HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, January 06, 2025 - 03:00 PM

Call to Order

Appointments for Consideration

1 Approve the appointment of Commissioner Jeff Stowe to serve as the 2025 Board of Commissioners Vice-Chairman.

2 Appointment to the Hall-Gainesville Land Bank to serve a term from January 31, 2025 to January 30, 2029. Commission Districts 1, 2, 3, & 4.

3 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Chairman's Appointment.

4 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 1.

5 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 2.

6 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 3.

7 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 4.

Clerk of Superior and State Courts

8 Approve the annual renewal of the contract for GovOS Comprehensive Records Management System for the Clerk of Court Real Estate Division to GovOS Inc. of Dallas, TX, in the amount of $169,000.00.

Community Services and Parks

9 Approve the award of IFB #035-45 for the purchase of four (4) baseball infield groomers for Parks and Leisure to Tri-State Pump and Control, Inc. of Liberty, SC, in the amount of $118,258.80.

Financial Services

10 Approve the update to Hall County's Financial Planning Policies.

Fire Rescue

11 Approve the annual sole source contract #031-45 Emergency Medical Pharmaceutical Supplies & Services for Fire Rescue to Northeast Georgia Medical Center, Inc. of Gainesville, GA. The estimated annual cost is $85,000.00.

Human Resources

12 Approve the Employment Agreement for the Chief Deputy Clerk of Courts.

Planning & Zoning

13 **5991 Swansey Road | Amend Conditions of Zoning |** on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 **| Proposed Use: 100-lot subdivision |** Commission District 1 **| Abernathy Engineering Group, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting. NOTE: Tabled at the October 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 9, 2025 Voting Meeting.

14 **4163 Cleveland Highway | Use Subject to County Commission Approval |** on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | Commission District 3 | **Ramon Carrillo Jr., applicant**

15 **6515 New Bethany Road | Amend Conditions of Zoning |** on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | **Proposed Use: Expansion of storage area** | Commission District 2 | **Genuine Mapping and Design, LLC, applicant**

16 **2323 Thompsons Mill Road | Amend Conditions of Zoning |** on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | Commission District 1 | **Civilscapes, Inc. c/o Myles Montgomery, applicant**

17 **0 & 4435 Ridge Road | Rezone |** from Planned Residential Development (PRD) and 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**

18 **5111 Old Winder Highway | Rezone |** from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant**

19 **5079 Old Winder Highway | Amend Conditions of Zoning |** on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant**

20 **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | Commission District 3 | **Seth Barnes, applicant**

21 **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, applicant**

Public Works and Utilities

22 Approve the collection of a $187,250.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County maintenance in Mount Vernon Manor Subdivision. Commission District 3.

Sheriff's Office

23 Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of $107,720.79.

County Administrator

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

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

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 634/2024

SUBJECT: Approve the appointment of Commissioner Jeff Stowe to serve as the 2025 Board of Commissioners Vice-Chairman.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:

Approve the appointment of Commissioner Jeff Stowe to serve as the 2025 Board of Commissioners Vice-Chairman.

History:
Vice-Chairman History:

2019 - Commissioner Powell

2020 - Commissioner Echols

2021 - Commissioner Stowe

2022 - Commissioner Cooper

2023 - Commissioner Powell

2024 - Commissioner Poole

Facts and Issues: **Options:**

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

Is there a deadline for this item?

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 692/2024

SUBJECT: Appointment to the Hall-Gainesville Land Bank to serve a term from January 31, 2025 to January 30, 2029. Commission Districts 1, 2, 3, & 4.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Appointment to the Hall-Gainesville Land Bank to serve a term from January 31, 2025 to January 30, 2029. Commission Districts 1, 2, 3, & 4.

History:
Glennis Barnes is the current appointment.

Facts and Issues:
Glennis Barnes is eligible and willing to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 693/2024

SUBJECT: Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Chairman's Appointment.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Chairman's Appointment.

History:
Gina Pilcher is the current appointment.

Facts and Issues:
Gina Pilcher is willing and eligible to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 694/2024

SUBJECT: Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 1.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 1.

History:
Frank Sosebee is the current appointment.

Facts and Issues:
Frank Sosebee is willing and eligible to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 695/2024

SUBJECT: Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 2.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 2.

History:
Chris Braswell is the current appointment.

Facts and Issues:
Chris Braswell is willing and eligible to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 696/2024

SUBJECT: Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 3.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 3.

History:
Stan Hunt is the current appointment.

Facts and Issues:
Stan Hunt is willing and eligible to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 697/2024

SUBJECT: Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 4.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 4.

History:
Johnny Varner is the current appointment.

Facts and Issues:
Johnny Varner is willing and eligible to serve another term.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Clerk of Superior and State Courts

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 691/2024

SUBJECT: Approve the annual renewal of the contract for GovOS Comprehensive Records Management System for the Clerk of Court Real Estate Division to GovOS Inc. of Dallas, TX, in the amount of $169,000.00.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: MP

Recommendation:
Approve.

Purpose of Request:

Approve the annual renewal of the contract for GovOS Comprehensive Records Management System for the Clerk of Court Real Estate Division to GovOS Inc. of Dallas, TX in the amount of $169,000.00.

History:
Clerk's Office requested and was budgeted in FY25 for the Real Estate receipting software. (100-2180-521000). Price per receipt $1.75.

Clerk's Office requested and was budgeted in FY25 for the Real Estate indexing services. (203-2180-521000). Price per recording $2.25.

Contract/Agreement is set to expire on 8.3.25.

Facts and Issues:
The Clerk of Court is requesting renewal of the annual contract in order to pay outstanding GovOS invoices.

This is year 5 of a 5 year contract.

Options:

Funding Requested	$ 169,000.00
Are funds within current budget?	Yes
Source of Funds	Restricted/General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes

Is there a deadline for this item?

Approvals:

Buyer	Submit	Approve	Purchasing
AY	BP	BP	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	EW	WLI	CR
Clerk			
JR			

Attachments:
Financial Supplement
GovOS Agreement
Original Contract Dated 10-23-2019
GovOS Invoices

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 691/2024

Funds Requested: $ 169,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Restricted/General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY25	100-GENERAL FUND	2180-CLERK OF COURT	521000-PROFESSIONAL SERVICES	$55,000.00
FY25	203-RESTRICTED PROGRAMS FUND	2180-CLERK OF COURT	521000-PROFESSIONAL SERVICES	$114,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BP

Phone: 770-531-7055

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Penick

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 12/27/2024

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract No: N/A

Bid/Contract Name: GovOS Annual Renewal

Department(s) Requesting Contract: Clerk of Court

Award Recipient Name: GovOS Inc.

Contract Description:

☒ Annual Contract ☐ New ☐ Renewal

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $169,000.00

☐ Product Contract Estimated Amount:

Comments:

Approve the annual renewal of the contract for GovOS Comprehensive Records Management System for the Clerk of Court Real Estate Division to GovOS Inc. of Dallas, TX in the amount of $169,000.00.

GovOS

Ratification Agreement

WHEREAS, reference is made to that certain Proposal for a Comprehensive Records Management System - Hall County Clerk's Office, dated October 8, 2019 (hereinafter referred to as the "*Agreement*"), from Kofile Technologies, Inc., the predecessor-in-interest to GovOS, Inc., a Delaware corporation, and accepted by the Hall County (Georgia) Clerk of Court; and

WHEREAS, the undersigned hereby desire to clarify the "Go Live" date and to otherwise ratify, adopt, and confirm the Agreement, and all terms and provisions thereof, to the extent and in the manner hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual benefits to be derived herefrom and other good and valuable consideration, the receipt and sufficiency of which are hereby accepted and acknowledged, the undersigned do hereby: (i) agree that the "Go Live" date, which also governs the term of the Agreement and its renewal options, was August 3, 2020; (ii) acknowledge that the Agreement had an initial term of twelve (12) months from the "Go Live" date and included four (4) one-year renewal options; and (iii) ratify, adopt and confirm the Agreement and all of its terms and provisions, and do hereby agree and declare that the Agreement, and all corrections and amendments thereof, are valid and binding on them as of the date hereof.

GOVOS, INC.

By: Josh Stanley

Josh Stanley, its CFO

HALL COUNTY CLERK OF COURT

By: Charles Baker

Name: Charles Baker

Title: Superior Court Clerk

Effective Date: August 3, 2023

© GovOS, Inc. All rights reserved.

Kofile

Proposal for a Comprehensive Records Management System
Hall County Clerk's Office

Submitted to:

Honorable Charles Baker Clerk of Superior Court

Hall County Clerk of the Superior Court

225 Green Street SE

Gainesville, GA 30501

Dated: October 8, 2019

Table of Contents

Introduction 4
Organizational Strength and Financial Stability 4
Contact Information: 4
Executive Contact: 4
Kofile's Greatest Strengths 5
Experience 6
National Presence 6
Local Experience 6
Solutions for County Government 7
Our Mission 7
Our Solutions 7
Solution Overview 8
CountyFusion Software Specifications 11
CountyFusion Software System Software Modules 11
Imaging Module 11
Cashiering Module 12
Advanced Indexing Module 12
Redaction Module 13
Financial Administration Module 14
County Search Portal 14
FraudSleuth 15
Integration with Other County Systems 15
eRecording Module 15
eSuite Solutions 16
Self-Service Kiosk 16
Configurable Workflows 17
Reporting Module 17
CountyFusion Software Technical Specifications 21
CountyFusion Application Architecture 21
Initial Configuration 22
Delivery of Updates 22
Scope of Services 24
Project Management 24

Key Elements of Kofile's Implementation Approach 26
Project Plan Deliverables 27
Sample CountyFusion Installation Timeframe with Major Tasks 28
Index and Image Conversion from Legacy System 28
Training 30
Training Package Highlights 30
Overview of CountyFusion Training Program 31
Recommended Hardware Equipment 33
Annual Maintenance & Support Services 41
Annual Maintenance and Support Package Overview 41
Contact Information 42
Escalation Process 44
Pricing 45
Acceptance 46

Introduction

Organizational Strength and Financial Stability:

Kofile Technologies, Inc. (Kofile) is a private corporation under the umbrella of Kofile Technologies Group, Inc. (f/k/a Kofile, Inc.). Its principal place of business is 6300 Cedar Springs Road, Dallas, TX 75235, and Kofile has five other Conservation and Digitization Laboratories across the US. Kofile currently serves numerous counties with complete records management solutions.

Kofile's record of accomplishment proves its ability to exceed a county's needs. This, and a reputation for outstanding customer service, has resulted in a significant market share in the industry. Kofile strongly believes that it is the most-committed company in the industry. Without question, it is the most financially backed. Kofile's financial structure is well suited to the needs of county governments. William D. 'Sonny' Oates is Kofile's CEO. Oates is a pioneer in the development and distribution of products and services to counties.

Kofile, its principals, directors, or majority shareholder(s), or any company Kofile has held a controlling interest in, or which has held a controlling interest in Kofile, has never filed for, involuntarily put into bankruptcy, nor declared bankrupt. Kofile's accounting department includes multiple personnel to guarantee a segregation of duties and a system of checks and balances. A computerized accounting software system assists with quality control and accounts receivable/payable. Kofile has three CPAs on staff, with a combined experience of over 75 years. As a privately held company, all corporate financial statements are CPA-prepared. Also, as a privately-held for-profit corporation, Kofile uses a national public accounting firm for internal audits.

Contact Information:
Kofile Technologies, Inc.
6300 Cedar Springs Road
Dallas, TX 75235

Executive Contact:
Kyle Chaney
Senior Manager
P: (210) 477-4101
M: (210) 240-9367
kyle.chaney@kofile.us

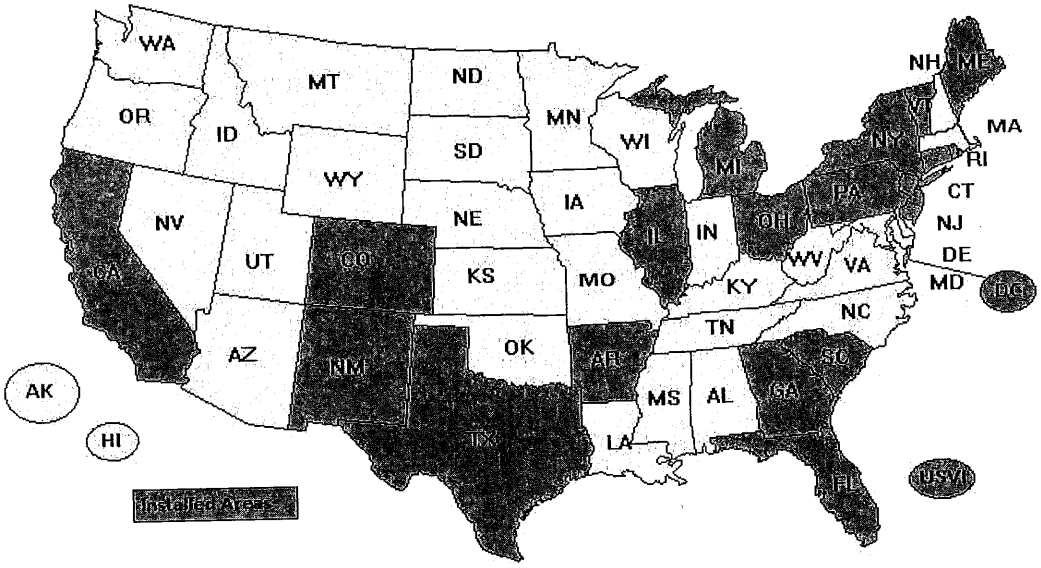
Kofile's Greatest Strengths - Kofile has the experience and technologies required to develop and support one of the leading edge records management solutions in the market today. Our knowledge and expertise from decades of involvement in records management offerings for government offices gives us a competitive edge, but our greatest strength is our commitment to continually offer the best solutions to work for your office. Each installation is unique and we will never treat it as a "cookie cutter" type project. Our team will take the time to understand your office's current processes and future vision in order to successfully develop our relationship to advance records management. When choosing Kofile, you are selecting more than a product and service but a partner who is dedicated to offering a solution that works in the present and in the future.

Summary of Kofile's Greatest Strengths:

EXPERIENCE	INNOVATION	CUSTOMIZABLE, FLEXIBLE SOLUTION	SERVICE ORIENTED TEAM
- 140+ system installations 21 geographical areas and over 70 government offices	- Built-in auto-indexing - Built-in auto-redaction - Self-service KIOSKS - eCertification - eFiling - FraudSleuth (with profiles) - Email return of receipts and escrow account usage - CountyFusion Software & Internet Services: designed to provide real-time information	- Custom Workflows - Custom interfaces, menus, fields, reports - Not a "cookie-cutter" solution - Solution is tailored to your office's needs and best practices	- All inclusive support & maintenance package including quarterly releases - Commitment to "Best in Class" service and "Raving Fans" - Continual focus on ongoing development

Experience

National Presence - The Kofile Team has extensive experience in implementing records management solutions for County Government offices. Below, is a graphical representation of our installation and support experience of 100+ system installations in over 70 government offices across 21 geographical areas.



Local Experience - Kofile has over 30 years' experience implementing, converting and supporting document management systems specifically designed for county government. The system being proposed for the County Office has been implemented in numerous counties. The implementation and development team who would be assigned to the County has extensive experience in installing and developing records management systems. Every team member has over 5 years' experience with government records management systems. Most staff members have over 15 years' industry experience. The team also stays on top of the industry news and best practices through association memberships, conferences, educational sessions and publications including:

- IACREOT – International Association of Clerks, Recorders, Election Officials & Treasurers
- NACRC - National Association of County Recorders, Election Officials and Clerks
- PRIA - Property Records Industry Association
- AIIM – Association for Information and Image Management

Solutions for County Government

Our Mission

Our mission is to provide county government with cost effective tools, technology and services that will allow them to effectively and efficiently record, secure and access records and data.

Our Solutions

The versatility of CountyFusion's solutions and technology has been proven by the successful implementation of the solutions for land records, courts and licensing bureaus and by providing an electronic suite of platforms for eRecording, eFilings and eCertifications. We have also employed the resources and expertise to offer any entity a full spectrum of records management services ranging from on-site software/hardware installations, comprehensive training, ongoing support, data conversions and micrographics (scanning, indexing, archival) services all performed onshore.

Designed for county government, CountyFusion software allows the county holder of land and vital records to automate workflows, operate in an efficient and cost effective manner, utilize current resources, and better serve their constituents. CountyFusion can be expanded to incorporate other offices such as tax, assessor, and courts to create a comprehensive county records management solution. Kofile has designed the proposed system to be configured to a County's workflow. During the implementation process we work with you to map out the optimal workflow for your office based upon your desired operational efficiencies, your environment, volumes and staff. With our experts in workflow design, we provide our recommendations to ensure the workflow(s) will meet your needs and to best serve your constituents. At Kofile, we understand every County has their own special nuances, requirements, and proven workflows. For this reason, the decision was made to not sell counties a "cookie-cutter" solution, but rather a flexible and customizable solution, ensuring the County their unique needs and interests are considered and integrated into the final solution.

The Solution proposed for County addresses, meets and in many cases, exceeds all of the County's current requirements, while leaving enough flexibility to address future configurations and state mandated programs.

The Solution includes:

- CountyFusion Software
- Implementation Services
- Conversion Services
- Training Services
- Integration Services

Solution Overview

Kofile offers a total records management solution for county government offices. Our Solution encompasses the latest security and technologies through a full-spectrum of services enabling your office to reach three vital initiatives:

Digitize the Past

We can help county government offices digitize the past by converting historical land records into an easy-to-manage electronic format. We scan and index your archived records so you won't have to rely on original formats that are fragile and difficult to store and access.

Features:

- Images and indexes film, fiche, books, aperture cards and maps
- Legacy database conversions
- Data authentication
- Quality Control Reporting
- Film Archival

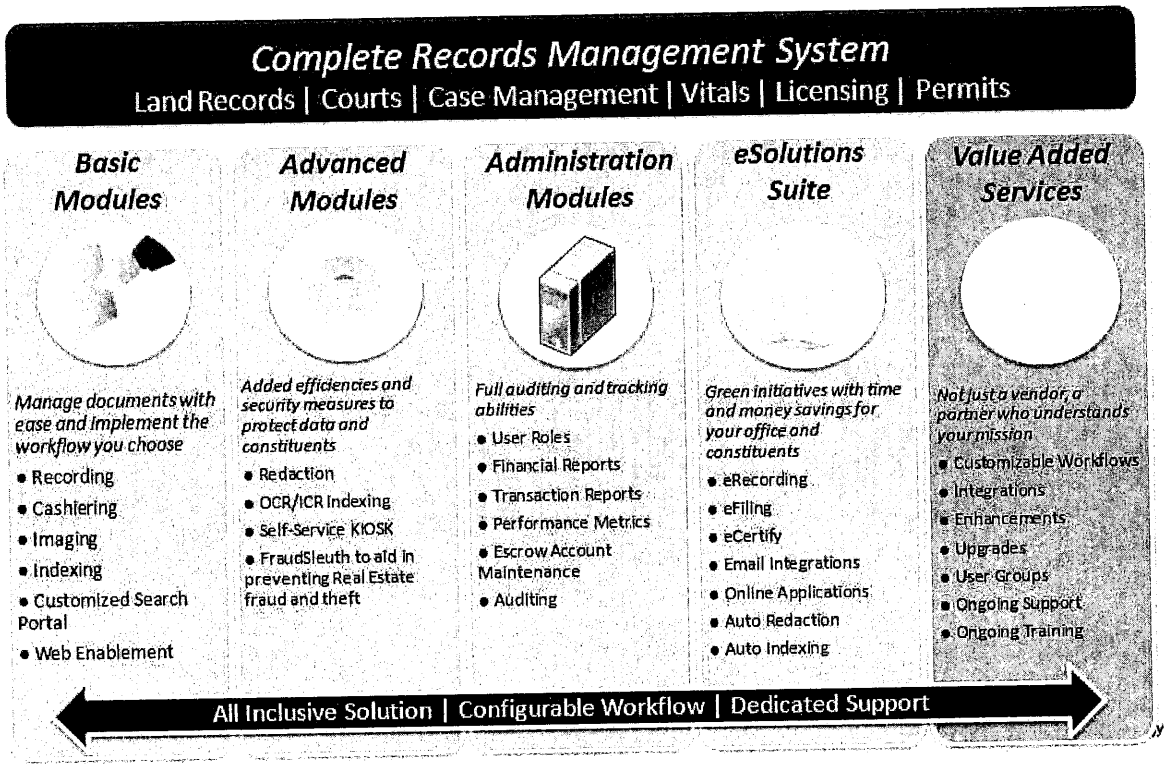
Automate the Present

Kofile helps county government offices automate their records management, maintenance, and reporting processes with CountyFusion, our customizable solution for recording offices. With CountyFusion, you can have peace of mind, knowing that your public records are organized, accurate, and supported by our ongoing service, support and development. Our CountyFusion technology is designed to help you serve your constituents with more speed and quality. Your staff will find it easy to use our system, because we design your customized system with their workflows and most important tasks in mind. With CountyFusion you'll quickly gain quantifiable improvements and peace of mind for your entire team. The Solution is designed to be user-friendly and promote accuracy and efficiency through advanced technologies and proven processes. It offers a streamlined method for the County to record, eRecord, index, image and retrieve records. The CountyFusion System will enhance the County's operational efficiencies, maximize its resources, improve the quality, integrity and security of the records and images, and allow County to enhance the services provided to constituents.

Features:

- **Recording**
  General transaction information entry ⁞ Cover sheets with barcodes ⁞ Quick Calculation interface to determine fees due for walk-ins
- **Cashiering**
  Automatic Calculation of Fees ⁞ Fees broken down by document and transaction ⁞ Detailed Receipting
- **Scanning**
  Imaging ⁞ Batch Scanning ⁞ Supports Scan-first workflow and Self-Service KIOSKS

- **Indexing**
  Advanced Indexing with OCR/ICR ¦ Automated Indexing ¦ Redaction ¦ Automated Redaction ¦ Verification
- **Archival**
  Image to film archival in accordance with State guidelines
- **Search portal**
  Secure Web-enablement ¦ eProcessing ¦ Private Labeling ¦ Clerk's website for improved service and communications to public ¦ Advanced search functionality to improve experience for agents and public ¦ Professional/advanced searches for agents ¦ Simple searches for general public ¦ New Revenue Streams available immediately
- **Administration**
  User Roles ¦ Financial Reports ¦ Comprehensive Reporting ¦ Auditing ¦ Performance Metrics ¦ Escrow Account Maintenance
- **eSolutions SUITE: GO GREEN!** and save time and money for your office and constituents.
  eRecording ¦ eFiling ¦ eCertify (additional fees would apply to add this feature) ¦ Email Integrations (email receipts & documents) ¦ Online Application Processing
- **Value add-ons**
  Customizable Workflows ¦ Integrations ¦ Enhancements & Upgrades ¦ User Group Meetings ¦ Dedicated Ongoing Support & Training ¦ Fraud Prevention Aid with FraudSleuth ¦ Integrations with other County Offices ¦ Data Conversions



Secure the Future

We can help county government offices secure the future by providing state-of-the-art backup and file protection services to keep public records protected from catastrophic loss. In addition, we are experienced in helping recording offices proactively develop a strategy for preserving, protecting, and recovering records in post-emergency situations.

Features:

- Central, secure database
- Redundant server off-site
- Disaster Preparedness
- Records accessible 24/7

4 levels of Replication: 1) on-site automated backup; 2) replication to data center; 3) automated backup at data center; and 4) archival to microfilm

CountyFusion Software Specifications

As a result of our discussions with County, our goal is to partner with your office and implement a solution that exceeds all of your business requirements and addresses the areas of opportunity that have been identified.

Together we will:

- Enhance your operational efficiencies to maximize resources
- Improve the quality, integrity and security of your records
- Improve the service provided to your constituents and agents
- Integrate other areas of the county to create consistency and eliminate redundancy
- Preserve and protect land records and other public records

Our proposed pricing includes the following products/services:

- CountyFusion Software Licensing
- Data and Image Conversion
- Implementation & Installation Support
- Hardware Equipment (includes installation and configuration)
- Ongoing Support & Development
- Ongoing Enhancements & Upgrades

CountyFusion Software System Software Modules

Imaging Module

The automated processes used during the image capture portion of the workflow are based on user preferences and or administrative controls. The system is customizable to allow for the individual to establish minimal computer-enhanced processes which will automate such routines like automatic cropping, de-skewing, de-speckling, etc. As some of these features are not necessary during the scanning process based on the quality of the document, some documents such as back file scanning of older books may require these functions.

The CountyFusion system can also be setup for administrative control of image processing feature to add more control of what information or image modifications are allowed by each user. Based on a detailed review of the parameters of the office and the documents captured, minimum standard requirements would be established to ensure no system operator modifies

any document beyond the acceptable limits of the captured image. This also helps ensure that a standard is followed and any document requiring enhancement is clearly identified immediately.

Cashiering Module

CountyFusion's Solution includes a robust, user-friendly cashiering module that tracks all monies taken and dispersed by your office. The CountyFusion System allows the County to accept and process multiple payment types including cash and check transactions, pre-paid escrow accounts, debit accounts, ACH electronic payments and credit card fund processing. The system provides customer account statements and the ability to invoice customers. CountyFusion provides the County ways to easily correct errors and monitor all activity through detailed audit trails. Each transaction can be tracked by user and by workstation to allow detailed reporting. The CountyFusion System allows a user to quickly switch logins at a workstation to ensure the transaction is recorded under their name. Close-outs can be done on demand or at desired times of the day

The CountyFusion system has a very robust reporting functionality which allows the administrator to track almost every aspect of production, transactions as well as financial and audit reports. Receipts are processed upon the acceptance of money for any transaction. Receipts can be generated on-screen and show details as desired by the County and be printed upon demand or automatically. Daily, weekly, and monthly receipting and other financial reports are available for balancing of funds. CountyFusion works closely with the County to ensure reporting requirements are met during the implementation process.

Advanced Indexing Module

The CountyFusion System is packaged with its own OCR/ICR technologies. The intelligent software is developed, maintained and supported by the Kofile team. The OCR/ICR engine in CountyFusion utilizes ABBYY as a 3rd party component.

The CountyFusion Solution streamlines the data entry and verification process for your office with advanced indexing capabilities:

- At the core of CountyFusion's scanning, imaging, and indexing solution rests CountyFusion's advanced Optical Character Recognition (OCR) and proprietary Intelligent Character Recognition (ICR) technologies that not only convert documents to electronic format, but also automatically identifies predetermined information within documents, such as parties to a contract, dates, legal descriptions, addresses, dollar amounts and other important information from unstructured documents.

- Optical Character Recognition (OCR) and Intelligent Character Recognition (ICR) which expedites indexing and improves accuracy of information through Automatic Identification, Automatic Validation and Automatic Population during the indexing process.

