate, especially during rush hour in the mornings and the end of the school day in the afternoon.
- **Conditions of Rezoning:** Will they be monitored and violations issued? They aren't now on other approvals, so what assurance do CURRENT residents have that these will be monitored and violations addressed?
 - County ordinances are not even enforced now (i.e., junk, outdoor storage, etc., etc.)
- **School enrollment:** Does anyone care about the burdens placed on local school systems by uncontrolled growth? No, it's just too easy to tell property owners their taxes are going up because of the school system's millage rate and that they need to complain to the school system.
 - I'm one taxpayer who knows better. I did this work IN school systems. The buck stops with the HCC and the various municipalities within the County. What you do causes the school systems to have to *deal with* the consequences of your actions.
- **Stream impacts:** You've already approved a ridiculously dense 192-lot s/b on slightly under 70 acres on the other side of the creek from this property.
 - As an aside here, there are two entrances slated to that subdivision – on either side of a dangerous curve on a very busy State highway (332) at the intersection with a County roadway (Poplar Springs Church Road).

The developer has said they can't reduce the number of units. The developer has not met with the community (to my knowledge). The developer has stated they might suggest placing a stop sign at the 90-degree curve near the entrance of the subdivision. I do not see how that will mitigate the issues there and it certainly does not make this proposal more palatable.

I am requesting that this development be denied.