- ***Automatic Validation***: The CountyFusion OCR engine compares the data entered into the system with what is on the document, using color coding to identify if it agrees or identifies discrepancies. Indexers can quickly identify areas that require attention.
- ***Automatic Identification***: The CountyFusion OCR engine can also look up fields in the document to allow 'drag & drop' of text with parsing of data.
- ***Automatic Population:*** The CountyFusion ICR functionality (smart indexing) will automatically populate fields with data from the document. Certain rules are built into the system to look for pattern definitions or triggers to identify the fields.

Redaction Module

The CountyFusion System includes the ability to automatically and manually redact sensitive data on documents submitted for recording.

Kofile understands the importance of protecting citizens' private data and includes redaction capabilities in our proposed CountyFusion application. The redaction module is developed in-house by Kofile's development team.

The redaction process for sensitive data such as social security numbers is handled in the indexing phase of each recording. The CountyFusion System includes redaction and auto-redaction features.

When a document is redacted, the CountyFusion System automatically saves the original document (to be accessible by staff) and creates a redacted copy which is available to the public. The redaction process for social security numbers is handled in the indexing phase of each recording. During the indexing process, the document is run through our OCR Engine to identify any social security numbers or any other predefined information or fields. This will allow the indexer or verifier to quickly identify any social security numbers and confirm redaction of them.

CountyFusion is designed to allow for customization of the use of certain utilities. This is one utility that can be utilized upfront when the indexing is being done on a document or as the document is being viewed by the public.

The CountyFusion redaction process is very detailed to ensure proper safeguarding of citizen's private information:

- Images are run through OCR/ICR processes identifying SSN and other identified sensitive information.
- Only the area containing the sensitive information is redacted by utilizing the auto-redaction feature of the system or manually redacted by lassoing for handwritten data. Whole pages or portions of pages are never masked.

Financial Administration Module

CountyFusion provides the ability to capture financial information for all system transactions.

During the implementation process, CountyFusion tracks all monies that are accepted in the by the County Office and how these monies are distributed. The fee calculations are set-up by document type to allow the system to automatically calculate fees and taxes. There is a one click 'Accept Payment' option that allows the County to accept the fees for the processed document(s). The system allows the County to accept whatever payment method(s) that they want. The system has validation points and checks to ensure the correct amount of money is entered for collection – must match payment due or can tell you what change is due or allows you to enter 'change' into an overage account. The receipt is automatically generated. The details displayed on the receipts are defined by the County.

The amounts of all monies accepted are stored in the system and posted to County defined General Ledger accounts if desired. Detailed reports are available for cash-out summary and/or receipt registers to ensure you have the correct information for balancing money, close-outs and/or auditors.

County Search Portal

The CountyFusion System was designed with input from public users and title searchers from across the country. This feedback was critical to ensure the interface to access indexes, perform searches, view images and print documents are intuitive and easy to use. This proven interface would be available for the County's patrons from public workstations in the County Office.

Kofile's recommended solution includes the ability to provide patrons access to the County records online. The Solution provides County with the following:

- Secure website and County Portal that is intuitive and easy to use that is accessible via the internet or at the County office
- Public search site will mirror the search interface used by the internal County staff
- Option to charge for access (subscription fee) to the County Portal with all reporting and tracking of this information
- Ability to search, view and print from home, office or public workstations
- Ability to have watermark on printed images from the County Portal
- Clerk's website for improved service and communications to public
- Advanced search functionality to improve experience for various levels of users
- County-defined user levels such as:
    - Professional / advanced searches for agents that includes viewing of images
    - Simple searches for general public

FraudSleuth

CountyFusion's FraudSleuth aids in the detection of possible fraudulent activity regarding documents filed in County offices where land records are maintained. Property fraud has become an increasingly common concern in the United States. According to the FBI, it is the fastest growing white-collar crime. Identity theft has been a popular method used for fraudulent activity in which offenders gain benefits but property fraud is even more devastating especially when a portion of required information to commit the crime is on public record. Your office can take steps to protect your constituents' rights to their home(s) by empowering your office and constituents with FraudSleuth's easy to use features. County offices can prevent the loss of time, money and worries associated with correcting mortgage and deed fraud with simple look-up features directing the public to search their own name and property for documents recorded on public record or signing up for email alerts to be notified when a document is recorded on their name and/or property.

Integration with Other County Systems

CountyFusion's solution is designed to be conducive to integration with other systems. Kofile has implemented successful integrations in several counties with the CountyFusion system. Our team will work with your office to determine the integrations desired to increase efficiencies and eliminate redundant processes to save time and money for all involved departments. Integrations will be provided for mutually agreed upon industry data and image formats for systems integration. Kofile requires cooperation from the County's current vendors for integrations to be successful. Basic integrations are included with the Solution at no additional cost to the County. If integrations are more complex and additional costs are involved, a detailed statement of work will be presented to the County for review before proceeding.

eRecording Module

CountyFusion's eRecording Solution has been designed so that it is integral to the system and does not require third parties. Kofile offers our own eRecording portal eSecureFile, which fully integrates with the CountyFusion System. Documents submitted via eRecording are handled the same exact way as if they were submitted in person or by mail. The only change is your office's process has been simplified by eliminating all or most of the indexing requirements and scanning needs. Additionally, the CountyFusion System does and can integrate with third parties such as Simplifile, CSC, ACS, Tyler, Manatron, LPS, New Vision or ePN. The CountyFusion eRecording solution only requires that a submitter has access to the internet and a scanner.

CountyFusion assists with notifications to agents and submitters and provides training and Quick Reference guides on the County Portal. We have employed multiple levels of security including 128-bit encryption and PKI to ensure that all transactions are secure.

CountyFusion's eRecording solution is also seamless for the County. The office will have an additional method of receiving documents and can reduce the handling of paper within the

office. The County sees one process even if the eRecordings are submitted through another Submitter portal.

One of the tasks is called 'e-Processing'. When this task is selected, the recording staff can process documents the same way as any other document that is submitted to the office (with the elimination of the need to scan since this step will have been completed at the submitter's end). This includes the ability to override fees and indexing information depending on user rights, to add disclaimers to images, as well as offer ease in making changes to electronic labels, such as document types and fees.

Once the fees have been accepted, the document and receipt are automatically sent back to the submitter and the official recorded document resides in the County system. If a document does not meet County's recording requirements, it can be rejected in the same method as documents submitted by other methods (mail, walk-in etc...). The County staff would click the "Reject Transaction" button, select reason(s), type in any supporting details and an electronic letter would be generated. The letter and documents would be sent/returned to the submitter electronically via a secure connection.

CountyFusion's eRecording functionality is based on the most recent approved PRIA standards (PRIA DTD and iGuide). State regulations and PRIA standards have been used as guidelines throughout our product development. As an active PRIA member, KOFILE is committed to keeping up to date with the latest PRIA standards.

eSuite Solutions

eCertification: Ability to electronically certify documents and return electronically. In lieu of eCertifications, the County can opt to provide the ability for users to request and pay for Certified Copies on-line. The request is sent to the County Clerk's office with a copy of the document for processing and mailing.

eApplications: Ability to initiate application processes online including marriage applications.

Email Integration: Ability to email account holders notifications account statements and escrow account summary bills. Receipts or rejections can also be emailed directly to submitters if desired.

Self-Service Kiosk

CountyFusion supports a self-service recording KIOSK that enables customers to scan documents for recording and remit recording fees using the KIOSK's scanner and intuitive touch-screen monitor. Upon submitting a document for recording with the self-service KIOSK, the original document is immediately returned to the customer, and an electronic image of the scanned document is placed in a queue for entry into the County's official records, eliminating the need for the County staff to handle paper documents.

All documents submitted to the Office, whether via the self-service KIOSK, the mail, the recording counter, or eRecording, are date/time stamped and placed into a central recording queue for entry into the County's official records, which is viewable to the public on a wide screen monitor in the County Clerk's Office, allowing each customer to determine the exact order in which documents are to be officially recorded. Once documents submitted via the self-service KIOSK are accepted for recording, a copy of the document is automatically emailed to the customer, usually within one hour of the initial submission to the KIOSK.

The increased efficiencies provided by the self-service KIOSK benefit both the County Clerk's Office and its customers. While the County staff is still available to interact directly with customers at the counter and to provide assistance with the KIOSK when necessary, the KIOSK's automated workflow allows the staff to spend less time handling paper documents and more time focusing on customer service and ensuring that documents are entered into the County's official records as quickly and accurately as possible.

Configurable Workflows

CountyFusion also understands that every County has their own special nuances, requirements, and proven workflows. For this reason, the decision was made to not sell counties a "cookie-cutter" solution, but rather a flexible and customizable solution, ensuring the County their unique needs and interests are considered and integrated into the final solution.

Designed for county government, CountyFusion software allows the county holder of land and vital records to automate workflows, operate in an efficient and cost effective manner, utilize current resources, and better serve their constituents. CountyFusion can be expanded to incorporate other offices such as tax, assessor, and courts to create a comprehensive county records management solution.

Kofile has designed the proposed system to be configured to a County's workflow. During the implementation process we work with you to map out the optimal workflow for your office based upon your desired operational efficiencies, your environment, volumes and staff. With our experts in workflow design, we provide our recommendations to ensure the workflow(s) will meet your needs and to best serve your constituents.

Reporting Module

The CountyFusion software solution is packaged with a robust reporting module allowing for various types of reports to suit any county's needs. The system is able to generate but not limited to furnish any type of customized financial, administrative or performance report to either provide a quick summary or detailed listing.

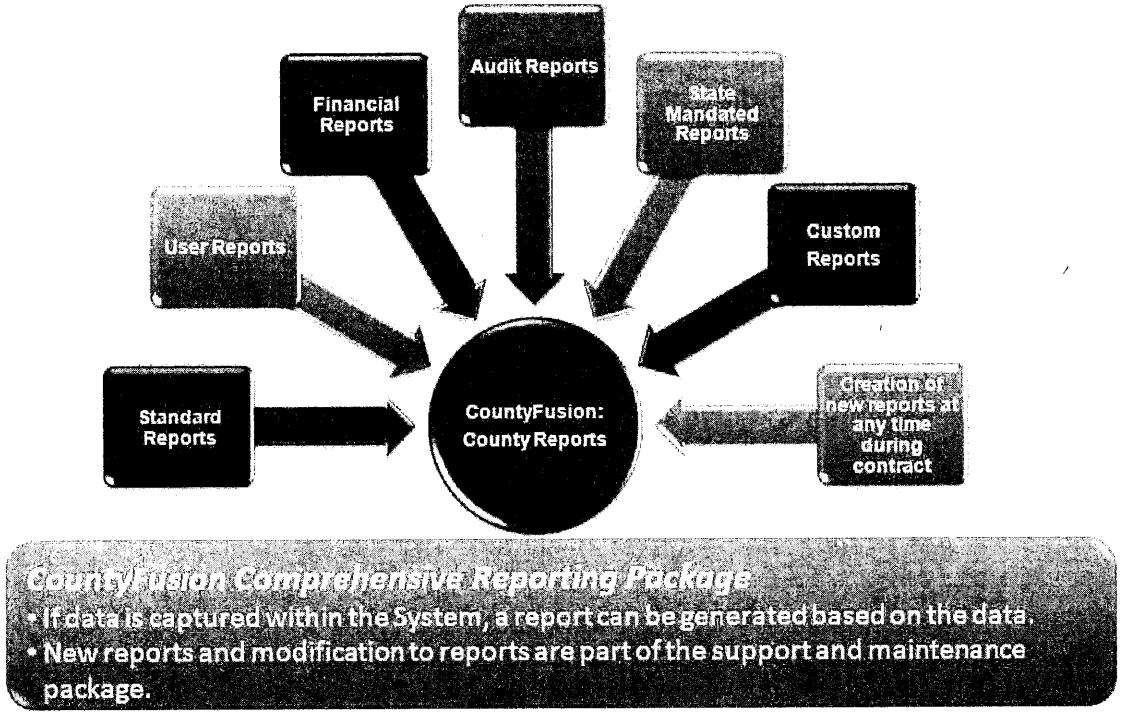
The CountyFusion System is able to generate the following reports requested by County Clerk's Offices:

- Category Doc Numbers – Contains the first document and last document numbers for the dates specified with Counts by Category of Documents.
- Category Docs Breakdown – Contains a list of all the departments, categories and document types
- Category Fee Breakdown – Contains a list of all the departments, categories, document types and fees associated, shows fee amount and configuration and indicates which fees are set as default fees.
- Category Fee Summary – Summary of fees by category separated by cash (cash and checks) vs. non-cash with a total count of fees collected. Also displays category totals and a grand total.
- Category Totals – Fee Totals broken down by category and references the general ledger Account Numbers associated to each fee. Gives category totals and a grand total.
- Check Log – List all checks and Check amounts.
- Check Refund Log – Displays all request for check refunds with the transaction#, date, cashier, first doc#, fee total, check number of original, amount of original, the refund amount and the name and address for the refund.
- Client Activity – Shows total amount of activity on for each client that has an escrow account, separates the activity by charges and deposits. Also shows beginning and ending balances for each account.
- Client Current Balances – Displays the current balance for each client that has an escrow account regardless of the balance.
- Credit Card Log – List of all credit card and ACH transactions (e-Recording) totals broken down by card type.
- Daily Revenue Cashier – Show break totals for each payment type for each cashier also incorporates beginning balances to show a true ending balance of the drawer.
- Day Book – Report of all documents recorded for the date. Displays instrument #, book, page, date, time, instrument type, grantor, grantee and return to address. Gives a total number of documents for the day.
- Day Book by Instrument Number Same as the Day Book report, but ordered by Instrument Number.
- Deleted Report – List all document that have been deleted (not expunged)
- Doc Type Fees – All Fees Collected and displays total amount of each fee that was waived.
- Documents Checked Out – Lists all documents currently checked out by users.
- Employee Production Cash
- Employee Production Index
- Fee Summary – Gives a total count for each fee and the amount collected with a grand total.
- General Ledger Summary – Give the total amount collected based on the general ledger account codes.
- General Revenue by Category – Gives fee totals based on the Category
- Grantee – Displays index information sorted alphabetically by Grantee
- Grantor – Displays index information sorted alphabetically by Grantor

- Invoice Details – Displays all Transactions charged to an account with the document number and instrument type listed, gives Running Balance and total owed or balance on account
- Invoices – Displays all Transactions charged to an account with the document number range listed, gives Running Balance and total owed or balance on account
- Mailing Labels – Displays all address that is flagged for return address labels.
- Mailing Labels by Doc – Displays all address that are flagged for return address labels, sorted by Doc Number
- Missing Document – Lists all the missing documents
- Missing Image – Lists all the documents that do not have an image
- Missing Index – Lists all documents missing indexed information
- Redaction Status – Lists all documents that have not been reviewed for redactions
- Rejection Letter – Generates a Rejection Letter for mailing to the customer
- Replenish Letter – Generates a Replenish Letter for escrow accounts who's funds are low based on configured thresholds
- Scan Mismatch – Lists all documents where the image page count does not match the cashiered number of pages
- Security Paper Voids – Lists all security paper numbers that have been voided
- Statistical Report – Lists the number of documents filed for each document type and the amount of money collected.
- Suspend Letter – Generates a Suspend Letter for mailing to the customer when a transaction is Suspended
- Transaction Detail – Shows all details of the transaction
- Transaction Summary – Summarizes each transaction and displays the totals
- Transaction Void Detail – Shows all details of the voided transactions
- Verify Report for User Indexing

Kofile's annual support and maintenance package also includes creation of reports and modification of reports for the duration of the contract. If data is entered/stored in the CountyFusion System a report can be created to suit your office's needs.

CountyFusion's Reporting Package



CountyFusion Software Technical Specifications

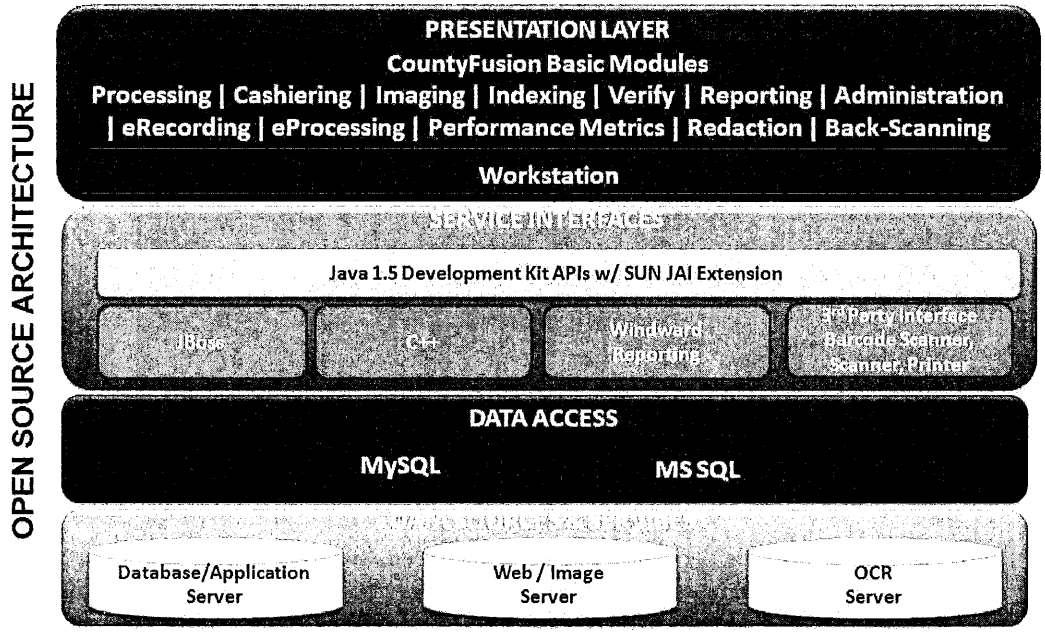
CountyFusion Application Architecture

Kofile's CountyFusion software is designed to be easily tailored to a County's specific requirements. CountyFusion is built on top of the Java 1.5 Development Kit APIs along with the SUN JAI extensions and some third party APIs for interfacing with scanners, printers, and bar code readers. All of the code in CountyFusion is written in the latest version of the Java programming language, with the exception of some interfaces for accessing OCR engines which are written in C++. These interfaces are called from the Java code. The solution that is offered in this proposal will specifically meet your County's requirements and will be of the latest version available.

The CountyFusion application is a Java based application. The application sits on each workstation and communicates with the database, application, OCR, image and web servers to process tasks.

The external county site where users can login to perform searches, order copies of documents, submit online applications and/or maintain account usage is hosted by Kofile in a JBoss environment.

CountyFusion Application Structure Diagram



A departmental license to use the CountyFusion software application is included in the cost of the proposed solution.

The CountyFusion application uses the following 3rd party components:

No.	3rd Party Software	Purpose	Provider
1.	Windward	Reporting	Included in CountyFusion
2.	ABBYY	OCR/ICR	Included in CountyFusion
3.	Java	Software code base	Included in CountyFusion
4.	DeJa Viewer	Image viewer	Included in CountyFusion
5.	MySQL or MS SQL	Database	Included in CountyFusion
6.	Windows Server	Server OS	Included with hardware equipment
7.	Windows 7 and higher	Workstation Operating System	Included with hardware equipment
8.	Browser (Firefox, IE)	Search interface	Free download
9.	Adobe Reader	View receipts, letters, forms, reports	Free download

Support for all components is provided by Kofile as part of the annual support and maintenance package for software and hardware. Kofile will be responsible for ensuring the CountyFusion system will continue to function on future upgrades to the OS and Java.

Initial Configuration

A combination of client-server and 3-tier architecture allows us to share code among the modules and between the thin and thick client while allowing us to use the processing power of modern workstations and minimize the network traffic within the office. The thick client incorporates the UI for the desktop as well as the code from the thin client's middle tier and they both use the same database on the backend. All business logic and database access are in the shared code so enhancements and fixes to those areas are automatically available for both clients.

Delivery of Updates

Once builds have been tested, customers are advised of the new features that are available. JNLP and web interfaces are used to deploy to a single server to have clients update automatically from the next time that they start the CountyFusion application.

Kofile releases an update of the CountyFusion software system on a quarterly basis. All clients are given the latest version of the software 4 times per year.

KOFILE remedies software bug fixes under no formal release schedule and strives to correct a software bug (flaw or error that prevents a program from working as it was intended) as soon as feasible.

Upgrades and enhancements are driven by customer feedback, regulatory mandates and industry standards. As improvements are identified that will benefit the majority of our clients, they become part of our development strategy. We continually work with our customers to gather feedback on how the application can be enhanced.

Scope of Services

CountyFusion includes the installation, training and project management support to ensure the project is implemented on schedule and to specification. Following contract execution, our team meets with the County implementation team to review the project plan and to mutually define other key personnel for the term of the project. We work closely with the County team to determine how best to work together and limit demands on your time. During this meeting we also establish a weekly call schedule for regular updates and to make sure all information has been received. We will have a sign-off procedure for the agreed upon specifications. If changes are requested following sign-off, they will be reviewed and discussed with the County to determine the impact on the current project plan and timeline. We will manage change orders in coordination with the County with proper sign-offs as well.

Project Management

Kofile will focus on a partnership with County and dedicate the resources to ensure a smooth and seamless transition from your current environment to our proposed solution. The system is designed to be customizable to your specific workflows and environment. This flexibility allows your office to have input to create the desired solution and environment that will maximize resources and operational efficiencies. Kofile's expert team will provide insight and recommendations to continuously improve efficiencies.

As defined in the roll-out phases of the project plan, the first phase of the project will be the Project Initiation Phase and will include the following steps and will take place over a few days.

- Project kick-off
- Introductions of project team and definition of roles
- Detailed review of Technical Requirements to clarify and verify requirements. If any gaps are identified in this analysis, they will be reviewed and discussed with the County team. Additional specifications, details or enhancements will be documented and incorporated into the development and project plan.
- Collection of other details, sample forms, reports, field layouts, etc. for further review and assessment. Subject matter expert(s) should be identified within county that can be contacted on specific questions.
- Detailed assessment of hardware and workflow.
- High-level review of project plan, milestones and dates.

Kofile's project team will analyze the details collected above, build in any additional configuration or development and then finalize the detailed project plan to review with County for sign-off and execution.

Kofile assigns a project manager and project team that will work all involved parties to execute the phased project plan as outlined in this proposal. Our project management approach is very structured and includes regular meetings and status updates. These forums are usually used to identify any issues or concerns but the County can bring any concerns and issues to the project manager's attention at any time. Issues and concerns are reviewed and related impact to project is identified. The project manager will facilitate the resolution of any issues, in coordination with the County as appropriate, and communicate the resolution to the project team.

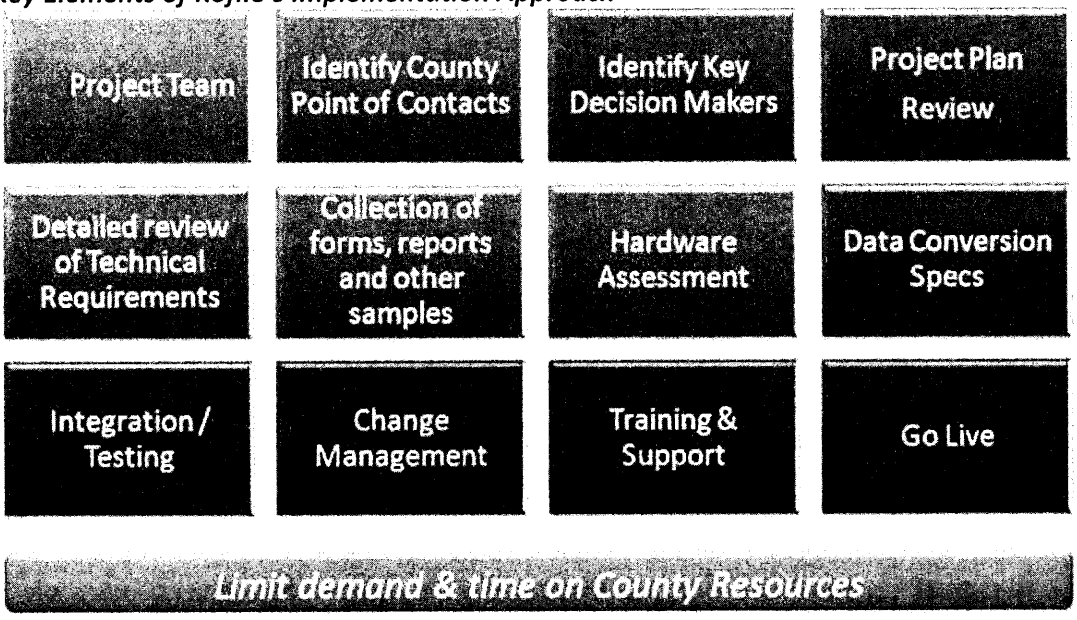
Kofile also has an escalation process that will be reviewed with the county during project planning phase. It is critical that the resolution and escalation procedures are reviewed and agreed upon during the project planning phase. Kofile will work with the County to follow any standard procedures the County may already have in place. The project manager will ensure the Kofile team adheres to the agreed upon processes and communicate effectively on a regularly scheduled basis with the County throughout the entire project.

- Kofile complies with industry standards that are relevant to our services and solution. Our organization will comply with any State, County and other regulations that would be involved in the contract with the County Office.
- Throughout the detailed project plan, review and approval steps are built for the County. This includes testing phases of the system as well.
- Kofile employs a team of internal quality assurance and review professionals that rigorously test system configurations and development and conduct quality assurance reviews and compliance testing prior to installs or deployments.
- Strict internal quality controls are also adhered to with regard to testing and product environments as well.

During the project planning and implementation phase, there will be various checkpoints and monitoring of the project being performed by the project manager, account manager, lead developer, quality control lead and implementation lead to:

- Confirm interpretation of the project is in line with the County's requirements
- Evaluate effectiveness of CountyFusion features to the County's desired workflow
- Participate in assessing hardware needs for procurement along with proper configuration
- Quality verification of data conversion including structures
- Quality verification and certification of requested integrations
- Responsible for verification of the design, procurement, installation, test and inclusion of appropriate acceptance criteria

Key Elements of Kofile's Implementation Approach



Key team members who will be involved with the County office are:

Role	Assigned Team Member
Executive Contact – Escalation of any matter including customer care, system related matters and contract related matters.	Kyle Chaney
Account Manager – General contact regarding Kofile's services and point of contact for any new projects to scope and quote.	Steven Farr
Senior Manager of Operations – 2nd point of escalation for system and customer care related matters and manages implementations.	Jeff Rothenberg
Development Lead – Heads the release components, schedule and testing of new enhancements, features and integrations for the CountyFusion System.	William (Bill) Andrews
Supervisor of Customer Care – 1st point of escalation for system and customer care related matters.	Gwen Sina
Technical Support / Training Specialist – Responsible for assisting in implementation and training prior to and after go-live	Eric Fulton
Customer Care / Support Lead – General point of contact for system related matters.	Geoff Davis

Project Plan Deliverables

A detailed plan for product development, installation, data conversion, hardware acquisition and training was developed with a detailed timeline and clear deliverables. Detailed documentation will be presented upon contract award. Our deliverables include:

- Detailed installation plan and timeline with clear deliverables
- Comprehensive training for all users
- A fully operational application
- Plan for ongoing use and development
- Continued support plan

Below is a high-level overview of our implementation timeline. A detailed project plan is included with the installation of the CountyFusion System. The plan will detail all milestones and tasks to be reviewed and signed-off by Kofile, the Clerk's and the designated Project Champion.

Sample CountyFusion Installation Timeframe with Major Tasks

	ACTIVITIES	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH5	MONTH 6
Requirements	Kick-off Meeting						
	Scoping & Analysis						
	Site Visit / Workflow Evaluation						
	Process Mapping						
	Hardware & Environment Assessment						
	Data Conversion / Testing						
Customization/ Development	Tailoring to specifications						
	Change management						
	Q/A & QC						
Implementation, Installation Training	Equipment Set-up						
	Install						
	Testing in Environment / Feedback						
	User Training (internal/public)						
	Go Live / On-Site Support						
	Evaluation/Enhancements						

Index and Image Conversion from Legacy System

The Kofile team has imported and converted land records from numerous types of databases and files. Our approach to data conversion is to receive a sample file from your current system,

evaluate the file layout, determine file mappings and then determine the best way to convert into CountyFusion. Our required file format is quite flexible.

Kofile realizes that a successful data conversion is critical to a successful implementation of our software. Using our advanced technology, we ensure a timely and successful conversion of your current data. This expertise has allowed us to successfully convert numerous databases from multiple formats. We employ strict quality controls to ensure the integrity of your data. Testing and acceptance is done before your go-live date.

Kofile recommends following the PRIA standard XML output format when converting data. Since Kofile is very familiar with the different ways counties save their data from having converted data from over one hundred (100) counties, we are aware that you may have special indexing requirements and methods. For this reason, we analyze your records and do the work in mapping the data properly. Our team will work with your County to properly understand your indexing procedures.

During the migration process, Kofile will also perform an extensive pagination process to cross-link all data to the associated images. During this process, a rigorous Quality Assurance process or standard is adhered to in order to ensure a clean migration to our system. All functions within these processes are followed by detailed reporting of any errors, omissions or anomalies throughout the migration process.

The image file headers utilized within the CountyFusion application are all non-proprietary and standard image file formats. The image processing is designed to utilize a typical TWAIN driven device which will export an image to any typical TIFF Group 4 compression image file format. Our file formats are based on client requirements and all associated documentation will be provided as necessary.

Please note that the data conversion does not include verification of the accuracy of the existing indexed data. Kofile does provide queries that identify suspicious index content for the County's review. We ensure that all current data is converted into the new system correctly and is available for your end users.

Below is a high-level overview of CountyFusion's data conversion process:

- Receive Data & Images from County/Vendor in Agreed Upon Format (timeliness is critical to meet deadline)
- Review & Assess Data
- Confirm All Fields & Clarify Mappings
- Map Fields
- Test Conversion & Provide Quality Report
- County Acceptance of Test Conversion
- Data Cleansing and Additional Testing

- Final Sign-off of Conversion by County
- Complete Changes and Conversion
- Receive Data Gap @ Day End
- Final Conversion (at night)

Training

The CountyFusion Solution includes a thorough training curriculum to ensure all parties using and accessing the system are properly trained. KOFILE's trainers will work with the County's team and public searchers so they may reach an acceptable comfort level to take advantage of the System's benefits. It is Kofile's intention to cross train the County employees (where applicable) in order to provide the County with more opportunities for improved customer service. CountyFusion will allow County employees to continue within their current workflows, but will help them to index more documents and more fields in less time, improving accuracy and allowing them more time to assist customer/constituents. Additionally, CountyFusion can be easily accessible from employees' homes. The CountyFusion System will provide the ability to view previously created reports, as well as easily create new reports, with filtering and sorting tools. All reports will be available on a secure basis, ensuring that only those with approval are capable of creating, running and viewing these reports. For example, Managers will have the ability to run production reports to see employee production levels and error rates.

Training Package Highlights

- The Kofile team will train all users of the CountyFusion records management system at the office.
- Training materials and manuals are provided during the training. Ongoing updates and support materials are provided for the staff.
- Each user has a customized main menu based on their permissions. They will only see menu options which they access. Users click on a task to launch and can click next or previous to move forward. Required fields are highlighted and if any information is missing the System would not allow the user to move forward and list the missing data. Depending on the User's preference they can choose to navigate through the menu text, click on icons, or enter in hotkeys. All navigation instructions will be provided in a document and quick user guides and cheat sheets for users to familiarize themselves with the System.
- The training is conducted on-site and we combine class room training with on-the-job training which has proven to be very successful. Our implementation plan includes a period of time when our Solution is set up in parallel to your current system. This provides the environment to conduct user acceptance and on-the-job training as well. This allows the County to 'test drive' the Solution in your own environment before you 'go live'.
- The training provided for other clients and users of our system has been very successful. The system is designed to be user friendly and intuitive. Even 'non-computer literate' individuals become very excited during training because they are able to understand and use the interface in a short period of time.

Overview of CountyFusion Training Program

Kofile also plans to make annual user group meetings, scheduled in conjunction with County conferences, as a standard part of the organization to help drive product direction, address customer issues, inform customers on product feature/function and direction, provide product training sessions, identify industry trends, and facilitate industry knowledge transfer.

Below is a sample of a recommended outline for training users of the CountyFusion System. Please note, training schedules, number of sessions and duration of sessions can call be modified according to your office's requirements. Kofile is committed to providing the training necessary for your office to fully understand and successfully use the CountyFusion system to the fullest and will provide as much training as necessary to achieve this goal.

CLASSIFICATION	TIMEFRAME	SUBJECT MATTER	HOW CONDUCTED
System Administrator(s)	1 Full Day (classroom style) 3 Days of On-the-Job during implementation	Overview of entire system Setting up users Configuring of system Special edits	On-site; classroom style usually in conference room or such where there are no interruptions Can be conducted off-site if desired
All Internal Users	2 Hours	High level view of overall system to see how flow works and how the roles work together. Provides opportunities for questions Explain how detailed training will be done	On-site; classroom style usually in conference room or such where there are no interruptions Can be conducted off-site if desired
Deputies / Supervisors	2 Hours + Oversight	Details of accepting, recording and validating documents Incorporate office rules and procedures	Classroom style Return to workstations for practice / oversight
Staff	1 Day: Classroom Style On-the-job training / oversight during implementation	Subject matter is geared toward the roles & responsibilities of staff members; usually break-out into Recording/Indexing, etc. Some Counties want all to be crossed trained.	Classroom style Return to workstations for practice / oversight
General Public	Two 1 Hour Sessions (depending if implement cover pages)	How to use online services	On-site / Classroom Style On-line via the Internet
Title Searchers / Agents	Two 1 Hour Sessions	How to use online services Benefits	On-site / Classroom Style On-line via the Internet

Recommended Hardware Equipment

KOFILE recommends the hardware listed below with specifications for optimum results when using the CountyFusion application.

SERVER ENVIRONMENT

Database/Web/App Server/OCR/ICR

PowerEdge T630 Server

Intel Xeon E5-2620 v4 2.1GHz,20M Cache,8.0GT/s QPI, Turbo, HT, 8C/16T (85W) Max Mem 2133MHZ
RAID 1+Unconfigured RAID for H330/H730/H730P (2 SAS HHDs or SSDs + 1-30 HDDs or SSDs)
PERC H730 RAID Controller, 1GB NV Cache
On-Board LOM Dual/Quad Port 1GBE
OpenManage Essentials, Server Configuration Management
DVD+/-RW, SATA, Internal
Casters for PowerEdge Tower Chassis
Bezel
Single, Hot-plug Power Supply (1+0), 495W
Electronic System Documentation and OpenManage DVD Kit, PowerEdge T630
Windows Server 2016 Standard,16CORE,Factory Installed,
Windows Server 2016 Standard,16CORE,Media Kit
Legacy BIOS Boot mode with GPT for Data Partition
ProSupport: Next Business Day Onsite Service After Problem Diagnosis, 5 Year
ProSupport: 7x24 HW / SW Tech Support and Assistance, 5 Year
Dell Hardware Limited Warranty Plus On Site Service
2400MT/s RDIMMs
32GB RDIMM, 2400MT/s, Dual Rank, x4 Data Width
300GB 10K RPM SAS 2.5in Hot-plug Hard Drive (4 each)
1TB 7.2K RPM Near-Line SAS 2.5in Hot-plug Hard Drive (4 each)--based on county storage required
NEMA 5-15P to C13 Wall Plug, 125 Volt, 15 AMP, 10 Feet (3m) Power Cord, North America
10-pack of Windows Server 2016,2012 USER CALs (Standard)--based on number of devices

WORKSTATIONS

Cashiering, scanning, index, admin, public

Dell Optiplex 3050 Small Form Factor

Module	Description
OptiPlex 3050 SFF	OptiPlex 3050 Small Form Factor BTX
Processor	Intel® Core™ i3-7100 (DC/3MB/4T/3.9GHz/65W); supports Windows 10/Linux
Operating System(s)	Windows 10 Pro 64bit English, French, Spanish

Memory	4GB (1x4GB) 2400MHz DDR4 Memory
Hard Drive	3.5 inch 500GB 7200rpm Hard Disk Drive
Video Card	Intel® Integrated Graphics
CD ROM/DVD ROM	8x DVD+/-RW 9.5mm Optical Disk Drive
Chassis Options	OptiPlex 3050 SFF with 180W Standard Power Supply (APFC)
Keyboard	Dell KB216 Wired Keyboard English Black
Mouse	Dell MS116 Wired Mouse Black
Systems Management	No Out-of-Band Systems Management
Hard Drive Cables and Brackets	3.5 Inch Caddy
Optical Software	Cyberlink Media Suite Essentials for Windows 10 and DVD drive (without Media)
Power Cord	System Power Cord (English)
Hardware Support Services	3 Years Hardware Service with Onsite/In-Home Service After Remote Diagnosis

PRINTERS

Network Printer

HP LaserJet Ent M506X Printer

Printer

Connectivity Technology: Wired, Wireless

Duplex Printout: Duplex

Envelope Sizes: International B5 (6.93 in x 9.83 in), International C5 (6.38 in x 9 in) , International C6 (4.5 in x 6.38 in) , International DL (4.33 in x 8.66 in)

Image Enhancement Technology: HP ProRes 1200 / HP FastRes 1200

Interface: Ethernet, Gigabit Ethernet, Hi-Speed USB

Language Simulation: PCL 5, PCL 6, PDF 1.7, PostScript 3

Max H-Document Size: 8.5 in

Max Media Capacity: 2300 sheets

Max Media Size (Standard): Legal (8.5 in x 14 in)

Max Media Weight: 199 g/m²

Max Printing Speed (ppm): 45 ppm

Max Printing Speed Color (ppm): N/A

Max V-Document Size: 14 in

Media Handling: 100-sheet multipurpose tray, 2x 550-sheet input trays

Media Sizes: 3.95 in x 5.9 in, 4.13 in x 5.83 in, A4 (8.25 in x 11.7 in), A5 (5.83 in x 8.25 in), A6 (4.13 in x 5.83 in), B5 (6.93 in x 9.83 in)

Media Type: Bond paper, Card stock, Envelopes, Labels, Plain paper, Preprinted paper, Punched paper, Recycled paper, Transparencies

Min H-Document Size: 3 in

Min Media Weight: 60 g/m²

Min V-Document Size: 5 in

Monthly Duty Cycle: 150000 pages

Monthly Duty Cycle Range (Printer Class): 100,000 pages and more

Output Trays Capacity: 250 sheets

Printer Features: HP ePrint, Instant-on Technology, Mopria certified, Wireless Direct Print

Technology: Laser

Total Media Capacity: 1200 sheets

Type: Workgroup printer

Printer Output

Max Speed: 43 ppm

Media Size: A4 (8.25 in x 11.7 in)

Output Quality: Black normal

Service

Support Details Full Contract Period: 1 year

Support Details Type: Limited warranty

Interface Required

Connector Type: 4 pin USB Type B

Total Qty: 1

Type: USB 2.0

Connector Type: RJ-45

Type: Gigabit LAN

Receipt Printer

Epson TM-H6000IV

Character set 95 Alphanumeric, 37 International, 128 x 12 Graphic, Simplified and Traditional Chinese

Interfaces Built-in USB; Connect-It including Serial, Powered USB, WiFi, Parallel and Ethernet

Data buffer 45 bytes or 4 KB (up to 384 KB for graphic files)

Supply voltage 24 VDC ± 7%

D.K.D. function 2 drivers

Sensors Cover open, Top of form, Bottom of form, Slip eject, Roll paper near end, Roll paper end

Factory options Endorsement printer, validation printer, 58mm width paper guide PG-5811, DM attachment DPR-6000, connector cover OT-CC6000

Overall dimensions 7.32 x 10.95 x 7.13" (W x D x H)

Weight Approx. 4.4 kg (9.7 lbs)

Color Epson Dark Gray (EDG), Epson Black (EBCK)

Environmental standards WEEE, RoHS compliant

OS support Microsoft Windows 2008, 2000, XP, Vista; WEPOS; POSReady

Bar Code Label Printer

Zebra LP 2824 Plus - label printer - monochrome - direct thermal / thermal

Printer

Connectivity Technology: Wired

Interface: Serial, USB

Language Simulation: EP , EPL2 , ZPL , ZPL II

Max H-Document Size: 2.35 in

Max H-Resolution B/W: 203 dpi

Max Media Size (Standard): Roll (2.35 in)

Max Printing Length: 39 in

Max Printing Speed: 240.9 inch/min

Max Printing Width: 2.2 in

Media Sizes: Roll (1 in - 2.36 in)

Media Thickness Range: 0.003 in - 0.008 in

Media Type: Continuous forms, Fanfold paper, Labels, Linerless labels, Perforated thermal paper, Receipt pape, Tag stock

Min H-Document Size: 1 in

Min V-Document Size: 0.38 in

Output Type: Monochrome

Technology: Direct thermal / thermal transfer, Thermal transfer

Type: Label printer

Printer Output

Max Speed: 240.9 inch/min

Output Quality: Max speed

Resolution: 203 dpi

Label Printer

Roll Core Diameter: 1 in, 1.5 in

Roll Maximum Outer Diameter:

Interface Required

Connector Type: 9 pin D-Sub (DB-9)

Total Qty: 1

SCANNERS

Fujitsu fi-7700 - document scanner - desktop - USB 3.1 Gen 1

Scanner

Automatic Duplexing: Yes

Color Depth: 24-bit (16.7 million colors)

Color Depth (External): 24-bit (16.7 million colors)

Compliant Standards: ISIS , TWAIN

Document Feeder Type: Automatic

Document Size Class: Other

Duty Cycle: 30000 Scans per day

Feeder Capacity: 300 sheets

Form Factor: Desktop

Grayscale Depth (External): 8-bit (256 gray levels)

Input Type: Color

Interface Type: USB 3.1 Gen 1

Lamp Light Source Type: White LED array

Max Document Scan Speed B/W: 100 ppm

Max Document Scan Speed Color: 100 ppm

Max H-Document Size: 12 in

Max H-Interpolated Resolution: 1200 dpi

Max H-Optical Resolution: 600 dpi

Max Supported Media Size: 12 in x 18 in

Max V-Document Size: 220 in

Max V-Interpolated Resolution: 1200 dpi

Max V-Optical Resolution: 600 dpi

Scan Element Type: Triple CCD

Scanner Features: Advanced DTC , Automatic color detection , Barcode Detection , Blank Page Detection , Built-in LCD screen , Deskew , Dither , Dynamic Threshold , Error Diffusion , Image Emphasis , Long Paper Mode , Multi-Image Output , Paper Protection Function , Punch Hole Removal , RGB Color Dropout , Ultrasonic multifeed sensor

Supported Document Type: Bulk objects (such as books) , Embossed card , Envelope , Plain paper , Plastic card

Type: Document scanner

Fujitsu fi-7260 Wired/USB Document Scanner

Scanner

Automatic Duplexing: Yes

Color Depth: 24-bit (16.7 million colors)

Color Depth (External): 24-bit (16.7 million colors)

Compliant Standards: ISIS, TWAIN

Document Feeder Type: Automatic, Manual

Document Size Class: Other

Duty Cycle: 4000 Scans per day

Feeder Capacity: 80 sheets

Form Factor: Desktop

Grayscale Depth (External): 8-bit (256 gray levels)

Input Type: Color

Interface Type: SuperSpeed USB 3.0, USB 3.0

Lamp Light Source Type: White LED

Max Document Scan Speed B/W: 60 ppm

Max Document Scan Speed Color: 60 ppm

Max H-Document Size: 8.5 in

Max Supported Media Size: 8.5 in x 14 in

Max V-Document Size: 220 in

Max V-Optical Resolution: 600 dpi

Scan Element Type: Triple CCD

Scanner Features: Advanced DTC , Automatic page size detection , Blank page skipping , Built-in LCD screen , Color Dropout , Deskew, Dither , Embossed Card Scanning Capability , Error Diffusion , Image Emphasis , Intelligent Multi-Feed Function (iMFF) , Long Document Scanning , Moire Removal , Multi-Image Output , Paper Protection Function , Punch Hole Removal , Simplified DTC , Ultrasonic Double Feed Detection , Upper lower separation

Supported Document Type: Labels, Plain paper, Plastic card

Type: Document scanner

Scanner Speed Details

Image Resolution: 200 dpi

Mode: Color

Fujitsu fi-7160 - document scanner - desktop - USB 3.0

Scanner

Automatic Duplexing: Yes

Color Depth: 24-bit (16.7 million colors)

Color Depth (External): 24-bit (16.7 million colors)

Compliant Standards: ISIS, TWAIN

Document Feeder Type: Automatic

Document Size Class: Other

Duty Cycle: 4000 Scans per day

Feeder Capacity: 80 sheets

Form Factor: Desktop

Grayscale Depth (External): 8-bit (256 gray levels)

Input Type: Color

Interface Type: USB 3.0

Lamp Light Source Type: White LED

Max Document Scan Speed B/W: 60 ppm

Max Document Scan Speed Color: 60 ppm

Max H-Document Size: 8.5 in

Max H-Optical Resolution: 600 dpi

Max Supported Media Size: 8.5 in x 14 in

Max V-Document Size: 220 in

Max V-Optical Resolution: 600 dpi

Scan Element Type: Dual CCD

Scanner Features: Built-in LCD screen, Deskew, Embossed Card Scanning Capability

Supported Document Type: Plain paper

Type: Document scanner

Scanner Speed Details

Image Resolution: 200 dpi

Mode: Color

Speed: 60 ppm

Image Resolution: 300 dpi

Mode: Black&white

Duplex: Duplex

Speed: 120 ipm

Barcode Scanner

Honeywell Voyager 1200g

Dimensions (LxWxH) 66 mm (3.0″) X 180 mm (7.1″) X 97 mm (3.8″)
Weight 125 g (4.4 oz)
Electrical Input Voltage 5 V +/- 5%
Operating Power 700mW; 140 mA (typical) @ 5V
Standby Power 350mw; 70 mA (typical) @ 5V
Host System Interfaces Multi-Interface / Includes RS232 (TTL +5V, 4 Signals) / KBW / USB (HID Keyboard, Serial, IBM OEM);
RS-232C (+/-12V) and IBM RS485 supported via adapter cable
Operating Temperature 0°C to 50°C (32°F to 122°F)
Storage Temperature -20°C to 60°C (-4°F to 140°F)
Humidity 0% to 95% non-condensing
Drop Designed to withstand 30 drops to concrete from 1.5 m
Environmental Sealing IP42
Light Levels 0 - 70,000 lux
Scan Pattern Single scan line
Scan Speed 100 scan lines per second
Scan Angle Horizontal: 30°
Print Contrast 10% minimum reflectance difference
Pitch, Skew 60°, 60°
Decode Capabilities Reads standard 1D and GS1 DataBar symbologies
Warranty 5 year factory warranty

Annual Maintenance & Support Services

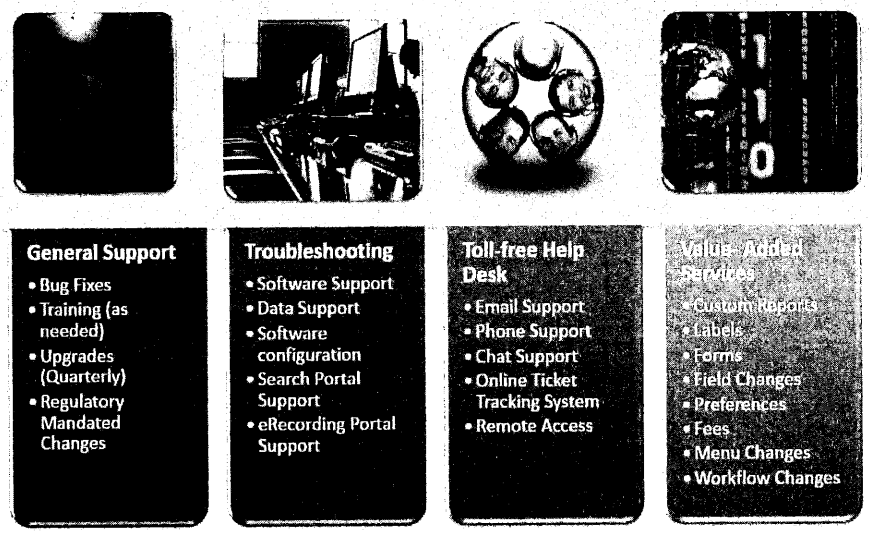
Annual Maintenance and Support Package Overview

Kofile will focus on a partnership with your office and dedicate the resources to ensure a smooth and seamless transition from your current environment to our proposed solution. The system is designed to be customizable to your specific workflows and environment. This flexibility allows your office to have input to create the desired solution and environment that will maximize resources and operational efficiencies. Kofile's expert team will provide insight and recommendations to continuously improve efficiencies.

Kofile provides a total and comprehensive solution with all-inclusive pricing. Annual maintenance includes general changes, upgrades, mandatory and regulatory changes, new reports, ongoing training and user groups. Kofile is dedicated to providing a total solution. Kofile also has annual user group meetings, scheduled in conjunction with conferences, as a standard part of the organization to help drive product direction, address customer issues, inform customers on product feature, function and direction, provide product training sessions, identify industry trends, and facilitate industry knowledge transfer.

Kofile is committed to ensuring that your office is satisfied with our installation. We will provide software product updates or upgrades which is part of our annual maintenance and support package. Any correcting upgrades are included in the agreed upon annual software and/or hardware maintenance and support pricing as well as any technical upgrades or enhancements.

Kofile Comprehensive Annual Maintenance & Support Package Summary



Annual Maintenance - Support Service Details for Software & Hardware (if applicable)

- All software maintenance and support is provided by Kofile
- Certain hardware maintenance will be provided by the manufacturer when warranty is applicable.
- Any OEM warranties on hardware will be passed onto County Kofile shall repair or replace a covered hardware component which has been determined to be defective at its option with new or reconditioned equipment. Customer agrees to assist Kofile in determining corrective action necessary to resolve malfunction. This may require an on-site visit by a Kofile representative or a third party representative authorized by Kofile

Contact Information

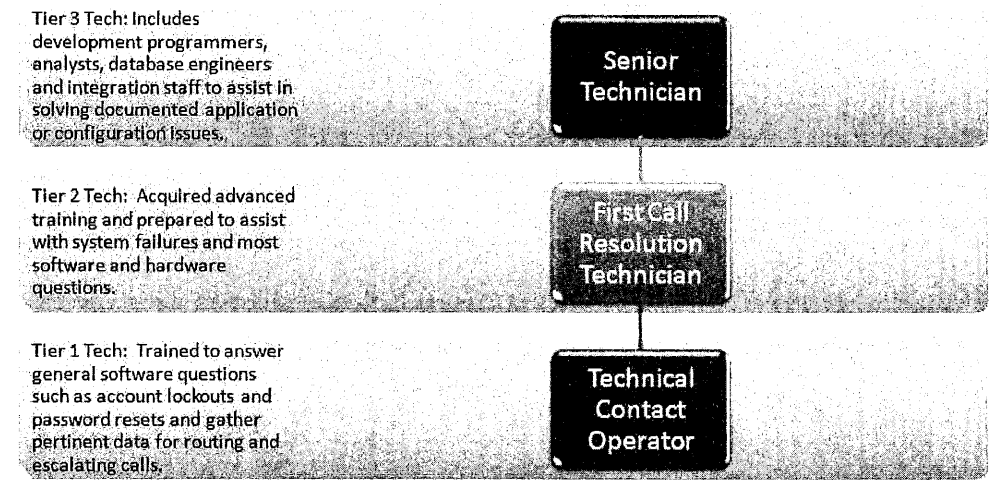
Kofile Customer Care Center provides you several service features:

SERVICE HOURS & SUPPORT OPTIONS	
BUSINESS HOURS SUPPORT (EXCLUDING KOFILE HOLIDAYS)	Monday – Friday 7:00AM CST – 7:00PM CST (888) 608-1808 GSSupport@Kofile.com
AFTER HOURS SUPPORT	Emergency Support available 24/7 (888) 608-1808 GSSupport@Kofile.com
SELF-SERVICE	Kofile has a knowledgebase available to customers via the self-service center online. The self-service center has been proven to be an efficient method of communication for response and resolution of customer's support needs. The center also allows customers to access a detailed view and status of their matter. Customers always have the option to escalate an issue if they feel the situation is not getting the attention it needs.
URGENT MATTERS	If there is an urgent matter, please call the Customer Care center at (888) 608-1808. Emails are reviewed and routed during normal business hours only. *Please note, email should not be used for urgent issues*. If you have emailed an issue in and it becomes more urgent, *please call the Customer Care Center and have your ticket number available*.

Experienced Technicians

Kofile staff consists of three specialized areas for technician support. On average, our technicians have 8+ years industry experience per technician. All members of the team are dedicated to providing clients with timely resolutions coupled with streamlined communication ensuring your office is up to date on any customer care subjects inquired about.

Organizational Structure: Technician Roles



Support Process

It is advisable for clients to always initially report issues to the Customer Care Center. By following this process, we can ensure your questions, issues and requests for enhancement(s) and regulatory changes are always logged and tracked in an easily accessible manner for our organization and your office. Your office will have the ability to look-up your outstanding or closed tickets through the self-service center as well. **Urgent issues should *not* be reported via email.**

REPORTING OPTIONS	
REPORTED VIA EMAIL	When your issue is received via email, you will receive an email confirmation message with the ticket number for your request. Please reference this ticket number when discussing this issue with us. A TCO Technician will review the information in the ticket and if there is sufficient information, the ticket will be either be resolved or routed to the appropriate queue. Upon being routed to a queue, tickets are handled in the order which they are received with business impact being weighed to determine prioritization.
REPORTED VIA TELEPHONE	When a call is made to the Customer Care center, a TCO technician creates a ticket and gathers important information from you. If the TCO cannot provide a solution for your call, they will verify technician availability for immediate response. If availability is confirmed, you will be transferred to a FCR

Technician. Over the last 6 months, Kofile Customer Care has averaged resolving about 45% of the issues during the initial phone call. If the FCR Technician cannot resolve the issue or one is not available, then your ticket is routed to the queue and you will be called back in the order received taking business impact into consideration. If you do not feel the issue is getting the attention it deserves, please make the TCO aware and they will escalate the ticket accordingly to ensure you are getting the desired response.

Escalation Process

Kofile's escalation path is to call (888) 608-1808 and ask for a manager about the issue referencing the ticket number. The escalation path has been established to better serve our customers.

Please utilize the escalation path by contacting a Support Manager when the following occurs:

- In the event you do not receive a ticket number when emailing GSSupport@Kofile.com or after speaking with a TCO.
- If you experience a work stoppage emergency and are told all support personnel are currently serving other clients. Please have ticket number available.
- Support personnel have not responded to your ticket and TCO are unable to provide you with an update. Please have ticket number available.
- You have a complaint about the service you receive. Please have ticket number available.

ESCALATION CONTACTS	
1ST LEVEL	**Gwen Sina – Customer Service Supervisor** P: (303)225-7946 gwen.sina@Kofile.com
2ND LEVEL	**Ross Headman – Support Operations Manager** P: (210) 807-7115 ross.headman@Kofile.com
3RD LEVEL ***CONTACT IF 1ST AND 2ND LEVEL OF ESCALATION ARE NOT AVAILABLE.***	**Michael Steelman -VP, Customer Success** P: (210) 477-3714 michael.steelman@Kofile.com

Pricing

Due to our desire to partner with County, we have provided competitive pricing for installation and ongoing support of a total records management system. Our proposed solution includes the following solution, services and maintenance based on a twelve (12) month contract with 4 one year renewal options.

DESCRIPTION OF SERVICES:		COST
COUNTYFUSION SOFTWARE: LICENSING FOR CLERK'S OFFICE		****included**
• Departmental License • Records Management System: Land records & Vital Records • Integration of Systems • Cashiering • Indexing • OCR/ICR Advanced Indexing • Imaging/Batch Scanning • Tailored Reporting	• Tailored Reporting • Redaction • FraudSleuth • eRecording • eCertification • Disaster Recovery & Redundancy • County Search Portal	
COUNTYFUSION SOFTWARE: PUBLIC PORTAL USAGE & SET-UP		****included**
• Departmental License • Private Labeled Web Based Public Search • County Portal Access / Inquiry • Web Hosting		
IMPLEMENTATION & TRAINING SERVICES		****included**
• Project Plan • Project Management • Software Configuration	• Training • On-going Support	
CONVERSION SERVICES		****included**
• Data Conversion from current system • Image Conversion from current system • Detailed analysis, quality controls and exception reporting and planning • Replication of data/images to data center		
TOTAL SOFTWARE LICENSING, INSTALLATION & CONVERSION SERVICES		****included**

SOFTWARE ANNUAL SUPPORT AND MAINTENANCE (starting year 1, provided for 5 years of the contract)		****included**
General Support • Toll free support line / Help Desk • Online ticketing system with self-service capabalities and on-line knowledgebase • Training • User Group Meetings • Mandatory Regulatory Changes	Ongoing Upgrades & Enhancements • Minimum of 4 (four) software upgrades per year • WebEx presentation and training of new release features with Release Notes • Modifications to reports, forms, letters, fields, fees, menus, permissions and preferences.	

Acceptance

Initial Here	DESCRIPTION OF SERVICES	PRICE
	PAYMENT	
1	***COUNTYFUSION RECORDS MANAGEMENT SOLUTION:*** Payment begins on "Go Live" monthly	**$1.75 per document processed through CountyFusion***
2	***Day Forward Indexing***	**$2.25** per document**
	Kofile is providing a discount of $.25 per document for year 1. Pricing is based on Hall County only needing 6 cash drawers and 6 receipt printers. Additional hardware needs may require additional fees.	
	****Kofile is providing a reduction in Daily Indexing Fee based on Hall County using CountyFusion for Land Records Management.***	

Please indicate your agreement to proceed based on the information contained in this proposal by signing below. The terms and conditions outlined in this proposal are valid until **December 1, 2019.**

Charles Baker
Hall County

10-23-19
Date

Kofile Technologies, Inc.

10/28/19
Date

FY25

req. submitted 12.9.24
#9252145

GovOS

Invoice

INV-7181
Invoice Date: 8/26/2024
Due Date: 9/25/2024
Terms: Net 30

Bill To
Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

Ship To
Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

AMOUNT DUE

$12,165.00

SEE NEW REMITTANCE INFORMATION

Sales Order #	Purchase Order #	Sales Rep
SO100015293		

Item	Quantity	Rate	Amount
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Deeds	2,262	$2.25	$5,089.50
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Lien	731	$2.25	$1,644.75
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Plat	64	$2.25	$144.00
GO-PR-CF-FE-TRANS-TRAN County Fusion-Per Document	3,021	$1.75	$5,286.75

Memo
Jul-24

Subtotal	$12,165.00
Tax Total (0%)	$0.00
Shipping Cost	$0.00
Total	$12,165.00
Less Payments/Credits	-$0.00
Total Amount Due	$12,165.00

NEW Remittance Address
GovOS, Inc.
PO Box 676237
Dallas, Tx 75267-6237

Bank Details for ACH Payments
Bank Name: Capital One, NA
Routing Number: 111901014
Account Name: GovOS, Inc
Account Number: 4670266048
Please send remittance advice to: AR@GovOS.com

GovOS

Invoice

INV-7478
Invoice Date: 9/30/2024
Due Date: 10/30/2024
Terms: Net 30

Bill To

Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

Ship To

Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

AMOUNT DUE

$21,912.00

SEE NEW REMITTANCE INFORMATION

Sales Order #	Purchase Order #	Sales Rep
SO100015405	Aug 2024	

Item	Quantity	Rate	Amount
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Deeds	1,961	$2.25	$4,412.25
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Lien	3,456	$2.25	$7,776.00
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Plat	47	$2.25	$105.75
GO-PR-CF-FE-TRANS-TRAN County Fusion-Per Document	5,496	$1.75	$9,618.00

Memo

Aug 2024

Subtotal	$21,912.00
Tax Total (0%)	$0.00
Shipping Cost	$0.00
Total	$21,912.00
Less Payments/Credits	-$0.00
Total Amount Due	$21,912.00

NEW Remittance Address
GovOS, Inc.
PO Box 676237
Dallas, Tx 75267-6237

Bank Details for ACH Payments
Bank Name: Capital One, NA
Routing Number: 111901014
Account Name: GovOS, Inc
Account Number: 4670266048
Please send remittance advice to: AR@GovOS.com

GovOS

Invoice

INV-7788
Invoice Date: 10/25/2024
Due Date: 11/24/2024
Terms: Net 30

Bill To

Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

Ship To

Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

AMOUNT DUE

$10,713.75

Sales Order #	Purchase Order #	Sales Rep
SO100015594	Sept 2024	

Item	Quantity	Rate	Amount
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Deeds	1,801	$2.25	$4,052.25
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Lien	789	$2.25	$1,775.25
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Plat	46	$2.25	$103.50
GO-PR-CF-FE-TRANS-TRAN County Fusion-Per Document	2,733	$1.75	$4,782.75

Memo

Sept 2024

Subtotal	$10,713.75
Tax Total (0%)	$0.00
Shipping Cost	$0.00
Total	$10,713.75
Less Payments/Credits	-$0.00
Total Amount Due	$10,713.75

Bank Details for ACH Payments
GovOS, Inc.
PO Box 676237
Dallas, Tx 75267-6237

Bank Name: Capital One, NA
Routing Number: 111901014
Account Name: GovOS, Inc
Account Number: 4670266048
Please send remittance advice to: AR@GovOS.com

GovOS

Invoice

INV-8128
Invoice Date: 12/3/2024
Due Date: 1/2/2025
Terms: Net 30

Bill To

Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

Ship To

Hall County
PO Box 1435
Gainesville GA 30503-1435
United States

AMOUNT DUE

$11,579.50

Sales Order #	Purchase Order #	Sales Rep
SO100015789	Oct 2024	

Item	Quantity	Rate	Amount
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Deeds	2,117	$2.25	$4,763.25
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Lien	580	$2.25	$1,305.00
GO-PR-IN-SWA-INDEX-TRAN Daily Indexing - Plat	85	$2.25	$191.25
GO-PR-CF-FE-TRANS-TRAN County Fusion-Per Document	3,040	$1.75	$5,320.00

Memo

Oct 2024

Subtotal	$11,579.50
Tax Total (0%)	$0.00
Shipping Cost	$0.00
Total	$11,579.50
Less Payments/Credits	-$0.00
Total Amount Due	$11,579.50

Bank Details for ACH Payments
GovOS, Inc.
PO Box 676237
Dallas, Tx 75267-6237

Bank Name: Capital One, NA
Routing Number: 111901014
Account Name: GovOS, Inc
Account Number: 4670266048
Please send remittance advice to: AR@GovOS.com

AGENDA ITEM

Community Services and Parks

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 685/2024

SUBJECT: Approve the award of IFB #035-45 for the purchase of four (4) baseball infield groomers for Parks and Leisure to Tri-State Pump and Control, Inc. of Liberty, SC, in the amount of $118,258.80.

Meetings:

Work Session Date: 01/06/25

Voting Meeting Date: 01/09/25

Executive Summary:

Presenter: BH

Recommendation:
Approve

Purpose of Request:

Approve the award of IFB #035-45 for the purchase of four (4) baseball infield groomers for Parks and Leisure to Tri-State Pump and Control, Inc. of Liberty, SC, in the amount of $118,258.80.

History:
IFB #034-45 was posted with no bids received, followed by IFB #035-45 - *Rebid*, which received one (1) bid and two (2) no bids. Additionally, Tri-State is also the authorized dealer of Smithco products for the State of Georgia. Smithco is not on a Georgia statewide contract, however, they are on South Carolina's statewide contract # 4400031356 - *Grounds Equipment* (06/01/2023 - 05/31/2028). Although not a piggy-back purchase, Tri-State did quote us the same pricing as on that contract.

Facts and Issues:
After research, Parks determined that the Smithco Sand Star 1 Infield Groomer best meets their needs for ballfield maintenance. Four (4) units are needed to deploy one (1) to each location (Laurel Park, Alberta Banks Park, North Hall Park, Cool Springs Park).

Options:

Funding Requested	$ 118,258.80
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? Yes
Is there a deadline for this item? 2024-12-16

Approvals:

Buyer	Submit	Approve	Purchasing
AP	BH	BH	AP
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	WLI	CR
Clerk			
JR			

Attachments:
Financial Supplement
Bid Tabulation Summary
Cost Proposal Worksheet
Infield Groomer Product Photo

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 685/2024

Funds Requested: $ 118,258.80

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	6220-PARKS	542500-OTHER EQUIPMENT	$118,258.80

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BH

Phone: (678) 997-5823

IFB # 035-45 Bid Tabulation Summary	Smithco Sand Star-1 Infield Groomers & Accessories - Rebid		
Bidders	Tri-State Pump and Control, Inc.	Global Turf Equipment & Sales	Ladd's
Location	Liberty, SC	San Antonio, FL	Memphis, TN
Bids	$ 118,258.80	No bid	No bid

BIDS MAILED: 3 HALL: 0
BIDS RECEIVED: 1 HALL: 0
NO BIDS: 2 HALL: 0

EXHIBIT C

MANDATORY COST PROPOSAL WORKSHEET

IFB #035-45

Purchase of four (4) Smithco Sand Star 1 Infield Groomers & Accessories - Rebid

COMPANY NAME: Tri-State Pump and Control, INC.
BIDDER'S NAME: Tripp Cobb
BIDDER'S SIGNATURE: Tripp Cobb
DATE: 12/9/24

Line	Description	Brand	Part Number	Unit Cost	Extended
1	Four (4) Smithco Sand-Star I with Center Scarifier and Rear attachment Gasoline 16 hp/12 kW, 2-wheel drive, Power Steer	SmithCo	45-001	$ 23,260.25	$ 93,041.00
2	Four (4) Drag Mat w/Finisher Brush (Mat and Carrier)	SmithCo	45-176-A	$ 2,149.65	$ 8,598.60
3	Four (4) Infield Scarifier with gauge wheels, Spring Tine Teeth, vertical blades	SmithCo	45-007-A	$ 1,857.25	$ 7,429.00
4	Four (4) 40" (102cm) Hydraulic Aluminum Manually Operated Plow	SmithCo	45-009-A	$ 1,957.55	$ 7,830.20
5	Setup, Freight and Delivery (if applicable)*			$ 1,360.00	$ 1,360.00
				Total	$ 118,258.80

Anticipated Delivery Date:

Input $0.00 if Setup, Freight and Delivery is included in quote.
Note: Hall County, Georgia is exempt from Georgia Sales and Use Tax

Smithco Sand Star I

AGENDA ITEM

Financial Services

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 709/2024

SUBJECT: Approve the update to Hall County's Financial Planning Policies.

Meetings:

Work Session Date: 01/06/25

Voting Meeting Date: 01/09/25

Executive Summary:

Presenter: TS

Recommendation:
Approve

Purpose of Request:

Approve the update to Hall County's Financial Planning Policies.

History:
Hall County's financial planning policies are published each year as part of the County's annual budget guide that is made available for public consumption, and submitted to the Government Finance Officers Association (GFOA) for consideration of an annual award.

Facts and Issues:
Over the course of the last 18 months, Hall County Staff has been working with our financial advisor's firm PFM Financial Advisors LLC to update our financial planning policies to be better in line with best practices for a local government of our size. This update is revising the language to better explain how Hall County will execute the financial goals and decisions of the County. The heaviest update lies in the area of debt management, and clearly lays out policies of how Hall County will go about issuing debt, and also how Hall County will evaluate it's financial position for debt issuance moving forward. These updates better align Hall County with surrounding municipalities for how financial policies are constructed and evaluated for a local government of Hall County's size when reviewed by a third party credit rating agency.

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?	2025-01-09

Approvals:

Submit	Budget	Finance	Attorney
TS	DA	TS	WLI
Administration		**Clerk**	
CR		JR	

Attachments:

Financial Planning Policy Update - Draft

Financial Planning Policies

Hall County has developed financial policies and procedures to ensure that the County's financial resources are managed in a practical manner and that the best practices are being followed.

Financial Planning Policies are in place to help establish guidelines for developing financial goals and objectives, making financial decisions, reporting the financial status of the County, and managing County funds. The formal budgeting process provides the primary mechanism by which key decisions are made regarding the levels and types of services to be provided, given the anticipated level of available resources. The County maintains the goal of a balanced budget to achieve long-term financial stability for its citizens and the community.

Basis of Budgeting

Governmental funds operate under the modified accrual basis of accounting and budgeting, including encumbrances. Modified accrual basis recognizes revenue as it becomes available and measurable, also recognized expenditures when the related liability has incurred. The County's accounting and budget system is designed to perform encumbrance accounting. Fiduciary and proprietary funds operate under a full accrual basis of accounting and budgeting. Accrual basis records revenues and expenditures as they are earned or incurred, even though they may not yet have been received or paid in cash.

Balanced Budget

The budget must be balanced for each budgeted fund. A balanced operating budget is defined as when total anticipated revenues and appropriated fund balances equals the total estimated expenditures for each fund. Hall County currently presents, adopts, and operates on a balanced budget on an annual basis.

Level of Budget Adoption

All budgets must be adopted at the legal level of budgetary control, which is the department level within each individual fund.

Budgetary Control/Reports

The County maintains a system of budgetary control reports to assure adherence to the budget. Timely monthly financial reports are prepared and distributed to the Board of Commissioners comparing actual revenues and outstanding encumbrances and expenditures with budgeted amounts. All County departments have access to revenue and expenditure comparison reports that can be run on a daily, monthly or annual basis.

Financial Planning Policies

Authorization of Budget Adjustments and Amendments

Chicopee Agricultural Center RC Racing Event

Because a budget is not a fixed revenue and spending plan, they require adjustments from time to time. The Director of Financial Services is authorized to approve any transfers of appropriations in any fund among the various accounts within a department or agency so long as the total budget for each department or agency is not increased. Annually, the Board of Commissioners adopt a Fiscal Year Budget Resolution that articulates additional levels of authority related to budget adjustments and amendments for the Director of Financial Services, County Administrator, and the Board of Commissioners.

Appropriation Lapses at Year End

All operating budget appropriations, except Capital Project Funds, expire at the end of each fiscal year. Purchases encumbered in the current year but not received until the following year must be charged against the following year's budget, according to Generally Accepted Accounting Principles (GAAP). However, the Board of Commissioners may make a re-appropriation of funds in unusual situations or hardships caused by this policy when necessary.

Legal Authority Overview

Annually, the Chairman must submit a proposed balanced budget governing expenditures of all County funds. The Board of Commissioners before the start of the fiscal year to which it applies shall adopt the budget.

Financial Planning Policies

Long-Term Financial Planning

The County recognizes that long-term financial planning is a key process to the County's goal of being fiscally responsible. Primarily, the County uses a vision, mission, and goals/objectives approach to help guide the individual departments on a micro level. On a macro level, the County uses a comprehensive plan, strategic plan and trend analysis along with Pro-Formas to help determine its financial position and plan of action.

Financial Pro Forma Projections

The County prepares financial projections when making budget decisions to forecast future revenues and expenditures and to verify the County can maintain three months of reserves as per recommended best practices for a local government. During the budget process, the County forecasts revenues and expenditures for five (5) years beyond the current budget year. Funds included in the projections shall include all ad valorem tax funds including but not limited to General, Fire Services, Development Services, Emergency Services, Parks and Leisure Services.

General Fund - Template

Revenue Summary

Fiscal Year	2023 ACTUALS	2024 MIDYR	RECOMMENDED 2025	2026	2027	2028	2029	2030
Total Current Year Property Tax Revenues	$ 49,499,424	$ 53,687,823	$ 54,295,072	$ 57,441,437	$ 59,739,094	$ 62,128,658	$ 64,613,804	$ 67,198,356
Growth	2.11%	8.46%	1.13%	5.79%	4.00%	4.00%	4.00%	4.00%
Total Other Revenues	$ 79,050,922	$ 78,999,284	$ 77,922,196	$ 81,818,306	$ 85,091,038	$ 88,494,680	$ 92,034,467	$ 95,715,845
Growth	-2.01%	-0.07%	-1.36%	5.00%	4.00%	4.00%	4.00%	4.00%
Revenue Conservatism								
Total Revenues	$ 128,550,346	$ 132,687,107	$ 132,217,268	$ 139,259,742	$ 144,830,132	$ 150,623,337	$ 156,648,271	$ 162,914,202
Growth	-0.46%	3.22%	-0.35%	5.33%	4.00%	4.00%	4.00%	4.00%

Expenditure Summary

Fiscal Year	2023 ACTUALS	2024 MIDYR	RECOMMENDED 2025	2026	2027	2028	2029	2030
Personal Services Total	$ 89,605,915	$ 90,381,461	$ 88,328,916	$ 96,487,039	$ 97,676,952	$ 99,862,284	$ 102,100,595	$ 103,497,663
Growth	14.99%	0.87%	-2.27%	9.24%	1.23%	2.24%	2.24%	1.37%
Other Expenditures Total	$ 44,419,402	$ 42,305,646	$ 41,522,593	$ 43,908,646	$ 45,176,664	$ 46,919,621	$ 48,732,707	$ 50,618,687
Growth	0.85%	-4.76%	-1.85%	5.75%	2.89%	3.86%	3.86%	3.87%
Decision Package/One Time Expenditures Total	$ -	$ -	$ 2,365,759	$ -	$ -	$ -	$ -	$ -
Growth								
Expenditure Conservatism								
Total Expenditures	$ 134,025,317	$ 132,687,107	$ 132,217,268	$ 140,395,685	$ 142,853,616	$ 146,781,906	$ 150,833,303	$ 154,116,350
Growth	9.88%	-1.00%	-0.35%	6.19%	1.75%	2.75%	2.76%	2.18%

Net Budget Summary

Fiscal Year	2023 ACTUALS	2024 MIDYR	RECOMMENDED 2025	2026	2027	2028	2029	2030
Beginning Fund Balance	$ 38,655,382	$ 33,180,412	$ 33,180,412	$ 33,180,412	$ 32,044,469	$ 34,020,984	$ 37,862,416	$ 43,677,384
Total Revenues	$ 128,550,346	$ 132,687,107	$ 132,217,268	$ 139,259,742	$ 144,830,132	$ 150,623,337	$ 156,648,271	$ 162,914,202
Total Expenditures	$ 134,025,317	$ 132,687,107	$ 132,217,268	$ 140,395,685	$ 142,853,616	$ 146,781,906	$ 150,833,303	$ 154,116,350
Surplus/Deficit	$ (5,474,971)	$ -	$ -	$ (1,135,943)	$ 1,976,516	$ 3,841,432	$ 5,814,968	$ 8,797,852
Ending Fund Balance	$ 33,180,412	$ 33,180,412	$ 33,180,412	$ 32,044,469	$ 34,020,984	$ 37,862,416	$ 43,677,384	$ 52,475,236

Millage Rate Calculator

Fiscal Year	2023 ACTUALS	2024 MIDYR	2025	2026	2027	2028	2029	2030
Beginning Millage Rate:	4.636	4.141	3.440	3.234	3.234	3.234	3.234	3.234
Millage Rate Adjustment:	-0.495	-0.701	-0.206					
Total Millage Rate	4.141	3.440	3.234	3.234	3.234	3.234	3.234	3.234
Collection Rate (Real and Personal)	99.00%	99.00%	99.00%	99.00%	99.00%	99.00%	99.00%	99.00%
Conservation Rate	100%	100%	100%	100%	100%	100%	100%	100%

Reserves

Millage Rate Calculator	2023 ACTUALS	2024 MIDYR	2025	2026	2027	2028	2029	2030
3 Month Expenditure Amount	$ 33,506,329	$ 33,171,777	$ 33,054,317	$ 35,098,921	$ 35,713,404	$ 36,695,476	$ 37,708,326	$ 38,529,087
Reserve Months Remaining	2.97	3.00	3.01	2.74	2.86	3.10	3.47	4.09
Difference in Net Fund Balance	$ (325,918)	$ 8,635	$ 126,095	$ (3,054,453)	$ (1,692,420)	$ 1,166,940	$ 5,969,059	$ 13,946,149

Projections and assumptions shall consider the most recent audited financials, year-to-date

actuals, proposed budget, and overall economic and financial conditions of the County. These forecasts help the County better plan where to allocate resources in current and future budgets. Above, you will see a snippet of the pro-forma summary for Hall County's General Fund.

Capital Project Improvement Plan

The County prepares a five-year capital project improvement plan that is updated annually. This cash flow plan assists with the planning, acquisition, and financing of capital projects. A capital project is generally defined by a project that helps maintain or improve a County asset. In order for a project to be included in a capital budget, a project must meet one of the following criteria: new construction, expansion, renovation, or replacement of a facility. Examples of capital projects include building/infrastructure construction, park improvements, streetscapes, land acquisitions, and vehicles.

Major capital projects are budgeted in the SPLOST fund, capital projects fund, impact fee fund, or state roads fund. Budget appropriation shall include the complete project costs with contingency amounts and impact (increase or decrease) to operating costs. All capital projects throughout the year are identified, with assistance from each department, the Board of Commissioners, Administration, and the Department of Financial Services. All identified projects will be added to the capital improvement plan, pending continuous evaluations of projected funding sources. These needed projects help provide a method of tracking and planning for the future needs of the County. The County also maintains a system of budgetary control reports to assure adherence to the budget.

Grants

The Board of Commissioners approves all grants and grant applications, except for grants under $50,000 and do not include a County funding match. If the County is awarded a grant of less than $50,000 with no funding match required from the County, the award of the grant shall be contingent upon the acceptance of the grant award by the Hall County Board of Commissioners in a public meeting. All key financial provisions, including required local match, must also be included in the approval process. Accounting and budget information is based on the Federal and State participation as well as the local participation. All anticipated grants are included during the budget process. The Director of Financial Services is authorized to establish budgets according to approved grant contracts and adjust accordingly so that grant budgets are balanced.

Investment Policy

It is the policy of Hall County to invest in public funds in a manner that will ensure the preservation of capital while providing the highest investment return with maximum security,

meeting the daily cash flow requirements of the County, and conforming to all state and local statues governing the investment of public funds. The primary objectives, in priority order, of the Hall County investment activities are:

LEGALITY – All investments shall be in accordance with the federal, state, and other legal requirements.

SAFETY – All investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective is to mitigate credit risk and interest rate risk.

LIQUIDITY – The investment portfolio shall remain sufficiently liquid to meet all operating requirements that can be reasonably anticipated.

YIELD – The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and the cash flow fluctuations of the portfolio.

BENCHMARKING – The investment portfolio is designed with the objective of regularly meeting or exceeding a performance benchmark. The investment program shall seek to augment returns above thresholds, consistent with risk limitations identified herein and prudent investment principles.

LOCAL CONSIDERATIONS – Where possible, funds may be invested for the betterment of the local economy or that of local entities within the State.

Delegation of Authority

Management responsibility for the investment program is granted to the Director of Financial Services, or designee, who is responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

Authorized Investments

Hall County, according to the law of the State of Georgia, is allowed to invest in the following types of securities:

- Certificates of Deposits
- Local Government Investment Pool, including Georgia Fund I
- Bank Deposits in a national banking association, federal savings and loan association, trust company, savings institution or federal savings bank located in Georgia or organized under Georgia law
- Direct and Agency Obligations of the United States

- Municipal Obligations
- Repurchase Agreements
- Prime Bankers' Acceptance

Diversification

It is the policy of the Hall County government to diversify its investment portfolio by maturity, issuer, and class of security to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions, or maturities.

Reporting

Investments are recorded as fair value based on quoted market prices as of the balance sheet date. Increase or decreases in fair value during the year are recognized as part of investment income.

The Director of Financial Services shall submit quarterly reports to the Investment Committee to determine adherence to investment policy and contract. This report is used to evaluate the rate of return received with other benchmarks to determine the value being provided and to determine if any changes to allocation in the portfolio are necessary.

Revenue Policies

Due to the size of Hall County and the nature of its business, it is imperative that revenue projections be dependable and strategic planning be in place for use of these revenues. During the budget process, the County estimates its annual revenues by an objective, analytical process to project the most accurate reflection of the subsequent year's revenue stream. The County has

a practice of budgeting and monitoring each of its enterprise funds independently in which each enterprise fund is self-sustainable and not reliant on other funds to financially support its operating or capital expenditures.

Diversification

The County strives to maintain a stable and diverse system to shelter programs and services for any short-term fluctuations in any single individual revenue source associated with economic conditions. The County continually seeks to diversify its revenue base in order to reduce dependency on property taxes.

Property Taxes

Property taxes are one of the main sources of revenues for the County to fund state and local programs and services. Property taxes are recognized as revenues in the year for which they are levied. Property taxes are levied on the assessed values of all real and personal property. Real property consists of land, buildings, structures, and improvements associated with land. Personal property includes machinery, equipment, inventory, supplies, furniture, motor homes, motor vehicles, boats, etc.

Revenue Collection

The County follows an aggressive policy of collecting revenues, consistent with state and federal laws. This policy includes the charging of penalties and interests, when necessary.

Conservative Revenue Estimates

As a part of the annual budget process, an objective 3-year historical analysis with significant consideration of future estimated revenue is used to develop a realistic and sensible revenue projection. The County estimates revenues of a volatile nature conservatively.

One-Time and Volatile Revenues

The use of one-time or volatile revenues is allowed as they become available; however, these revenues should be used only for one-time expenditures and not for ongoing expenditures, as they cannot be relied upon in future budget years.

Contributions

Unless authorized by the Board of Commissioners, outside contributions to programs operated by County departments are subject to the County's accounting and budgetary policies. Both restricted and unrestricted contributions are welcomed to the County that are congruent with

its programs and objectives. The Board of Commissioners must approve any budget amendments for material contributions.

Fees and Charges

Hall County imposes certain user fees to fund the provision of goods and services. A fee is imposed because of public need to regulate activities. The County will avoid nuisance taxes, fees, or charges as revenue sources during the fee setting process.

Fees are used to offset the costs of services, including direct and indirect, such as operating and maintenance costs, administrative costs, and charges for the use of capital.

Fees are reviewed and updated on an ongoing basis to ensure the fee schedule maintains pace with inflationary adjustments and service delivery methods. The Department of Financial Services communicates any proposed changes to the Board of Commissioners for approval.

Murrayville Park Tennis Courts

Financial Planning Policies

Expenditure Policies

Debt Policy

The goal of the County's debt policy is to maintain a sound financial position. Hall County recognizes the primary purpose of capital facilities is to support provision of services to its residents. Using debt financing to meet the capital needs of the community must be evaluated according to two tests - efficiency and equity. The test of efficiency equates to the highest rate of return for a given investment of resources. The test of equity requires a determination of who should pay for the cost of capital improvements. In meeting the demand for additional capital facilities, the County will strive to balance the load between debt financing and "pay as you go" methods. The County realizes failure to meet the demands of growth may inhibit its continued economic viability, but also realizes that too much debt may have detrimental effects. Through the rigorous testing of the need for additional debt financed facilities and the means by which the debt will be repaid, the County will attain an appropriate balance between service demands and the amount of debt. In addition, it is the County's goal to maintain and improve its credit rating through strong financial administration. For purposes of securing credit ratings and monitoring annual debt service as a percentage of operating expenditures, lease purchase financing is considered a long-term liability of the County and therefore will be issued under the same conditions as long-term debt.

When the County utilizes debt financing, it will ensure that the debt is soundly financed by:

- Conservatively projecting the revenue sources that will be used to pay the debt;
- Financing the improvement over a period not greater than the useful life of the improvements;
- Determining that the benefits of the improvement exceed the costs, including interest costs and staying above savings thresholds for refunding issuances;
- Maintaining a debt service coverage ratio which ensures that debt service requirements will not exceed net revenues pledged for the payment of debt; and
- Taking a prudent and cautious stance toward debt, incurring debt only when necessary, adhering to debt limits for net direct debt.

Financial Planning Policies

Purpose of Debt Issuance

Debt financing for capital improvements and equipment is generally issued for one of the following conditions:

- One-time, non-continuous project
- Project is necessary to provide services to the County citizens
- Future users will benefit from the capital improvement
- When total debt does not create an unreasonable burden to the taxpayers
- All other possible revenue sources have been exhausted

Debt Capacity/Limitations

The County's financing should not exceed the economic life of the capital improvement that it finances.

The County's *General Obligation* bonds cannot exceed legal limits established by the State of Georgia. The County further limits its direct net General Obligation Debt (debt secured and paid by the full faith, credit, and taxing power of the County) to the following:

- Net Direct Debt Outstanding as % of Total Assessed Value <3%.
- Debt Service as % of Total Governmental Funds Operating Expenditures <10%.

These metrics will be monitored annually and will not include self-supporting debt, including but not limited to the following:

- Debt issued on behalf of the Northeast Georgia Health System
- Debt paid for by SPLOST revenues; and/or
- Debt issued through other conduit issuers self-supported by revenues outside of the County's General Fund and/or other property tax supported funds.

The County may issue debt secured by enterprise revenues; however, net operating revenues shall produce *at least* a 1:1 debt service coverage unless a higher threshold has been established within governing documents.

The County may secure revenue bonds with a full faith and credit guarantee (General Obligation pledge). However, any revenue bonds secured by such pledge and not issued on behalf of County operated enterprises must have debt service coverage of at least 120% or 1.20:1. If the debt service coverage test is met, the County, in consultation with its legal and financial advisors, must

evaluate if the incurrence of such obligation may impact the County's credit rating and overall debt affordability prior to the incurrent of such obligation.

Based on the situational or project specific reasons, the use of variable rate debt can be utilized in a limited way to the extent that it presents a benefit to the County and does not exceed 20% of all outstanding debt of the County.

As a general rule, refundings will be undertaken if the net present value savings of a particular refunding will exceed 3% of the refunded principal. Refunding issues that a produce a net present value savings of less than targeted amounts may be considered on a case-by-case basis. Refunding issues with negative savings will not be considered unless a compelling public policy objective is served by the refunding.

Debt Structure

County long-term debt will be amortized for the shortest period consistent with a fair allocation of costs to current and future beneficiaries or users or to match the useful life of the project. The County will show a preference for the use of level debt service payments unless specific compelling reasons exist to structure the debt otherwise. The County's General Obligation debt will be structured to amortize at least 50% of the aggregate principal outstanding within 10 years unless when debt payments are associated with a specific revenue stream.

The County may issue short-term debt in the form of fixed or variable rate for the following circumstances: construction period funding, short-term projects, in anticipation of taxes, bonds or revenues.

Legal Compliance

When issuing debt, the County should comply with all local, state, and federal laws and regulatory requirements. In addition, the County follows numerous budgetary and fiscal policies. The County's goal is to protect its financial position while providing the best service to its citizens at the lowest cost. These goals are achieved through effective internal controls, judicious accounting, efficient budgeting, and analytical planning procedures.

The County is committed to transparency to the financial markets including rating agencies, regulatory agencies, underwriting market, investors, and other market participants. After the incurrent of debt, the County should comply with its continuing disclosure obligation in accordance with SEC Rule 15c2-12.

Financial Planning Policies

Types of Debt

Hall County can issue any form of debt that does not contradict the existing Constitution and laws of the State of Georgia. These include but are not limited to:

- General Obligation Bonds
- Revenue Bonds
- Contracts Payable
- Capital Leases
- Certificates of Participation
- Loans

Authorities which are registered with the Georgia Department of Community Affairs can incur debt or credit obligations. Similarly, the County has established several authorities which have the authority to issue debt. From time to time, the Board of Commissioners may consider the approval of bond documents from authorities (such as the Gainesville-Hall County Development Authority or the Hospital Authority of Hall County and the City of Gainesville) or other County entities, including future formed entities. The consideration of such bonds does not necessarily represent a financial commitment of the County. In some cases, the bonds may be paid for and/or secured by revenues outside of the County's General Fund and/or other property tax supported funds. In those cases (as stated previously), the debt capacity / limitations ratios are not included in the County's measures of debt affordability. According to Georgia law, bonds, obligations, and other indebtedness incurred by development authorities do not constitute an indebtedness or obligation of the State or County. Unless otherwise specified within a lease or intergovernmental agreement, authority debt is not considered a financial commitment of the County; however, if it is to be paid from the General Fund and/or other property tax supported funds, the County will include it in its policy limitations.

Credit Evaluation

The County, along with external advisors, shall review the County's credit quality and associated credit metrics based on the current audited financials. Such evaluation should consider the County's current financial and economic conditions, County's historical trends, and peer group comparisons. This information is intended to provide the County several key indicators of its financial health.

Reserves/Fund Balance for Account Stabilization

As a measure of the general fund's liquidity, it is useful to compare unassigned fund balance to total fund expenditures. It is Hall County's policy to maintain unassigned fund balance of no less than 15% of total annual expenditures. However, Hall County's goal is to maintain a reserve of

Financial Planning Policies

25% (or three months) of operating expenditures. At the end of fiscal year 2023, unassigned fund balance represented 24% of total general fund current operating expenditures, which is consistent when compared to last year. This is within the County's policy.

Utilization of Prior Year's Fund Balance

In the case that projected revenue does not cover projected requirements of the County, the resources classified as unreserved fund balance may be budgeted to cover any revenues shortages in the current fiscal year. The amount of unreserved fund balance should be estimated conservatively, taking into consideration future needs. Unassigned fund balance may be used for operating and capital expenditures.

Every year, Hall County includes a contingency amount in the General Fund's budget. Beginning in FY 2020, a general contingency was added to the Fire Fund to account for unexpected expenses incurred during the year. A contingency is money set aside to cover unexpected costs during the year for costs that cannot be foreseen when the budget is adopted. The contingency amount shall be subject to annual appropriation. For fiscal year 2025, $625,000 has been appropriated for contingencies.

Operating/Capital Expenditure Monitoring

County Administration and the Department of Financial Services monitor the County's budget throughout the year. Each month, a report is prepared and submitted to the County Administrator and Board of Commissioners comparing actual operating and capital expenditures to the budget. This is reviewed monthly to ensure that current expenditures are following the plan set forth by the current year's adopted budget. Capital expenditures are also reviewed in order to ensure that capital funding is being spent according to the original plan approved when funds were obtained. If funds are not being spent according to plan, corrective action can be taken to avoid any issues, including expenditure reduction, reallocation of capital funds, and pursuit of additional funds. The Department of Financial Services is responsible for reviewing and processing any budget change requests in accordance with the County's approved budget resolution.

Financial Planning Policies

County management is responsible for establishing and maintaining an internal control structure that is designed to ensure the County's assets are protected from loss, theft, or misuse. These internal controls also help provide reasonable assurance that adequate information can be compiled for the preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP).

Capital Asset Policy

Fixed assets are assets that are purchased for long-term use and are not likely to be converted quickly into cash. The County defines capital assets as assets with an initial, individual cost of $5,000 or greater and an estimated useful life in excess of two years. Assets can fall into one of the following categories:

- Land and Land Improvements
- Construction in Progress
- Buildings and Improvements
- Intangibles
- Infrastructure
- Machinery and Equipment
- Nonstructural Improvements
- Vehicles

Any asset with an initial, individual cost less than $5,000 is charged to an expense account other than a capital outlay account.

Reporting

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, culverts, and similar items), are reported in the applicable governmental or business-type activities.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the County has chosen to include all such items regardless of their acquisition date or amount. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Financial Planning Policies

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the assets constructed. Due to the diversification of the County's assets, the

County is also subject to reporting intangible assets as it relates to GASB 87 and 96 for lease and subscription-based IT arrangements. In reviewing the reporting requirements, the County set a capitalization threshold of these assets at $100,000. This threshold was set to be in line with our audit materiality thresholds for our normal operating funds.

Annual Inventory

Annually, an asset listing is sent to each department for their review. Each department verifies the existence of their capital assets. If any material assets are identified that are not included on the listing, or if any assets that the department no longer possess are on the listing, they notify the Department of Financial Services of these findings for further action. The Department of Financial Services, with the cooperation of the department, may perform a physical inventory to verify the accuracy of inventory records, including condition of all major assets.

Transfer, Disposal, or Replacement of Assets

All capital assets are the property of the County. Any donated, discarded, or transferred assets must be authorized by the Department of Financial Services. Surplus assets should be sent to the Department of Financial Services for disposition. The Department must submit requisitions for approved capital assets using the County's purchasing policies and procedures for capital assets. If the item is not budgeted, County Commission approval is obtained prior to proceeding. Each

department makes all reasonable estimates for maintenance or replacement of capital equipment during the budget process.

Depreciation

The County records depreciation annually after capital assets are reconciled for footnote disclosure, including acquisitions, transfers, deletions, and disposal at the end of the fiscal year.

Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

- Buildings – 50 years
- Nonstructural Improvements – 20 years
- Machinery and Equipment – 5 to 20 years
- Vehicles – 3 to 10 years
- Water Lines and System – 50 years
- Infrastructure – 19 to 70 years

AGENDA ITEM

Fire Rescue

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 491/2024

SUBJECT: Approve the annual sole source contract #031-45 Emergency Medical Pharmaceutical Supplies & Services for Fire Rescue to Northeast Georgia Medical Center, Inc. of Gainesville, GA. The estimated annual cost is $85,000.00.

Meetings:

Work Session Date: 01/06/25

Voting Meeting Date: 01/09/25

Executive Summary:

Presenter: CJES

Recommendation:
Recommend approval.

Purpose of Request:
Approve the annual sole source contract #031-45 Emergency Medical Pharmaceutical Supplies & Services for Fire Rescue to Northeast Georgia Medical Center, Inc. of Gainesville, GA. The estimated annual cost is $85,000.00.

History:
Previous spend: FY 2023 $101,816.88, FY 2024 $78,951.85. The estimated amount is based upon prior averaged usage. Actual usage is dependent upon number of accidents in any given year where such supplies are needed which can be difficult to gauge.

Facts and Issues:
Fire Rescue EMS has been buying Pharmaceutical Supplies and Services, including controlled substances and Narcotics, from Northeast Georgia Medical Center for some time. The last Agreement was executed March 26, 2003. This agreement continues to be a very positive and successful relationship with the Medical Center's ability to supply such items, and it desires to contiune its professional, curteous and prompt responsiveness to the County's needs. This agreement is just to update the relationship by written contract. This is year 1 of the contract with 4 options to renew.

Options:

Funding Requested $ 85,000.00

Are funds within current budget? Yes

Source of Funds Emergency 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?	2024-09-24

Approvals:

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

Attachments:

Financial Supplement
Contract Signature Request
Contract #031-45 NGMC Medical Supplies
Single-Source Justification Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 491/2024

Funds Requested: $ 85,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Emergency Services

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	$85,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CBODC-ED

Phone: 770-530-5164

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Penick

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 12/30/2024

To: David Gibbs, Chairman, BOC

From: Andy Penick, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract No: Contract #031-45

Bid/Contract Name: Emergency Medical Pharmaceutical Supplies & Services

Department(s) Requesting Contract: Fire Rescue EMS

Award Recipient Name: Northeast Georgia Medical Center, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: $78,951.85

☐ Price Increase Requested Increase Percentage: N/A

☐ Project/Service Contract Estimated Amount:

☒ Product Contract Estimated Amount: $85,000.00

NGMC has been the County's sole provider for Emergency Medical Pharmaceutical Supplies & Services, including all controlled substances & Narcotics for years. NGMC is in good standing with the County as a trusted vendor. This is a new contract for existing supplies and services to document a formal agreement. This is the initial year with four (4) one-year renewal options. Annual spend may vary depending on number of EMS trips and usage.

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT # 031-45

For the provision of

EMERGENCY MEDICAL PHARMACEUTICAL SUPPLIES & SERVICES

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Penick

ARTICLE #101 – INTRODUCTION

This Contract for EMERGENCY MEDICAL PHARMACEUTICAL SUPPLIES & SERVICES is made and as entered into as of the last date of signature below (execution date), is by and between Hall County, Georgia, (hereinafter "County") principally located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and Northeast Georgia Medical Center, Inc. (hereinafter "Hospital"), principally located at 743 Spring Street Gainesville, GA 30501.

WHEREAS Hospital is an entity that is legally registered and qualified and holding any such licenses and certifications as may be required to render Emergency Medical Pharmaceutical Supplies & Services (hereinafter "Services") in the State of Georgia. County and Hospital are known individually as a "Party" and collectively as the "Parties", and

WHEREAS Hall County Fire Rescue EMS located at 470 Cresent Drive, Gainesville, Georgia, 30501 operates ambulance and emergency response services within the County and is duly licensed under the laws of the State of Georgia to do so, and employs personnel who have been certified by the State of Georgia, Department of Human Resources, as Emergency Medical Technicians ("EMTs") and Paramedics, in accordance with Georgia law, and

WHEREAS County desires to purchase Emergency Medical Pharmaceutical Supplies & Services including; Pharmaceuticals, Prescription Drugs, Narcotics, Certain Intravenous Solutions, Medications, and certain Schedule I, II, III, IV or V Controlled Substances (herein "Drugs"), and delivery materials to administer said Drugs, as described on Attachment 1 – List of Medications which have been approved by the State Medical EMS Director that can be administered by currently and duly certified Emergency Medical Technicians, Advanced EMT or Paramedic in accordance with the Georgia Controlled Substances Act (O.C.G.A. 16-13-20 et. seq.), and under Approval by Food and Drug Administration as prerequisite to sale of controlled substances and dangerous drugs for resale; to stock its Fire Rescue EMS Ambulances and other Emergency Response Vehicles, as needed, pursuant to the order of a physician duly licensed by the State of Georgia, and

WHEREAS the Hospital represents that it complies with the State of Georgia requirements for corporations and has signified a willingness to provide Medications and Services to the County, and the County has relied on such representation, and,

WHEREAS the Parties mutually desire to enter into this Contract to document the provision of Services by the Hospital to the County in exchange for payment as compensation; and,

WHEREAS this contract will become legally binding upon signature by both Parties, and

WHEREAS Nothing contained in this Contract shall be construed to convert the Hospital or any of its employees, agents, into a partner, employee, or agent of the County, nor shall either Party to this Contract have any authority to bind the other in any respect.

WHEREAS any attached documents, exhibits, attachments, or references are all incorporated herein by reference;

Contract for Services
Exhibit A – Mandatory Bid Response Sheet
Exhibit B – This Document
Exhibit C – N/A
Exhibit D – W-9 (N/A – Established Vendor)
Exhibit E – Mandatory E-Verify Affidavit
Exhibit F – Mandatory Ethics Affidavit
Attachment 1 – List of Medications Revised 11-08-2024

NOW, THEREFORE and in consideration of the mutual promises, terms, conditions, covenants, and agreements made as expressed and contained herein, or attached, incorporated, and made a part hereof, and other good and valuable consideration expressed by a valid offer and acceptance, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties hereto agree as follows:

1. Representations:

    a. County represents and warrants that it shall operate in Hall County, Georgia ambulance and emergency response vehicles duly licensed under the laws of the State of Georgia and that upon the execution hereof and the reasonable request of Hospital during the term, hereof, shall provide evidence thereof to Hospital.
    b. County further represents and warrants that during the term of this contract it shall have in its employ Emergency Medical Technicians (EMT), Advanced Emergency Medical Technicians (AEMT), and Paramedics who are County employees duly certified under the laws of the State of Georgia and that it shall provide to Hospital upon the execution hereof and from time-to-time upon the reasonable request of Hospital during the term hereof the names and evidence of the certification of each such Emergency Medical Technician, Advanced Emergency Medical Technicians, and Paramedic under the laws of the State of Georgia.
    c. County further represents and warrants that the intravenous solutions medicines have been approved by the State Medical EMS Director as medications which can be administered by a currently duly certified EMT,

AEMT or Paramedic and such medications will be administered solely by such,

d. Subject to all conditions herein contained, and for use solely in connection with the operation of the duly licensed ambulance and emergency response vehicles service, Hospital agrees to sell to County and County agrees to purchase from Hospital upon the execution hereof and compliance herewith, intravenous solutions and medications sufficient to supply the licensed ambulances and emergency response vehicles of County. County agrees to pay Hospital for the intravenous solutions and medications and delivery supplies at fair-market-value not to exceed 7.5% above cost for medications listed on Attachment 1 – List of Medications attached hereto.

e. Hospital agrees to invoice County monthly for the medications sold hereunder and that County shall pay Net 30 days from receipt of an accurate and correct invoice.

f. County agrees that all prescription drugs shall be subject to the control and access shall be the responsibility of its duly certified employees in accordance with the Controlled Substances Act of Georgia (O.C.G.A. 16-13-20 et. seq.).

g. Both Parties agree that this contract may be modified by Amendment to comply should and State or Federal law governing such be changed or modified henceforth.

h. County agrees that the intravenous solutions and medications shall be administered only in connection with the operation of duly licensed ambulance service and only by currently certified Emergency Medical Technicians, Advanced Emergency Medical Technicians, or certified Paramedics, pursuant to the order of a physician duly licensed by the State of Georgia as the same may now exist or hereafter be amended and the laws, rules, and regulations of the Federal Government as the same may now exist or hereafter be amended.

i. County and Hospital agree that Hospital shall have no obligation to make the sales referenced herein if any of the representations and warranties herein set forth are not continuing and correct during the term of this contract.

j. Parties agrees that a copy of this contract must be filed with the Georgia Drugs and Narcotics Agency. County shall be responsible for such filing.

ARTICLE #102 – CONTRACT

Definitions: The terms "Contract", "Memo of Understanding", "Memo of Agreement", Agreement" shall mean one and the same for the purposes of this contract.

Licenses: County warrants that it is duly certified to operate Ambulances and other Emergency Response Vehicles under the Laws of the State of Georgia and will present such authorization to Hospital upon request.

Cost: Given market and supply volatility, County agrees to pay as compensation cost for items listed on Attachment 1 – List of Medications at reasonable fair-market-value not to exceed 7.5% above cost for medications listed on Attachment 1 – List of Medications attached hereto.

ARTICLE #103 – NOTICES

To the extent that either Party to this Contract is required to provide notice(s) to the other Party in compliance herewith, then the Party shall direct notice(s) to the following persons:

COUNTY PROJECT MANAGER
Division Chief Bobby Ogletree
Hall County Fire Rescue
EMS Division
470 Cresent Drive
Gainesville, GA
bogletree@hallcounty.org
Ph: (770) 530-5164

COUNTY ISSUING OFFICER
Andy Penick
Purchasing Manager
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
apenick@hallcounty.org
Ph: (770) 531-4939

HOSPITAL'S CONTACT INFORMATION

Name: Melissa Frank

Title: Executive Director of Pharmacy

Company Name: Northeast Georgia Medical Center, Inc.

Physical Address: 743 Spring Street NE

City, State, ZIP: Gainesville, GA 30501

Email: melissa.frank@nghs.com

Phone: 770-219-7612

With a copy to:
Northeast Georgia Medical Center, Inc.
ATTN: Legal Department
743 Spring Street NE
Gainesville, GA 30501

Notice shall be deemed given upon (1) the date of delivery in person or (2) three business days after depositing same in the mail using USPS, return receipt requested.

ARTICLE #104 – NON-EXCLUSIVE RIGHTS

The Contract is not exclusive. The County reserves the right to select other Hospitals to provide the Services similar to those described in this Contract during the term of the Contract should the need arise, or the Hospital fail to perform. The Hospital reserves the right to provide the Services similar to those described in this Contract to other parties.

ARTICLE #105 – CONTRACT TERM

The term of the Contract shall be for one (1) initial year from January 10, 2024 (the "Effective Date"). The parties may thereafter mutually elect to renew the agreement in one (1) year increments up to four (4) times by executing a renewal agreement prior to the expiration of the current term

ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION

This Contract may only be modified, amended, or changed in writing and fully executed by both Parties hereto. This Contract constitutes the sole and entire Contract and understanding between the Parties as to the subject matter hereof, and no verbal promises have been made by either Party in relation hereto.

ARTICLE #107 – REMEDIES AND CONTRACT PERFORMANCE

In the event that either Party to this Contract breaches this Contract, including failure to meet the timetables set forth herein, the non-breaching Party shall provide a written Notice-to-Cure to the breaching Party which describes the breach of this Contract. The breaching Party shall have thirty (30) days from the date of receipt of the written Notice-to-Cure the breach or to otherwise negotiate a resolution of the breach. If the breach has not been cured and the Parties hereto have not resolved the issue described in the Notice-to-Cure by thirty (30) days after receipt of the letter, the Party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including but not limited to termination of this Contract. Additional provisions are:

A. **Delay or Impossibility of Performance.**

Neither Party shall be held liable or responsible to the other Party nor be deemed to have defaulted under or breached this Contract for failure or delay in fulfilling or performing any obligation under this Contract when such failure or delay is caused by or results from causes beyond the reasonable control of the affected Party including, but not limited to, fire, floods, embargoes, acts of war, civil unrest, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the Party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either Party shall provide the other Party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure.

Definition: The term "force majeure" as defined in Black's Law Dictionary is "an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the Parties could not have anticipated or controlled."

B. **Obligations Beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to *ARTICLE #108 – TERMINATION PROVISIONS.*

C. **Transition Cooperation with the County and Cooperation with Other Hospitals.** Hospital agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Hospital. Further, Hospital shall not engage in any act that will interfere with the performance of work by any other Hospital(s).

ARTICLE #108 – TERMINATION PROVISIONS

Either party may terminate this Contract for any reason by providing thirty (30) days written notice to the other Party at any time. Should this Contract terminate prior to the date of automatic termination, Hospital shall provide the County with all deliverables up to the date of termination and the County shall pay the Hospital for all products or medications in compliance with the terms of this Contract up to the date of termination.

A. Hospital and County agree that this contract shall be terminated as follows: Immediately upon the termination of the license of County for the operation of emergency ambulance service in Hall County, Georgia;

B. Subject to (a) above Hospital and County agree that the following shall result in termination hereof if uncured within thirty (30) days from the date of written notice thereof:

1. The violation of any law, rule or regulation now existing or hereafter in force governing the administration of the intravenous solutions or the medication, which are the subject hereof, by County or any of its employees, except that where the continuation hereof during said thirty (30) day period shall amount to a continued violation, in which event performance hereunder may be suspended by either party until final termination or cure.
2. Upon any representation as set forth in this Agreement ceasing to be true; except that performance hereunder may be suspended by either party during said thirty (30) day period until final termination or cure.
3. Upon the uncured default of any material requirements of this Agreement of either party hereto of any of its obligations as contained herein, said termination to be at the written election of the non-defaulting party within thirty (30) days after the discovery of the breach.
4. Upon a Party becoming insolvent, making a general assignment for the benefits of creditors, suffers or permits the appointment of a receiver for its business or assets, or becomes subject to any proceeding under any bankruptcy or insolvency law whether domestic or foreign, or has would up or liquidated, voluntarily or otherwise.

Notice of Default. If either Party defaults of any of its obligations hereunder, then the non-breaching Party shall issue a written Notice of Default to the breaching Party requesting that the breach or noncompliance be remedied within thirty (30) days or any other reasonable period of time specified in the Notice of Default. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the non-breaching Party may: immediately terminate the Contract for default without additional written notice; and/or seek any and all legal or equitable remedies available to the non-breaching party

C. **Termination Due to Non-Availability of Funds.** This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Hospital in the event of any de-appropriation.

D. **Termination due to Failure of Hospital to Act.** The County may terminate the Contract for any of the following reasons effective immediately without advance notice:

1. If the Hospital must be certified or licensed as a condition precedent to providing the Services, the revocation, suspension, or other loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.

E. **Event of Termination**. Upon termination of this Agreement, neither party shall have any further obligations hereunder except for (1) obligations accruing prior to the date of termination; and (2) obligations, promises, or covenants contained herein which are reasonably intended, by their terms, to extend beyond the term of this Agreement. In the event of termination of the Contract for any reason by County, the County shall pay only those amounts, if any, due and owing to the Hospital for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.

F. **Hospital's Termination Duties**. Upon receipt of a Notice of Termination, the Hospital shall:

1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs.
2. Immediately cease use and return to the County any personal property or materials, whether tangible or intangible, provided by the County to the Hospital.
3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Hospital under the Contract.
4. Cooperate in good faith with the County, its employees, agents, and Hospitals during the transition period between the Notification of Termination and the substitution of any replacement Hospital.
5. Hospital is to immediately return any payments made by the County for goods and services that were not delivered by the Hospital.

G. **RESERVED**

ARTICLE #109 – RESPONSIBILITY

Each party agrees to be solely responsible for its negligent acts or omissions in the performance of its activities hereunder and the negligent acts or omissions of its employees, officers, or directors, to the extent allowed by law. The parties agree that this section is only a statement setting forth the limited responsibility of each party for its own acts of negligence, and is not and shall not be construed as any contractual or other obligation to defend, indemnify, or hold harmless the other party or any third party.

ARTICLE #110 – ASSIGNMENT AND DELEGATION BY HOSPITAL

Neither Party shall assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior expressed written consent of the other Party.

ARTICLE #111 – USE OF THIRD PARTIES (RESERVED).

ARTICLE #112 – ENTIRE CONTRACT

This Contract, as executed and approved, shall constitute the entire agreement between the Parties and supersedes all other prior and contemporaneous statements, agreements, and understandings between the Parties. No written or oral statements, agreements, or understandings that are not set out, referenced, or specifically incorporated in this Contract shall in any way be binding or of effect between the Parties.

ARTICLE #113 – SEVERABILITY

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of

this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid. However, both Hospital and County covenant and agree that at all times the provisions of this contract are to be in accordance with and subject to all Federal, State and County laws and regulations relating to the subject matter hereof and that any amendment thereto shall constitute an amendment herein.

ARTICLE #114 – RECORDS

A. **Public Records Request**. The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County shall be made open to public inspection unless otherwise provided by law.

B. **Record Retention and Access**. The Hospital shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least four (4) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

ARTICLE #115 – ADDITIONAL TERMS

The County shall not be bound by any terms and conditions included in any Hospital's sales-orders, literature, packaging, invoice, catalog, brochure, technical data sheet, on-line representation, warranties or service level agreement, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

ARTICLE #116 – WAIVER

The failure of any Party hereto to seek a remedy for any alleged breach of this Contract shall not constitute a waiver of any claim, cause of action, or remedy allowed by Georgia law for breach thereof.

ARTICLE #117 – HOSPITAL AND COUNTY RIGHTS AND OBLIGATIONS

A. The County has the right at any time to require the Hospital to stop delivery of any intravenous solutions and medications considered by the FDA, or reasonably adjudged by the County, to be hazardous or toxic to persons, buildings, or surfaces. The Hospital will utilize acceptable substitutes approved by both Parties as quickly as possible. In the event of such replacement, Hospital shall notify County of any resulting replacement.

ARTICLE #118 – INSURANCE REQUIREMENTS

The Hospital must procure and maintain insurance policies at the Hospital's own expense and must furnish the County with a certificate of insurance (COI) providing evidence of proof of coverage at least in the amounts indicated in this subsection. The policy must protect the Hospital and the County from any claims for bodily injury, property damage, or personal injury covered by the indemnification obligations set forth herein throughout the duration of the Contract. The Hospital must maintain the following insurance coverage during the term of the Contract, in at least the minimum amounts set forth below, to cover all loss and liability for damages or

destruction of property caused by or arising from any and all services carried on and any and all work performed by the Hospital pursuant to this Contract:

Workers Compensation Insurance: Required for all contracts.

- $500,000 Bodily Injury by Accident – Each Accident
- $500,000 Bodily Injury by Disease – Each Disease
- $500,000 Bodily Injury by Disease – Each Employee

General Liability Insurance: Required for all contracts.

- $2,000,000 General Aggregate
- $2,000,000 Products & Completed Operations Aggregate
- $1,000,000 Each Occurrence
- $1,000,000 Personal & Advertising Injury
- $500,000 Damages to Premises/Fire/Legal
- $5,000 Medical Payments

Commercial Auto Liability Insurance: Required for all contracts, except for goods and/or services that are remote in nature and/or are delivered by a professional delivery service.

- $1,000,000 Combined Single Limit Or $500,000 per Person/$1,000,000 per Occurrence
- $100,000 Property Damage
- $1,000 for Medical Payments (no fault coverage)

Additional Provisions:

- Uninsured motorist's coverage should be equal to the per occurrence limit except for contracts with other governmental entities.
- Coverage shall be included for any owned, leased, hired, or non-owned autos.
- For any contracts involving the transportation of hazardous materials, limited pollution endorsement ISO form CA9948 or its equivalent shall be on the policy.

Umbrella Liability Insurance: Required for all contracts.

$1,000,000 per Occurrence

Additional Provisions: Required for all contracts.

- Underlying coverage shall be General Liability, Automobile Liability, and Employers Liability (Workers Compensation).
- Minimum limit of $5,000,000 per occurrence for all contracts over $1,000,000 or involving any special risks or high hazard activities.
- Minimum limit of $5,000,000 for automobile coverage for any transportation contracts involving seniors, special education, transit services, students, or youths.
- Concurrent policy dates with primary liability policies except for workers compensation.

Professional Liability Insurance (Errors & Omissions): Required for all professional service contracts. This shall include any consultants, medical, legal, technical, insurance agents, or other professions that require proper licenses.

- $1,000,000 Each Claim/Wrongful Act
- $2,000,000 General Aggregate

- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

Builders Risk (Not Applicable):

At all times during this Agreement, County shall maintain the following: (a) Commercial General Liability insurance and applicable professional liability insurance in the amount of not less than $1,000,000 per claim/$3,000,000 aggregate per year (b) Worker's Compensation Insurance for the employees of all of their respective contractors and subcontractors with minimum limits of $1,000,000.

ARTICLE #122 – COUNTY PAYMENT TO HOSPITAL

A. The County will issue a Notice to Proceed ("NTP") and a Purchase Order(s) ("PO") to the Hospital. The terms of this Contract shall be incorporated by reference into any PO(s) issued prior to the expiration or termination of this Contract. The County will issue the NTP and PO(s) by electronic mail (e-mail) to the Hospital's representative as specified by Hospital. A PO is considered "issued" when the e-mail containing the PO is sent by the County to the Hospital.

The Hospital shall not deliver any Services, equipment, devices, or components thereof until authorized in writing by the County through issuance of a PO, which shall provide a commencement date. Any work including, but not limited to, travel, preliminary meetings, planning, etc. performed outside of the terms and conditions of and before the issuance of a PO will not be considered for payment. Hospitals are not to begin work or ship any product on any verbal communication from the County. The County will not be liable for payment for any work or product with the issuance of a verbal communication.

The Scope of Services shall remain in effect from the NTP date to completion of the project. The Parties agree that the County will not pay or otherwise compensate the Hospital for any Services, materials, equipment, devices, or components thereof outside of the Scope of Work and/or beyond the term of this Contract, unless specifically authorized in writing as evidenced by an amendment pursuant to *ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION.*

B. **Invoice/Payment**

1. Hospital shall invoice the County via email each month solely to accountspayable@hallcounty.org Invoice amounts shall not exceed the Hospital's pricing set forth in *ATTACHMENT 1 – LIST OF MEDICATIONS REVISED 09-11-2024.*
2. Each properly prepared invoice must be sent in accordance with the instructions listed on the PO. Each invoice shall include the Hospital's current "Remit to" address, a description of the Services provided, the invoice amount, the Contract number, and the associated PO number issued. Standard payment terms are net 30 days (N30) in arrears from the date the undisputed invoice is received, following delivery of the Services. The County does not pay for services not yet received but only in arrears.
3. The Hospital shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under the Contract.

C. **Unsatisfactory Performance/Delay of Payment**

1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory the County's Project Manager identified in *ARTICLE #103 – NOTICES* shall issue a written Notice to Cure to Hospital. Hospital agrees that upon receipt of the written Notice to Cure it shall make every effort to correct the deficiency(ies) within the timeframe prescribed therein. If the Hospital fails to timely correct the

deficiency(ies), the County reserves the right to terminate the Contract pursuant to *ARTICLE #108 – TERMINATION PROVISIONS.*

D. **Set-Off Against Sums Owed by the Hospital.** If the Hospital owes the County any sum under the terms of this Contract, pursuant to any judgment or pursuant to any law, the County may set off the sum owed by the Hospital against any sum owed to the Hospital, in the County's sole discretion.

E. **Final Payment.** Hospital shall issue an invoice for final payment to the County no later than thirty (30) days following the expiration or termination date of the Contract.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS (Not Applicable)

ARTICLE #124 – RETAINAGE (Not Applicable)

ARTICLE #125 – VENUE AND GOVERNING LAW

The Parties agree that this Contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Georgia. Should either party bring a legal suit to enforce the terms of this Contract, including suit in equity, the Parties agree and consent to file any such suit in the Superior Court of Hall County, Georgia.

ARTICLE #126 – NOTICE OF INTENT TO LITIGATE

Each Party hereby agrees not to file any civil action of disputes or claims relating to the Contract except after first giving thirty (30) days written notice to the other Party of the claim and the intent to initiate a civil action.

ARTICLE #127 – GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-Verify)

A. By signing this Contract, the Hospital certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws including, but not limited to, 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011 regarding the verification of employment eligibility of employees under the Immigration Reform and Control Act of 1986. Hospital will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.

B. Hospital further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit (herein known as *Exhibit E – E-Verify Affidavit*), notarized by an Official Notary Public and incorporated herein by reference, and obtaining the same affidavit(s) from any sub-Hospital providing services pursuant to this Contract.

ARTICLE #128 – ORDER OF PRECEDENCE

In the event of any inconsistency, ambiguity, or conflict among the specific provisions of the Contract, the order of precedence shall be as follows:

1. Any amendments to the Contract, including all exhibits thereto.
2. The Contract itself, including all exhibits thereto.
3. Attachments appended to the Contract.

4. All other Contract attachments appended to the Contract.

ARTICLE #129 – CONTRACT EXHIBITS AND ATTACHMENTS

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract are herein incorporated into this Contract by reference.

ARTICLE #130 – SALES TAX EXEMPTION STATUS

The County is exempt from State of Georgia and Local Sales and Use Tax. The Hospital understands and acknowledges that they are responsible for any sales and use tax they may incur. The Hospital will not charge the County any sales and use tax as a separate line item, as required by law as long as the County provides the required documentation to Hospital. The County will send the Hospital a copy of the County's Georgia Sales and Use Tax Exemption Certificate upon signing the Contract.

ARTICLE #131 – HOLD HARMLESS AGREEMENT

Intentionally Omitted.

ARTICLE #132 – NOT A JOINT VENTURE

Hospital shall be engaged by County as an independent contractor to provide services in accordance with the terms and conditions hereof. Hospital accepts engagement as an independent contractor on the terms and conditions stated herein. Nothing in this Agreement will create any association, partnership, joint venture or employer-employee relationship between the parties. Neither Party will hold itself out as an agent or employee of the other party nor make any statements, representations, or commitments of any kind, or take any action purported to be binding on the other party.

ARTICLE #133 – CONTRACT TERMS AND CONDITIONS

1. The County represents that all purchases will comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. Reserved
3. The terms "Hospital", "vendor", "bidder", "offeror", "Hospital", "designer", "distributor", "dealer" or "manufacturer" or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "Hospital" for goods and "Hospital" for services.
4. The terms "goods", "materials", "commodities", "components", "drawings", "drafts", "renderings", "plans" (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
5. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.
6. The Hospital shall transfer and deliver all goods or services described on the respective PO for the consideration set forth herein.
7. The Hospital shall only deliver goods and services as described on the respective PO and within the Scope of Work and the Hospital's bid response.
8. The County holds no obligation to pay for goods delivered or services rendered unless specified on a written PO or a Change Order of such.

9. The Hospital shall not construe any verbal consent to purchase goods or services as valid.
10. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, Contract, or Agreement, unless mutually agreed in writing by both Parties.
11. The County does not accept automatic contract renewals except for monthly subscription services.
12. The County does not pay deposits towards goods ordered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
13. The County will accept backorders if goods are out of stock and with prior written notice. If the medications are out of stock or low stock, Hospital shall allocation such product among its customers in its absolute discretion.
14. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memoranda of understanding and other such agreements.
15. Deliveries go to the ship-to addresses listed on the PO. The Hospital must follow instructions if multiple ship-to addresses exist on the PO.
16. The County shall have the right to inspect and reject all goods and services, if they are non-conforming or deficient, at the time and place of delivery.
17. Title to the goods shall remain with the Hospital until acceptance by the County.
18. The Hospital warrants that goods are merchantable, and the Hospital has a legal right to deliver the goods and services and as described herein.
19. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
20. The County represents that this issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 *et seq.* of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
21. All goods and services supplied pursuant to a PO shall, unless otherwise stated, conform to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation upon which a PO is based, and all the terms, conditions, and specifications of the bid solicitation are incorporated herein by reference and made a part hereof.
22. The Hospital certifies that to the best of its knowledge it and its suppliers have not been debarred, suspended, or declared ineligible by any agency of the County, State of Georgia, or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
23. The Hospital certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
24. Goods are Free-On-Board (F.O.B.) destination and freight. Shipping and delivery shall be pre-paid and added to the invoice as a separate line item. The Hospital shall charge the County the exact amount of freight, delivery, handling, and insurance charges the Hospital incurs.
25. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

INTERIM DIRECTOR
Taylor Samples, CPA

Hall County Government
FINANCIAL SERVICES

EXHIBIT E
MANDATORY E-VERIFY AFFIDAVIT

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

1236054
Federal Work Authorization User Identification Number

Date of Authorization

Northeast Georgia Medical Center, Inc.
Name of Contractor

Emergency Medical
Name of Project

Hall County, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on December 20 2024 in Gainesville (city), GA (state).

Signature of Authorized Officer or Agent

John Kueven, COO
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 20th DAY OF December 2024

NOTARY PUBLIC

My Commission Expires: 3/22/2027

MARIE CASH GARRISON
My Commission Expires
NOTARY PUBLIC
March 22, 2027
HALL COUNTY, GEORGIA

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

INTERIM DIRECTOR
Taylor Samples, CPA

Hall County Government
FINANCIAL SERVICES

EXHIBIT F
MANDATORY ETHICS AFFIDAVIT

Contractors, consultants, and vendors of any service or commodity to Hall County, Georgia must read and affirm to adhere to the following ethics requirements for compliance with the Official Code 3.10.070 of Hall County - Ethics.

A. It is the policy of Hall County to seek the best overall value when procuring goods and services. Toward this end, the county finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsible vendors wishing to furnish products and services to the county. Hall County will establish and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best quality and value.

B. Hall County declares that county employees and officials, along with those wishing to do business with the county, have the shared responsibility for avoiding biased, anticompetitive, or unethical practices.

C. Hall County employees, officials, and their family members are prohibited from seeking, requesting, or receiving any material payment, gift, job offer, security, promise of future benefit, or any other tangible or intangible thing of value when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

D. Prospective vendors must compete for county business within the parameters of the solicitation process and are prohibited from seeking to obtain inside information, attempting to skew the writing of specifications, or influencing a procurement decision through any means outside the process established for the particular solicitation. This principle applies to any contractor, subcontractor, representative, employee, or agent that may be associated with a procurement transaction.

E. Bidders and proposers shall disclose on competitive bid responses any individual(s), firm(s), and/or county official(s) who do business with the county if there is an appearance of a conflict of interest.

F. Ethical business practices are important, both, during a solicitation, and after the decision to grant an award. The county seeks to establish relationships with business partners whose ongoing ethical standards of business conduct are congruent with those outlined here. The purchasing manager, subject to the approval of the director of financial services, is charged with establishing methods for ongoing monitoring for non-compliance with these principles. The prohibition against the offering of or the acceptance of kickbacks, gratuities, payments or any other instrument of value extends beyond and outside any specific procurement or solicitation.

G. A vendor's contract compliance history with Hall County and other contractual parties is a valid element in the decision to award, or not, a contract.

H. Hall County stipulates that the furtherance of its strategic goals for job creation, stability and growth in the tax base, business retention, and other fiscal and economic development objectives may be considered during the procurement process. The purchasing manager, subject to the approval of the director of financial services, is authorized to establish procurement initiatives consistent with the county's strategic economic development objectives. These procurement practices shall be applied consistently and equitably and shall have a direct relationship to the county's goals.

I. Hall County employees, officials, and their family members are generally prohibited from participation in any procurement decision or any gain of undue advantage in a procurement competition as a result of contemporaneous employment with a potential or actual business partner.

J. It is unethical for any county employee to purchase commodities or services from a county contract for personal use.

K. With the exception of solicitations for the sale of real property, individuals, firms and businesses seeking an award of a Hall County contract may not initiate or continue any verbal or written communications regarding a solicitation with any county officer, elected official, employee or other county representative other than the purchasing associate named in the solicitation, or the county's financial advisor, between the date of the issuance of the solicitation and the date of the final contract award by the board of commissioners. The purchasing manager will review violations. If determined that such communication has compromised the competitive process, the offer submitted by the individual, firm or business may be disqualified from consideration for award. Solicitations for the sale of real property may allow for verbal or written communications with the appropriate Hall County representative.

L. All county commissioners, officials, and employees shall adhere to the standards outlined in the Hall County Code of Ethics.

M. **(AMENDED)** The purchasing division of the financial services department shall determine and implement methods of educating all prospective contractors, bidders, proposers, and vendors on the requirements and provisions of Code Section 3.10.070, including, but not limited to, requiring each prospective contractor, bidder, proposer, and vendor that expresses an intent to do business with the County to sign an affidavit attesting that they have read this Chapter and have more specifically also read Code Section 3.10.070." (Res. of 11-14-19(1), § 1 (Exh. A))

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on December 20, 2024 in Gainesville (city), GA (state) 30501 (Zip Code)

Signature of Authorized Officer or Agent

John Kueven, COO

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

On This the 20th Day of December, 2024

Marie Cash Garrison

NOTARY PUBLIC

My Commission Expires: 3/22/2027

NOTARY PUBLIC MARIE CASH GARRISON My Commission Expires March 22, 2027 HALL COUNTY, GEORGIA

[Locus Sigilli]

ATTACHMENT 1
AGREEMENT BETWEEN NORTHEAST GEORGIA MEDICAL CENTER AND HALL COUNTY

The intravenous solutions and drugs to be supplied by Hospital to County are set forth below:

Adenosine	3 mg / ml	2 ml single dose vial
Albuterol Sulfate Inhalation Solution	2.5 mg / 3 ml	3 ml single dose package
Amiodarone	50mg/ml 3ml	3ml vial
Aspirin 81 mg Chew Tabs	81mg	36 tabs/bottle
Atropine Sulfate Injection	1mg/ml	1ml vial
Atrovent	0.5mg/2.5ml	2.5ml - 30 UD Pack
Brilinta (Ticagrelor tablets)	90mg	100 UD pk
Calcium Chloride Injection	100 mg / ml	10 ml syringe
Charcoal Aqua (Insta-Char)	50G/240ml	Each
Dextrose Injection	50%	50 ml syringe
Diltiazem FT vial	5mg/ml	5ml
Diphenhydramine Hydrochloride Injection	50 mg / ml	1 ml vial
Dopamine Hydrochloride and 5% Dextrose	1600 mcg / ml	500 ml intravenous bag
Epinephrine Injection 1:10,000	0.1 mg / ml	10 ml syringe
Epinephrine Injection 1:1000	1 mg / ml	10 ml multiple dose vial
Furosemide Injection	10 mg / ml	4 ml single dose vial
Glucagon Injection	1 mg	Powder with dilutant
Heparin Injection	5,000un/ml	1 ml vial
InstaGlucose Gel	Glutose 15	3x31gm
Ketorolac	30 mg/ml	1 ml single dose vial
Labetalol Injection	5 mg/ml	20 ml multi-dose vial
Norepinephrine	4mg/4ml	4ML VIAL
Lidocaine Hydrochloride Injection	20 mg / ml	5 ml syringe
Lidocaine Hydrochloride and 5% Dextrose	2 g / 500 ml	500 ml intravenous bag
Magnesium Sulfate	5 g/10ml	10 ml vial
Methylprednisolone Sod. Succinate	125mg/2ml	2 ml Act-O-Vial
Naloxone Hydrochloride Injection	2mg / ml	2ml LL PFS
Nitroglycerin Tablets	0.4 mg	100 tablet bottles
Ondansetron Injection	2mg/ml 2ml vial	4mg/2ml vial
Sodium Bicarbonate Injection	1 mEq / ml	50 ml syringe
Sodium Chloride Saline Syringe	0.9%	10ml syringe
Sodium Chloride Injection (IV Solution)	0.9%	500 ml intravenous bag
Sodium Chloride Injection (IV Solution)	0.9%	1000 ml intravenous bag
Thiamin Hydrochloride Injection	100 mg / ml	2ml vial
Tylenol 160mg/5ml Children's Liquid	160mg/5ml	120ml bottle
Tranexamic acid (TXA)	1000 mg/10mL	10 mL vials

Dextrose 10%	10%	250ml intravenous bag
Decadron	10 mg / 1ml	1ML VIAL
Fentanyl	100mcg/2ml	50mcg/ml - 2ml
Morphine	10mg/ml	10mg/1ml
Versed	5mg/ml	5mg/1ml
Ativan	2mg/1ml	2mg/1ml vial
Ketamine	100mg/ml	500mg/5ml vial

IN WITNESS WHEREOF, said Parties have hereunto affixed their signatures and seals on the day, month, and year below. Bidder must print their company's full legal company name as it appears on their W-9 form below:

Print Hospital's Full Legal Name Below:

Northeast Georgia Medical Center, Inc.

By: _____

Print Name: John Kueven

Title: Chief Operation Officer

Sworn to and subscribed before me this

20th Day of December, 2024.

Notary Public: Marie Cash Garrison

Notary commission expires: 3/22/2027

[Locus Sigilli – Seal or Stamp]

MARIE CASH GARRISON
My Commission Expires
NOTARY PUBLIC
March 22, 2027
HALL COUNTY, GEORGIA

HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman
Hall County Board of Commission

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Sole-Source/Brand Justification

Request Submitted By

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

Request Details

Sole-Source: Any contract entered into without a competitive solicitation process, based on a justification that only one known source exits or that only one single supplier can fulfill the requirements of the County. **Sole-Brand: A purchasing situation in which only one brand of equipment/supply, etc. will meet the requirements of the County.**
Identify efforts made to locate other possible sources.
Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

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

Exclusive Capability: Justifying a Sole Source/Sole Brand

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

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

AGENDA ITEM

Human Resources

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 710/2024

SUBJECT: Approve the Employment Agreement for the Chief Deputy Clerk of Courts.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: DLJ

Recommendation:
Department recommends approval for this Employment Agreement.

Purpose of Request:
Purpose of this agenda item is to approve the Employment Agreement for the Chief Deputy Clerk of Courts.

History:

Facts and Issues:
Position serves as the Chief Deputy to the Clerk of Courts.

Options:

Funding Requested	$ 173,881.48
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
LJ	LJ	DA	TS

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:
Financial Supplement
Employment Agreement
Employment Cost Worksheet

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 710/2024

Funds Requested: $ 173,881.48

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	2180-CLERK OF COURT	511100-SALARIES	$57,500.00
2025	100-GENERAL FUND	2180-CLERK OF COURT	512200-FICA	$4,399.00
2025	100-GENERAL FUND	2180-CLERK OF COURT	512400-RETIREMENT	$8,050.00
2025	100-GENERAL FUND	2180-CLERK OF COURT	512100-HEALTH INSURANCE	$16,476.74
2025	100-GENERAL FUND	2180-CLERK OF COURT	512103-CONTRACT EE INSURANCE	$24.00
2025	100-GENERAL FUND	2180-CLERK OF COURT	512102-LIFE INSURANCE	$191.00
2026	100-GENERAL FUND	2180-CLERK OF COURT	511100-SALARIES	$57,500.00
2026	100-GENERAL FUND	2180-CLERK OF COURT	512200-FICA	$4,399.00
2026	100-GENERAL FUND	2180-CLERK OF COURT	512400-RETIREMENT	$8,050.00
2026	100-GENERAL FUND	2180-CLERK OF COURT	512100-HEALTH INSURANCE	$16,476.74
2026	100-GENERAL FUND	2180-CLERK OF COURT	512103-CONTRACT EE INSURANCE	$24.00
2026	100-GENERAL FUND	2180-CLERK OF COURT	512102-LIFE INSURANCE	$191.00
2025	100-GENERAL FUND	2180-CLERK OF COURT	523201-COMMUNICATIONS	$300.00
2026	100-GENERAL FUND	2180-CLERK OF COURT	523201-COMMUNICATIONS	$300.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

EMPLOYMENT AGREEMENT

Chief Deputy Clerk of Courts

THIS AGREEMENT made and entered into this 9th day of January 2025 by and between **HALL COUNTY, STATE OF GEORGIA**, hereinafter called "the County", as party of the first part, and **Michelle Meeks**, herein called "Employee", as party of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS the County desires to employ the services of said **Michelle Meeks** as the **Chief Deputy Clerk of Courts** of Hall County; and

WHEREAS, it is the desire of the governing board, hereafter called "Commission" to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, it is the desire of Hall County to secure and retain the services of said Employee and provide inducement for her to remain in such employment, and to make possible full work productivity by assuring said Employee's morale and peace of mind with respect to future security, and to provide a just means of terminating the Employee's services at such a time as desired by the Clerk of Courts, or his or her designee; and

WHEREAS the Employee desires to accept employment as **Chief Deputy Clerk of Courts**.

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

SECTION 1. Duties

The County hereby agrees to employ **Michelle Meeks** as **Chief Deputy Clerk of Courts**, to perform legally permissible functions and duties specified and assigned by the Clerk of Courts or his or her designee.

___ Initials

SECTION 2. **Term**

A. Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of the Clerk of Court to terminate the services of this Employee at any time, subject only to the provisions set forth in SECTION 3 of this agreement. The Employee understands that she serves at the pleasure of the Clerk of Court.

B. Nothing in the agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from her position with the County, subject to the provisions set forth in SECTION 3, Paragraphs B and C of this agreement.

C. Notwithstanding any other provision of the agreement, this agreement shall terminate automatically at the end of the present term of Mark Pettitt, the present Clerk of Court. At the termination of the Clerk of Court's present term, no severance shall be due the Chief Deputy Clerk of Courts.

SECTION 3. **Termination and Severance Pay**

A. In the event the Employee is terminated pursuant to Paragraph B hereof and the Employee is willing and able to perform the duties of the position under this agreement, upon execution of a Separation Agreement and General Release, the Employer agrees to pay the Employee a lump sum cash payment equal to three (3) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental, and vision insurance benefits during the three (3) month period immediately following the date of termination. Severance payment of three (3) months' salary shall not be paid to the Chief Deputy Clerk of Courts, upon the expiration of the term for Mark Pettitt, Clerk of Courts. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if

the County determines that the Employee has engaged in unprofessional and improper practice, other than negligence, and breach of public trust, including but not limited to illegal acts involving personal gain, or moral turpitude, the County shall be entitled to terminate the Employee immediately without any severance pay, or medical, dental and vision insurance continuation aside from COBRA.

B. In the event the Employer at any point during the term of this agreement reduces the salary or other financial benefits of the Employee in a greater percentage than reductions to all other employees of Employer, or if Employer refuses, following a written request to comply with any provision benefiting Employee herein; or the Employee resigns following a suggestion, whether formal or informal, by the County Administrator that she resign, then, in that event, Employee may, at his or her option, be deemed to be terminated at the date of such reduction or refusal to comply within the meaning and context of the herein severance pay provision.

C. In the event the Employee voluntarily resigns her position with the County as Chief Deputy Clerk of Court then the Employee shall give the County **thirty (30)** days written notice in advance, unless the parties otherwise agree. The provision for severance pay and continuation of employment benefits detailed in SECTION 3, Paragraph A shall not apply to a voluntary resignation.

SECTION 4. **Termination Due to Disability**

If the Employee is unable to perform her duties because of sickness, accident, injury, or mental incapacity, and no reasonable accommodations are available, the County shall have the option to terminate employment, subject to the severance pay requirements of SECTION 3, Paragraph A. However, the Employee shall be compensated for any accrued benefits, in accordance with current

policies.

SECTION 5. Salary

The County agrees to pay the Employee for her services rendered, pursuant hereto, an annual base salary of **$115,000**, payable in installments at the same time as other employees of the County are paid, except that the county may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the Clerk of Courts (or County Administrator as appropriate) and consideration for increases may be determined based upon the performance of the employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. Performance Evaluation

The Clerk of Courts, or his or her designee, shall review and evaluate the performance of Employee at least annually on the anniversary day of this agreement. Said review and evaluation shall be in accordance with criteria developed by the Clerk of Courts, or his or her designee, and Employee. Performance criteria may be added to or deleted from, as the Clerk of Courts or his or her designee may from time to time determine. Further, the Clerk of Courts, or his or her designee, shall provide the Employee with a written summary statement of the findings of the evaluation.

SECTION 7. Hours of Work

It is generally recognized that the position of Chief Deputy Clerk of Courts involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote his or her full time to the position described in this agreement. With the approval of the Clerk of Courts, or his or her designee, the Employee may engage in teaching, consulting, or other non-employer related activities as long as she does not interfere with the

execution of the duties of this position, or present a conflict of interest. Such consent must be obtained by advance approval, in writing, detailing the specifics of such activity.

SECTION 9. Political Activity

If the Employee announces as a candidate for any elective office during the duration of this contract, she will resign from Hall County employment immediately upon declaring candidacy as defined by state law unless she first obtains written approval from the Clerk of Courts or his or her designee. During the term of this contract, the Employee may not:

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

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

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

SECTION 10. Vehicle and Phone

When the Employee's duties require the use of an automobile during his or her term of employment, one will be provided by the Employer. A cellular phone dedicated solely for business usage may be provided by the Employer. In such case, the Employer shall be responsible for paying

for and maintaining regular monthly service. Should the Employee desire to use their personal cellular phone for business purposes, Employer shall reimburse the Employee the amount of $50 per month.

SECTION 11. Insurance Benefits

The County agrees to put in force and make premium payments for Medical, Dental, Vision, Short-Term Disability, and Life Insurance policies on behalf of the Employee and if so elected, eligible dependents, at a level of coverage available to other County employees. The Employee may choose not to cover her dependents.

SECTION 12. Retirement Benefits

Provided that contributions are being made by the County, if the Employee elects, Hall County agrees to contribute 8% of annual compensation as defined by the retirement plan in addition to Employer matching contributions made on contributions by the Employee as received by other County employees, into a defined contribution plan, except that the County may reduce or suspend this contribution at any time and for any duration as required due to a lack of financial resources. Retirement contributions shall not be made on any severance pay provided by the Employer, paid in accordance with Section 3.

SECTION 13. Paid Time Off (PTO) or Vacation and Sick Leave

As applicable, the County will provide for Paid Time Off (PTO) or vacation and sick leave in the same manner as the accruals currently received by other County Employees. In the event that the County changes or adopts a new program for all employees, such changes shall also apply to the Chief Deputy Clerk of Courts. Accrued PTO or vacation leave, whichever is applicable, shall be paid to Employee upon termination of employment.

SECTION 14. Dues, Subscriptions and Professional Development

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

B. The Clerk of Court agrees to pay the travel and subsistence expenses of the Employee for expenses related to maintenance of professional certifications, professional and official travel, meetings and occasions adequate to continue the professional development of the Employee and to adequately pursue necessary official and other functions for the department, not to exceed the budget and subject to prior approval by the Clerk of Courts or his or her designee.

SECTION 15. Indemnification

Subject to the provisions of the County's defense and indemnification policy, and based on the adherence with the terms of said policy by the Employee, the County shall defend, save harmless, and indemnify the Employee against any claim, demand, or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as Chief Deputy Clerk of Courts. According to the terms of said policy, the County or its insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County may agree to such settlement or the payment of a judgment with or without the express consent of the Employee.

SECTION 16. General Provisions

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

EMPLOYMENT AGREEMENT

Chief Deputy Clerk of Courts

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

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

D. This agreement will become effective on the 1st day of January, 2025 and shall continue thereafter unless or until the agreement is terminated by either party set forth herein.

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

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2025.

HALL COUNTY, GEORGIA

_____

Clerk of Courts

ATTEST:

_____

County Commission Clerk

_____

Employee

APPROVAL AS TO FORM

_____

County Attorney

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

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

REQUEST TYPE: NEW FULL-TIME POSITION

2180	Clerk of Courts
Department #	**Department Name**
Chief Deputy Clerk of Courts	
Requested Position Title	**Priority #**

ADDITIONAL PERSONNEL COST CALCULATION

New Position		Account	FY 2025	FY2026
$115,000.00	Salary Requested (use midpoint of paygrade)	511100	$57,500.00	$57,500.00
$0.00	Car Allowance	512902	$0.00	$0.00
8,798.00	Taxes	512200	$4,399.00	$4,399.00
16,100.00	Retirement	512400	$8,050.00	$8,050.00
32,508.48	Health	512100	$16,254.24	$16,254.24
48.00	Dental	512103	$24.00	$24.00
299.00	Life	512102	$149.50	$149.50
83.00	AD&D	512102	$41.50	$41.50
445.00	Short Term Disability	512100	$222.50	$222.50
$173,281.48	**Total Additional Personnel Costs**		$86,640.74	$86,640.74

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

Please note taxes, retirement, and benefits are all estimates based on the maximum potential cost. Should Employee desire to use personal cell phone for business purposes, there will be a $50 reimbursement per month.

PERSONNEL EQUIPMENT REQUEST (list all equipment required and estimated cost)

**Do not add these estimated costs to your department's operating budget. It is calculated separately by OMB.

EQUIPMENT DESCRIPTION (uniform, gun, fire safety suit, vehicle, computer, cell phone etc.)	ESTIMATED COST
	$ -
	$ -
	$ -

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 688/2024

SUBJECT: **5991 Swansey Road | Amend Conditions of Zoning |** on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 **| Proposed Use: 100-lot subdivision |** Commission District 1 **| Abernathy Engineering Group, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting. NOTE: Tabled at the October 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 9, 2025 Voting Meeting.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. Development shall not exceed 100 residential units or a density of 2.7 units per acre.
3. Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right-of-way (otherwise identified as the development's point along the Swansey Road right-of-way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development.
4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.
5. All conditions of zoning shall be made a part of any plat of the property.
6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."
7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property: "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
8. The final plat shall not be approved prior to the property having access to Hall County sewer.
9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67 and lots 1, 2, 3 and 4 will be provided.
10. Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null. The County shall be responsible for all eminent domain needed to acquire right-of-way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

Purpose of Request:

5991 Swansey Road | Amend Conditions of Zoning | on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision |** Commission District 1 | **Abernathy Engineering Group, 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
KE	BG	WLI	CR

Clerk
JR

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
2021 BOC Action Letter
Environmental Health Comments
GDOT Comments
Fire Comments
Public Works Comments
Public Comment - Opposition - Vera Shastel
Notice Sign Photo

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: October 21, 2024

Subject: **5991 Swansey Road | Amend Conditions of Zoning |** on a 38.45 ± acre tract **| Proposed Use: 100-lot subdivision | Abernathy Engineering Group, applicant**

The request before you is the request of Abernathy Engineering Group to amend conditions of zoning related to the improvement of Swansey Road for a 100-lot single-family residential subdivision. This item is located within Commission District 1.

At their August 5, 2024 meeting, the Hall County Planning Commission voted to recommend **approval with ten (10) conditions (3-1, Hunt opposed and Varner absent).**

Staff recommendation: **Approval, with conditions,** the proposed changes are consistent with previous approvals.

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. Development shall not exceed 100 residential units or a density of 2.7 units per acre.
3. Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right-of-way (otherwise identified as the development's point along the Swansey Road right-of-way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if

desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development.

4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.
5. All conditions of zoning shall be made a part of any plat of the property.
6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."
7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property:
   "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
8. The final plat shall not be approved prior to the property having access to Hall County sewer.
9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67 and lots 1, 2, 3 and 4 will be provided.
10. Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null. The County shall be responsible for all eminent domain needed to acquire right-of-way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Abernathy Engineering Group

Request ..... Use Subject to County Commission Approval | Amend Conditions of Planned Residential Development (PRD, 17.180.060)

Proposed Use ..... 100-lot single-family development

Size ..... 38.45± acres

Zoning ..... Planned Residential Development (PRD, 17.180.060)

Location ..... **5991 Swansey Road** | Tax Parcel 15048 000034

Commission District ..... One

Planning Commission Date ..... August 5, 2024

Staff Recommendation ..... **Approval, with conditions,** the proposed changes are consistent with previous approvals.

Record Number HZCU24-0026

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

Vote: 3-1 (Hunt opposed and Varner absent)

Planning Commission Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. Development shall not exceed 100 residential units or a density of 2.7 units per acre.
3. Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right-of-way (otherwise identified as the development's point along the Swansey Road right-of-way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County

standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development.

4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.

5. All conditions of zoning shall be made a part of any plat of the property.

6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."

7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property:
"Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."

8. The final plat shall not be approved prior to the property having access to Hall County sewer.

9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67 and lots 1, 2, 3 and 4 will be provided.

10. Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null. The County shall be responsible for all eminent domain needed to acquire right-of-way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

Excerpts from the minutes of the August 5, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Guy Abernathy, 2130 Misty Oaks Drive, Buford, presented the request. The applicant stated that the previously approved conditions from 2021 were vague and have caused difficulties with the developer and Hall County Engineering to determine what part of the road the developer is responsible for improving.

Public Forum:

Michael Shastel, 5961 Swansey Road, Flowery Branch, spoke in opposition. Concerns were cost of the road improvement to taxpayers, traffic, safety, and the dust created by the existing road.

James Basile, 3639 Buttercup Court, Flowery Branch, spoke in opposition. Concerns were density, traffic, and rental homes.

Rebuttal

The applicant explained the road improvement plans per the amended conditions, and stated that they were originally going to build on top of the existing roadbed but this was not approved by Hall County Engineering. Because of this, the construction costs went up and led to negotiations for the proposed $300,000 bond.

Planning Commission Comments:

Mr. Hunt questioned what the County Engineer wanted the applicant to pave the road with. The applicant stated that they were told to realign the road not just repave with asphalt where the roadbed was already located. Mr. Hunt questioned if the homes will be for sale before the County completes their portion of the road. The applicant stated that was correct.

Motion: A motion to approve, with conditions was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 3-1 (Hunt opposed and Varner absent)

Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.

2. Development shall not exceed 100 residential units or a density of 2.7 units per acre.

3. Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right-of-way (otherwise identified as the development's point along the Swansey Road right-of-way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development.

4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.

5. All conditions of zoning shall be made a part of any plat of the property.

6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."

7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property:
   "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."

8. The final plat shall not be approved prior to the property having access to Hall County sewer.

9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67 and lots 1, 2, 3 and 4 will be provided.

10. Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null. The County shall be responsible for all eminent domain needed to acquire right-of-way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

Staff Recommended Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.

2. Development shall not exceed 100 residential units or a density of 2.7 units per acre.

3. Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right-of-way (otherwise identified as the development's point along the Swansey Road right-of-way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development.

4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.

5. All conditions of zoning shall be made a part of any plat of the property.

6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."

7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property:

   "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."

8. The final plat shall not be approved prior to the property having access to Hall County sewer.

9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67 and lots 1, 2, 3 and 4 will be provided.

10. Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null. The County shall be responsible for all eminent domain needed to acquire right-of-way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road

between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

Summary Analysis

The applicant is requesting to amend the zoning conditions of a Planned Residential Development (PRD, 17.180.060). The request includes modifying two conditions related to the improvement of Swansey Road and addressed in Conditions #3 and #10 of the January 27, 2021 BOC approval.

The subject property was approved for rezoning from Agricultural Residential-III (AR-III, 17.110) to Planned Residential Development (PRD, 17.180.060) by the Hall County Board of Commissioners on January 27, 2021, for a 100-unit single-family residential development with an overall density of 2.7 dwelling units per acre subject to the following 10 conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. ~~No variances from §17.180 are granted as part of this request and any deviation found within the narrative or site plan is not approved.~~
2. Development shall not exceed 100 residential units or a density 2.7 units per acre.
3. Swansey Road shall be improved at the developer's expense to match the existing conditions of that improved area near the intersection of Friendship Road to the entrance of the subdivision.
4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.
5. All conditions of zoning shall be made a part of any plat of the property.
6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."
7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property:
   "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
8. The final plat shall not be approved prior to the property having access to Hall County sewer.
9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67 and lots 1, 2,3 and 4 will be provided.
10. The applicant shall work with reasonable diligence to obtain the necessary right-of-way from the adjoining property owners. The applicant shall construct the road within the existing right-of-way.

The applicant and county representatives have discussed modifications of Conditions #3 and #10. Proposed conditions between the developer, Aspen Holdings Atlanta, LLC and county legal counsel are as follows:

Proposed Condition # 3.

Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right-of-way (otherwise identified as the development's point along the Swansey Road right-of-way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development.

Proposed Condition # 10.

Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null. The County shall be responsible for all eminent domain needed to acquire right-of-way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

Per “Attachment 2” of the submitted narrative, dated June 17, 2024, the applicant is requesting additional language to Condition 10 as follows:

Applicant proposed language to be added to Condition # 10:

Developer shall have the discretion to pave the existing roadbed with a tar/gravel treatment mix from the end of existing pavement near Friendship Road up to the tie-in to the required TE-12 pavement section which will begin at the southernmost portion of the subject Aspen Holding project. This portion of the road (and all of Swansey Road) will be maintained by Hall County. The County will assist the developer in acquiring right-of-way should legitimate attempts by the developer to negotiate the purchase of right-of-way and/or slope easements bog down, as this road improvement benefits the overall traveling public.

County staff **DOES NOT** support the applicant’s proposed additional language for Condition #10.

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 and development of adjacent and nearby property; **The requested amendment to Condition #3 is consistent with the previous approval for the Planned Residential Development (PRD, 17.180.060) on January 27, 2021 by the county commission. However, Planning staff does not recommend the additional language to the amendment as proposed by the applicant, and only supports the amendment as stated in the recommended conditions.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The recommended amendments to the zoning conditions will not adversely affect the existing use or usability of adjacent and nearby property.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic use as currently zoned, Planned Residential Development (PRD, 17.180.060).**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **If approved, the recommended amendments to the zoning conditions are not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, etc.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The zoning designation has been established by previous board action with the original approval of the development. The recommended amendments to the zoning conditions do not significantly affect the designated future land use of the area.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Absent a market study, staff is unable to determine whether property values are diminished by the existing zoning restrictions.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. 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 subject parcel was rezoned from Agricultural Residential-III (AR-III, 17.110) to Planned Residential Development (PRD,** 17.180**) on January 27, 2021, for the purpose of developing a 100-lot single-family development.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The request is to amend zoning conditions of an existing Planned Residential Development (PRD, 17.180.060). Per the Official Code of Hall County, the Planned Development District (PRD, 17.180.060) is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 recommended amendments to the conditions would not be out of scale with the needs of the County as a whole.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The current zoning of the subject site supports the proposed use.**

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 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.**

17.380.050. - 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.**

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. **The proposed development will contain no more than 100 residential dwelling units; this is the threshold which requires a traffic study. The development met submission requirements at time of previous approval. The proposed amendments to the zoning conditions do not warrant a new traffic study as the number of units is not changing.**

Development Support and Constraints / Departmental Comments

Hall County Environmental Health
In an email dated June 28, 2024, Emily McGahee stated "No comment. Public Sewer."

Hall County Fire Marshal
In an email dated July 3, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. Water service provider not identified in the project narrative.
2. How will water be distributed to the development? Currently there is no water on Swansey Road.
3. Will the installation of public water occur during the Swansey Road improvements?
4. Development will require fire hydrants as required by Fire Code.
5. The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.
6. According to GIS property currently has a parcel warning tag.

Hall County Public Works and Utilities

In a memo dated July 5, 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 stream buffer and impervious setback from wrested vegetation not centerline of stream.

Show FEMA and Hall County studied Flood plains that are present on site.

Traffic:

Needs to be reviewed by legal.

Utilities

No comment.

Georgia Department of Transportation

In an email dated July 3, 2024, Veronica Chavers, D1TO Civil Engineer III, stated that GDOT coordination is not required.

Attachments:

Hall County Public Works & Utilities – Traffic Engineering Division – Standard TE-12

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)
Abernathy Engineering Group
PO BOX 1886
Buford, GA 30515

Phone 770-231-9013

Email Address guy@abernathyeng.com

Property Owner (Name & Mailing Address)
Leslie Ann Scales
7213 Brickey Lane
Knoxville, TN 37918

Phone 423-715-8002

Email Address

Proposed Single Family Residential PRD

Contact Person (Name & Mailing Address)
Guy Abernathy, Abernathy Engineering Group
PO BOX 1886
Buford, GA 30515

Phone 770.231.9013

Email Address Guy@abernathyeng.com

Status of Applicant
- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ■ Other

Requested Action
Existing Zoning: SFR ARIII
Rezone to: PRD
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15048 000034

Acreage 38.45+/-

Location Address 5991 Swansey Rd., Flowery Branch, GA 30542

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

Sign _____ Date: 6.7.24

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

HALL COUNTY

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Leslie Ann Scales

Address 37918 7213 Brickey Lane
Knoxville, TN Phone Number 423-715-8002

Name of applicant(s) Guy Abernathy, Abernathy Engineering Group, LLC

Address Buford, GA 30515 PO Box 1886 Phone Number 770-231-9013

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.

NC, HENDERSON

Signature of Owner(s)

Leslie Ann Scales

Personally appeared before me

LESLIE ANN SCALES

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

Notary Public

JUNE 5TH, 2024
Date

notary public
Michael A. Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 5.22.24

Applicant's/Owner's Name (Printed): _____

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

HALL COUNTY

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: Leslie Ann Scales **Date:** June 5, 2024

Applicant's/Owner's Name (Printed): Leslie Ann Scales

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

HALL COUNTY

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6/7/24

Applicant's/Owner's Name (Printed): MICHAEL COOPER

LETTER OF INTENT FORCHANGE IN CONDITIONS

Original Zoning Case Hearing Jan 11, 2021

Called Special Meeting Jan 27, 2021

Applicant/Owner: Aspen Holdings Atlanta, LLC
2430 Flint Creek Drive
Cumming, GA 30041

Project Location: 5991 Swansey Road
Flowery Branch GA

Description: Modification of Conditions 3 and 10 of the original Rezoning Letter dated February 4, 2021

Tax Parcel #: 15048 00034

Total Acreage: Approximately 40.85 acres

Proposed Density: 2.7 lots per acre (100 lots).

This Letter of Intent and Narrative is being submitted, as referenced above, for the proposes of modifying conditions 3 and 10 (see attached 2.4.21 letter from Hall County Board of Commissioners listing the approval of the rezoning with 10 enumerated conditions). The request before the Board of Commissioners is to approve the modifications to these two conditions, the matter which has been negotiated between developer's counsel and counsel representing Hall County. (Attachment 2 enumerates the new conditions, as approved by both parties).

There are no other modifications to the intended development. As noted above, the attached document between Aspen Holding and Hall County will bear out the agreement between the two, subject of course, to Board of Commissioners approval.

Abernathy Engineering Group, the applicant, on behalf of the owner (Leslie Ann Scales), and the contract purchaser/developer (Aspen Holdings Atlanta, LLC) respectfully requests the approval of the modifications requested to conditions 3 and 10 only.

S. Guy Abernathy, PE
Abernathy Engineering Group, LLC

Interpretation of Rezoning Conditions - (County Attorney Agreement Text)

"Attachment 2" to the Letter of Intent for Change in Conditions

5991 Swansey Rd., Flowery Branch, GA

June 17, 2024

Proposed Agreed Upon Conditions

1. The Developer would apply to the County's Planning and Development Department for a change in zoning as to conditions 3 and 10 from the County's February 4, 2021 zoning letter with the understanding that no conditions other than 3 and 10 will be amended.

2. Condition 3 will read: "Developer will improve and pave Swansey Road commencing from the southernmost point of its property where the property intersects with the Swansey Road right of way (otherwise identified as the development's point along the Swansey Road right of way nearest to Friendship Road). The paving of Swansey Road by the developer will continue north from said initial commencement point to a point just north of the northernmost aspect of the front entrance of its development as shown on the zoning plan approved on January 21, 2021, or farther north along Swansey Road if desired by the Developer. All such paving of Swansey Road will be completed prior to the approval of the final plat, shall be consistent with County standards (see Hall County Detail TE-12 attached hereto), and shall include a right turn deceleration lane on Swansey Road into the development."

3. Condition 10 will read: "Developer will post a bond or letter of credit in the amount of $300,000.00 in favor of the County from a creditor doing business and with an office in Hall County, Georgia for the design, realignment, and construction of the section of Swansey Road from the point where the asphalt paving currently ends beyond the intersection with Friendship Road (GDOT) to the proposed development's southern-most property corner along Swansey Road. The bond or letter of credit may be cashed in by the County once the County awards a contract for the design or construction of the road project to pave the above-referenced section of Swansey Road as described herein. The design

and/or construction of the road project shall be initiated no later than seven years from the date of the posting/issuance of the bond or letter of credit, and if design/construction has not been initiated within seven years, the bond or letter of credit shall be released and rendered null.

The County shall be responsible for all eminent domain needed to acquire right of way and/or easements to adhere to the County's TE-12 specifications as to paving Swansey Road between the paved section nearest to Friendship Road and the southernmost point of the development along Swansey Road.

Additional Clarifications/Additions to Conditions Sought by Applicant

Condition #10:

Add the following to the end of the first paragraph: Developer shall have the discretion to pave the existing road bed with a tar /gravel treatment mix from the end of existing pavement near Friendship road up to the tie-in to the required Te-12 pavement section which will begin at the southern most portion of the subject Aspen Holding project. This portion of the road (and all of Swansey Road) will be maintained by Hall County.

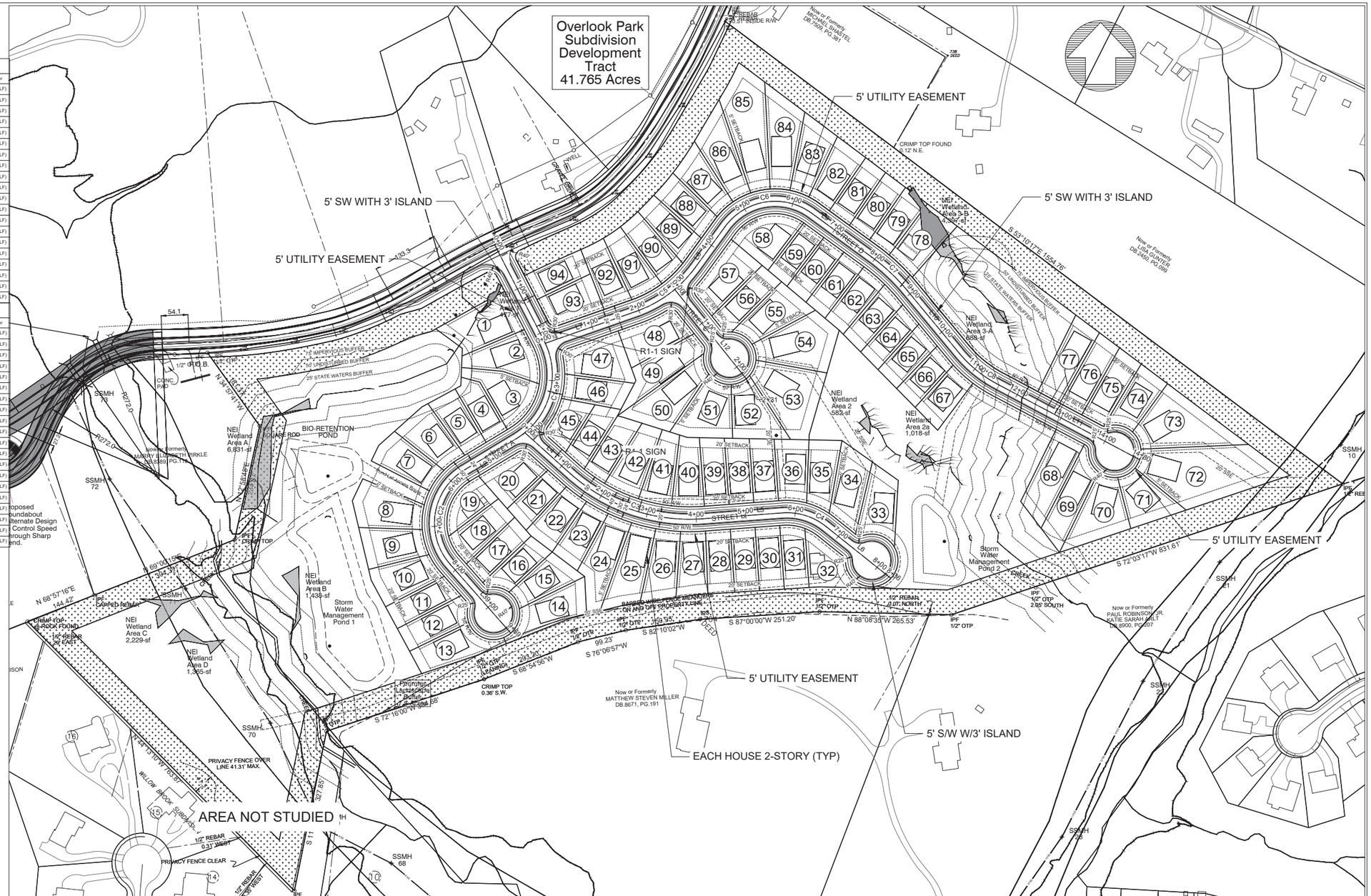
Add the following to the end of the second paragraph: The County will assist the developer in acquiring right-of-way should legitimate attempts by the developer to negotiate the purchase of right of way and /or slope easements bog down, as this road improvement benefits the overall traveling public.

Parcel Area Table			
Parcel #	Area	Area	Perimeter
1	11357.43 (S.F.)	0.26 (AC.)	463.03 (LF)
2	9497.12 (S.F.)	0.22 (AC.)	436.99 (LF)
3	9464.13 (S.F.)	0.22 (AC.)	446.61 (LF)
4	6282.82 (S.F.)	0.14 (AC.)	354.42 (LF)
5	7080.12 (S.F.)	0.16 (AC.)	364.89 (LF)
6	8791.67 (S.F.)	0.20 (AC.)	394.39 (LF)
7	8317.90 (S.F.)	0.19 (AC.)	386.71 (LF)
8	10271.50 (S.F.)	0.24 (AC.)	417.49 (LF)
9	8580.15 (S.F.)	0.20 (AC.)	393.28 (LF)
10	8732.14 (S.F.)	0.20 (AC.)	395.71 (LF)
11	6955.20 (S.F.)	0.16 (AC.)	379.75 (LF)
12	7619.43 (S.F.)	0.17 (AC.)	388.88 (LF)
13	9034.42 (S.F.)	0.21 (AC.)	464.29 (LF)
14	9563.44 (S.F.)	0.22 (AC.)	480.29 (LF)
15	7589.89 (S.F.)	0.17 (AC.)	388.41 (LF)
16	6576.41 (S.F.)	0.15 (AC.)	366.16 (LF)
17	6764.41 (S.F.)	0.16 (AC.)	370.68 (LF)
18	7696.62 (S.F.)	0.18 (AC.)	377.68 (LF)
19	6142.56 (S.F.)	0.14 (AC.)	334.14 (LF)
20	8244.59 (S.F.)	0.19 (AC.)	369.10 (LF)

Parcel Area Table			
Parcel #	Area	Area	Perimeter
41	7634.58 (S.F.)	0.18 (AC.)	395.85 (LF)
42	8573.59 (S.F.)	0.20 (AC.)	408.46 (LF)
43	6784.87 (S.F.)	0.16 (AC.)	371.59 (LF)
44	6368.60 (S.F.)	0.15 (AC.)	357.64 (LF)
45	5646.52 (S.F.)	0.13 (AC.)	314.81 (LF)
46	6946.48 (S.F.)	0.16 (AC.)	373.12 (LF)
47	10046.77 (S.F.)	0.23 (AC.)	416.86 (LF)
48	9324.85 (S.F.)	0.21 (AC.)	408.55 (LF)
49	9215.08 (S.F.)	0.21 (AC.)	513.59 (LF)
50	11455.51 (S.F.)	0.26 (AC.)	509.25 (LF)
51	10589.79 (S.F.)	0.24 (AC.)	429.66 (LF)
52	9357.30 (S.F.)	0.21 (AC.)	420.90 (LF)
53	14941.37 (S.F.)	0.34 (AC.)	509.60 (LF)
54	13554.77 (S.F.)	0.31 (AC.)	476.05 (LF)
55	9163.52 (S.F.)	0.21 (AC.)	427.21 (LF)
56	7530.58 (S.F.)	0.17 (AC.)	392.43 (LF)
57	9751.33 (S.F.)	0.22 (AC.)	415.82 (LF)
58	9233.81 (S.F.)	0.21 (AC.)	385.60 (LF)
59	6075.89 (S.F.)	0.14 (AC.)	343.10 (LF)
60	6248.00 (S.F.)	0.14 (AC.)	349.99 (LF)

Parcel Area Table			
Parcel #	Area	Area	Perimeter
61	6420.12 (S.F.)	0.15 (AC.)	356.88 (LF)
62	6783.91 (S.F.)	0.16 (AC.)	364.89 (LF)
63	6756.28 (S.F.)	0.16 (AC.)	363.35 (LF)
64	6282.06 (S.F.)	0.14 (AC.)	351.93 (LF)
65	6676.80 (S.F.)	0.15 (AC.)	352.90 (LF)
66	6003.57 (S.F.)	0.14 (AC.)	336.58 (LF)
67	6840.77 (S.F.)	0.16 (AC.)	351.86 (LF)
68	11035.70 (S.F.)	0.25 (AC.)	484.33 (LF)
69	9657.11 (S.F.)	0.22 (AC.)	497.13 (LF)
70	11493.16 (S.F.)	0.26 (AC.)	479.26 (LF)
71	8597.37 (S.F.)	0.20 (AC.)	398.17 (LF)
72	25564.23 (S.F.)	0.59 (AC.)	716.19 (LF)
73	15994.56 (S.F.)	0.37 (AC.)	580.89 (LF)
74	7746.03 (S.F.)	0.18 (AC.)	394.72 (LF)
75	7881.28 (S.F.)	0.18 (AC.)	406.61 (LF)
76	7962.04 (S.F.)	0.18 (AC.)	418.75 (LF)
77	9108.25 (S.F.)	0.21 (AC.)	444.62 (LF)
78	9216.25 (S.F.)	0.21 (AC.)	405.76 (LF)
79	6740.12 (S.F.)	0.15 (AC.)	362.21 (LF)
80	6439.35 (S.F.)	0.15 (AC.)	357.64 (LF)

Parcel Area Table			
Parcel #	Area	Area	Perimeter
81	6470.50 (S.F.)	0.15 (AC.)	358.88 (LF)
82	7906.30 (S.F.)	0.18 (AC.)	385.67 (LF)
83	8580.26 (S.F.)	0.20 (AC.)	417.89 (LF)
84	11551.50 (S.F.)	0.27 (AC.)	517.99 (LF)
85	16656.57 (S.F.)	0.38 (AC.)	604.46 (LF)
86	10204.52 (S.F.)	0.23 (AC.)	481.40 (LF)
87	7767.93 (S.F.)	0.18 (AC.)	391.40 (LF)
88	7104.69 (S.F.)	0.16 (AC.)	367.09 (LF)
89	7211.30 (S.F.)	0.17 (AC.)	376.22 (LF)
90	7425.49 (S.F.)	0.17 (AC.)	386.11 (LF)
91	7706.93 (S.F.)	0.18 (AC.)	388.80 (LF)
92	7280.36 (S.F.)	0.17 (AC.)	376.34 (LF)
93	8133.42 (S.F.)	0.19 (AC.)	368.26 (LF)
94	6584.36 (S.F.)	0.15 (AC.)	351.43 (LF)


Overlook Park Subdivision Development Tract 41.765 Acres
5' UTILITY EASEMENT
5' SW WITH 3' ISLAND
STREET A
STREET B
STREET C
STREET D
STREET E
R1-1 SIGN
R8-3a SIGN
NEI Wetland Area A 6,831-sf
NEI Wetland Area B 1,438-sf
NEI Wetland Area C 2,229-sf
NEI Wetland Area D 1,365-sf
NEI Wetland Area 1 477-sf
NEI Wetland Area 2 582-sf
NEI Wetland Area 2a 1,018-sf
NEI Wetland Area 3-A 688-sf
NEI Wetland Area 3-B 2,562-sf
BIO-RETENTION POND
Storm Water Management Pond 1
Storm Water Management Pond 2
75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
25' STATE WATERS BUFFER
AREA NOT STUDIED
EACH HOUSE 2-STORY (TYP)
5' S/W W/3' ISLAND
PRIVACY FENCE OVER LINE 41.31' MAX.
PRIVACY FENCE CLEAR
WILLOW BROOK SUBDIVISION
Now or Formerly MARY ELIZABETH PIRKLE DB.8589, PG.119
Now or Formerly MICHAEL SHASTEL DB.7656, PG.391
Now or Formerly LISA GARNER DB.2406, PG.089
Now or Formerly MATTHEW STEVEN MILLER DB.8671, PG.191
Now or Formerly PAUL ROBINSON JR. KATIE SARAH WOLF DB.8900, PG.207
Proposed Roundabout Alternate Design Control Speed through Sharp end.
SSMH 72
SSMH 70
SSMH 68
SSMH 10
SSMH 11
SSMH 12
SSMH 13
SSMH 14
SSMH 15
SSMH 16
SSMH 17
SSMH 18
SSMH 19
SSMH 20
SSMH 21
SSMH 22
SSMH 23
SSMH 24
SSMH 25
SSMH 26
SSMH 27
SSMH 28
SSMH 29
SSMH 30
SSMH 31
SSMH 32
SSMH 33
SSMH 34
SSMH 35
SSMH 36
SSMH 37
SSMH 38
SSMH 39
SSMH 40
SSMH 41
SSMH 42
SSMH 43
SSMH 44
SSMH 45
SSMH 46
SSMH 47
SSMH 48
SSMH 49
SSMH 50
SSMH 51
SSMH 52
SSMH 53
SSMH 54
SSMH 55
SSMH 56
SSMH 57
SSMH 58
SSMH 59
SSMH 60
SSMH 61
SSMH 62
SSMH 63
SSMH 64
SSMH 65
SSMH 66
SSMH 67
SSMH 69
SSMH 71
SSMH 73
SSMH 74
SSMH 75
SSMH 76
SSMH 77
SSMH 78
SSMH 79
SSMH 80
SSMH 81
SSMH 82
SSMH 83
SSMH 84
SSMH 85
SSMH 86
SSMH 87
SSMH 88
SSMH 89
SSMH 90
SSMH 91
SSMH 92
SSMH 93
SSMH 94
CRIMP TOP FOUND 1/2' N.E.
CRIMP TOP 0.36' S.W.
1/2" REBAR 0.07' NORTH
1/2" REBAR 0.31' WEST
1/2" REBAR 0.39' WEST
IPF 1/2" OTP
IPF 1/2" OTP 2.85' SOUTH
IPF 1/2" OTP 0.59' WEST
IPF 1/2" OTP 0.39' SOUTH
IPF 1/2" OTP 0.39' NORTH
IPF 1/2" OTP 0.59' EAST

0 60 120 180 240

Scale: 1-inch = 60-ft

Swansey Road Overlook Park Pavement Improvement Exhibit

Hall County, Georgia
Friendship G.M.D.

Existing Swansey Road. (+/- 22-ft / Width Varies) Gravel Road Bed

Proposed Construction Centerline

Existing CL of Gravel Road Bed Centerline

End Pavement Sta 7+50

Pavement Sta 7+00

Pavement Sta 6+00

Pavement Sta 5+00

Pavement Sta 4+00

Pavement Sta 3+00

Pavement Sta 2+00

Pavement Sta 1+00

Begin Pavement Sta 0+00

NW R/W Line (Approximate Location) 30-ft From Construction CL

SE R/W Line (Approximate Location) 27-ft From Construction CL

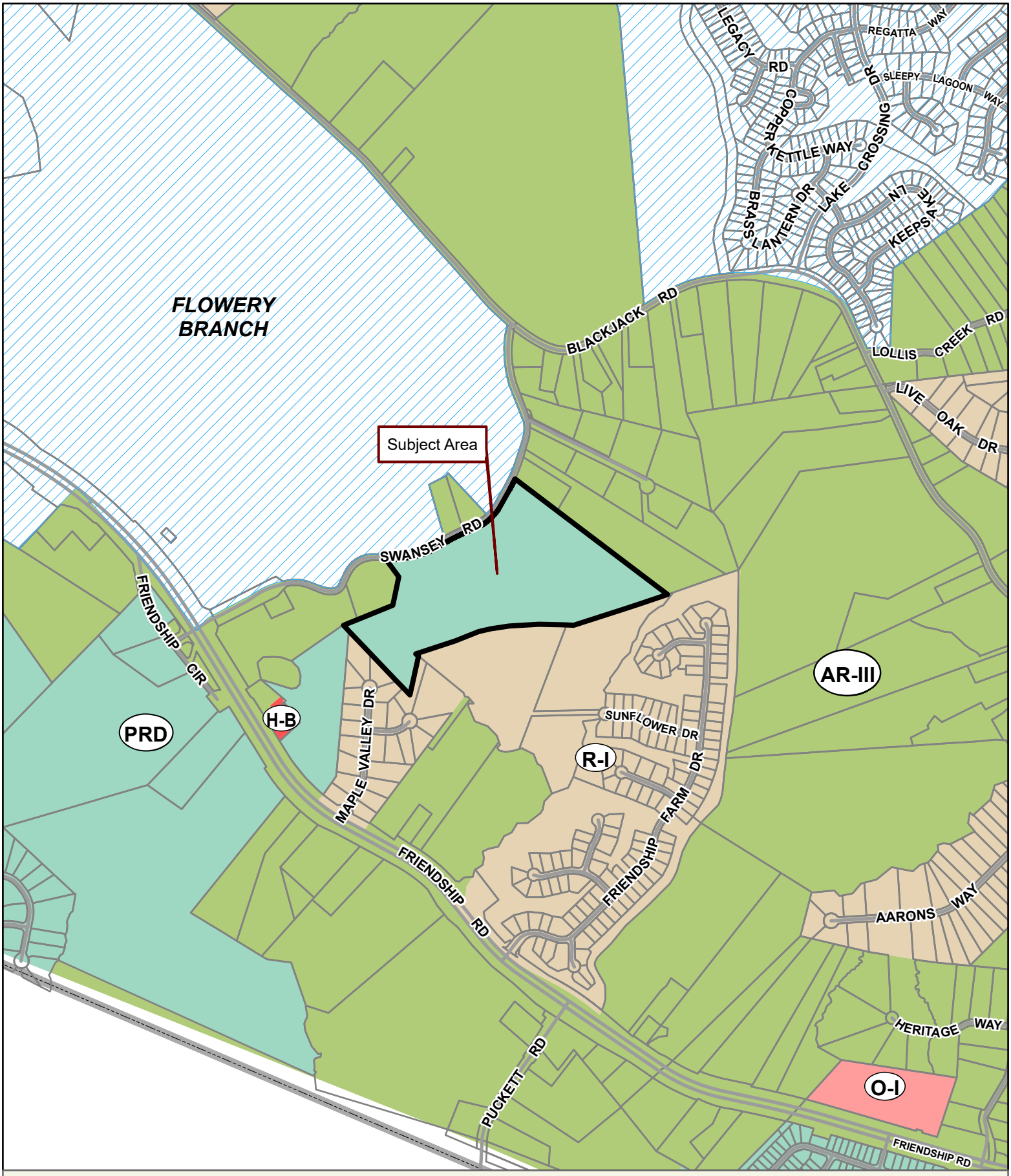
30.0
10.0
10.0
12.0
22.0
29.0
39.0
12.0
150.0
50.0
10.0
30.0
27.0
R40.0
R35.0
30.0
27.0

IPF
1/2" OTP

N 34°57'41"W
181.37'

IPF
SQUARE ROD

1
2
3
4
5
6
7
93
94
48
47
46
45

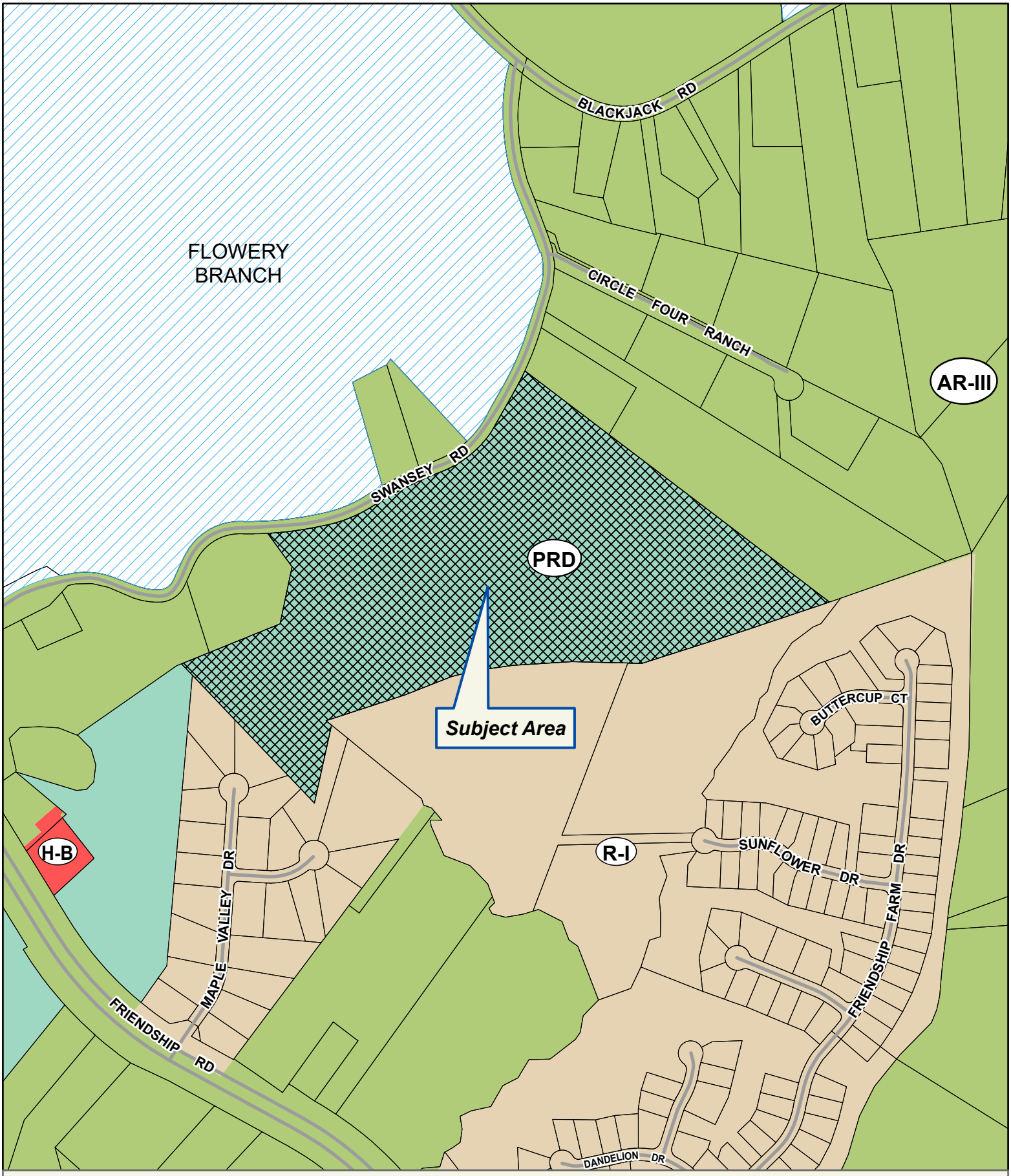


Applicant: ABERNATHY ENGINEERING GROUP
Tax Parcel #: 15048 000034
Location: 5991 SWANSEY ROAD, FLOWERY BRANCH, GA 30542
Commission District 1 **PC Mtg. Date: 08/05/2024**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

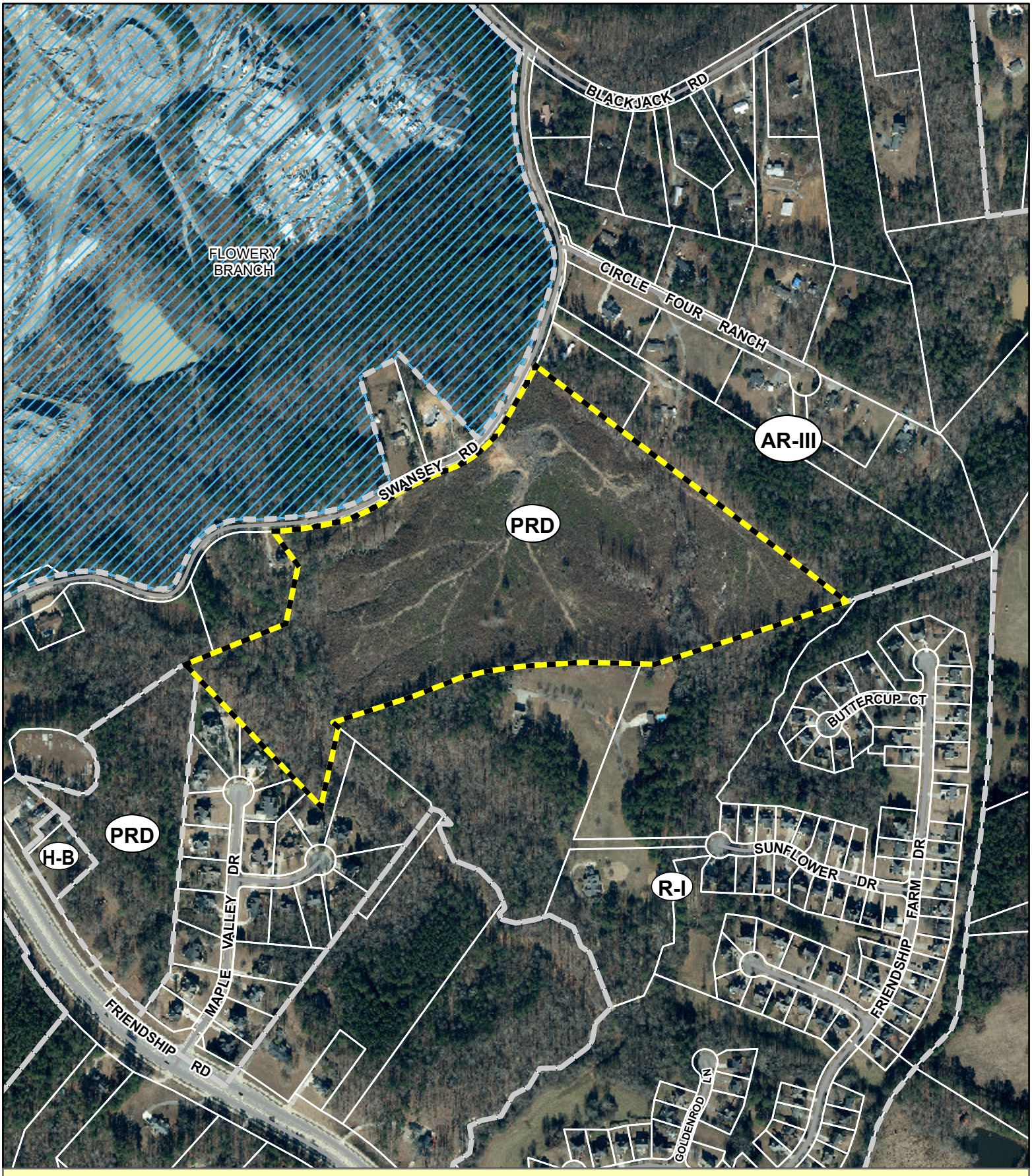


Applicant: ABERNATHY ENGINEERING GROUP
Tax Parcel #: 15048 000034
Location: 5991 SWANSEY ROAD, FLOWERY BRANCH, GA 30542
Commission District 1 **PC Mtg. Date: 08/05/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: ABERNATHY ENGINEERING GROUP
Tax Parcel #: 15048 000034
Location: 5991 SWANSEY ROAD, FLOWERY BRANCH, GA 30542
Commission District 1 **PC Mtg. Date: 08/05/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government

BOARD OF COMMISSIONERS

February 4, 2021

Aspen Holdings Atlanta, LLC
2430 Flint Creek Drive
Cumming, GA 30041

Re: Application to Rezone

To Whom It May Concern:

Please be advised that in a Special Called Meeting on January 27, 2021, the Hall County Board of Commissioners voted to approve the following item with the listed conditions:

- Application of Aspen Holdings Atlanta, LLC to rezone from Agricultural Residential (AR-III) to Planned Residential Development (PRD) on a 40.85± acre tract located on the south side of Swansey Road approximately 479 feet from its intersection with Circle Four Ranch; a.k.a. 5991 Swansey Road; Zoned AR-III; Tax Parcel 15048 000034. Proposed Use: 100 lot subdivision. Commission District 1.
  Conditions:
  1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. ~~No variances from §17.180 are granted as part of this request and any deviation found within the narrative or site plan is not approved.~~
  2. Development shall not exceed 100 residential units or a density 2.7 units per acre.
  3. Swansey Road shall be improved at the developer's expense to match the existing conditions of that improved area near the intersection of Friendship Road to the entrance of the subdivision.
  4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.
  5. All conditions of zoning shall be made a part of any plat of the property.

6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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 suchpractices."
7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property: "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
8. The final plat shall not be approved prior to the property having access to Hall Countysewer.
9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65,66, 67, and lots 1, 2, 3 and 4 will be provided
10. The applicant shall work with reasonable diligence to obtain the necessary right-of-way from the adjoining property owners. The applicant shall construct the road within the existing right-of-way.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Sarah McQuade, Director of Planning & Development

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, June 28, 2024 10:26 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 8.5.24

Please find Environmental Health comments below:

Item 1, 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 2A,B,C, 1954 Mountain View Road, Matheny: Must meet all residential permitting requirements.

Item 3A,B, 3193 Wallace Road, Del Toro: Must meet all residential permitting requirements.

Item 4A,B,C, 5248 Byers Road, Villeda: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 5, 3117 Athens Hwy, Agile Cold Storage: No comment.

Item 6, 5820 McEver Road, Nabeel: If public sewer not available, development must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 7, 2052 Spring Road, Ruelas: No comment. Public sewer.

Item 8A,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.

Item 9, 4518/4520 Cagle Road, Rochester: If public sewer not available, development must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. 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.

Item 10, 5991 Swansey Road, Abernathy: No comment. Public sewer

Emily McGahee
Hall County Environmental Health
Hall County Government Center

2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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: Wednesday, July 3, 2024 1:56 PM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for August 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.

See responses in red, below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, June 27, 2024 10:48 AM
Subject: Tentative Planning Agenda for August 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 morning –

Here is the Tentative Agenda and Maps for the **Monday, August 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, July 5th.** Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – July 15, 2024

OLD BUSINESS

1. **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** Access on SR 323 will require GDOT coordination.

NEW BUSINESS

2. **(A) 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 Mountain View Road at its intersection with Memorial Park Place | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | **Randy L. Matheny, applicant** No GDOT coordination required

(B) 1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Mountain View Road | on a 0.37± acre tract located on the east side of Mountain View Road at its intersection with Memorial Park Place | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | **Randy L. Matheny, applicant** No GDOT coordination required
(C) 1954 Mountain View Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.37± acre tract located on the east side of Mountain View Road at its intersection with Memorial Park Place | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | **Randy L. Matheny, applicant** No GDOT coordination required

3. **(A) 3193 Wallace Road | Variance |** 17.240.010. to reduce the front yard setback | on a 0.49± acre tract located on the east side of Wallace Road at its intersection with Baker Road | Zoned AR-IV; Tax Parcel 15024 000058 | **Proposed Use: Single-family residence |** * Commission District 3 | **Julia Del Toro, applicant**
(B) 3193 Wallace Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.49± acre tract located on the east side of Wallace Road at its intersection with Baker Road | Zoned AR-IV; Tax Parcel 15024 000058 | **Proposed Use: Single-family residence |** * Commission District 3 | **Julia Del Toro, applicant** No GDOT coordination required

4. **(A) 5248 Byers Road | Variance |** 17.240.010. to reduce the right side yard setback | on a 0.61± acre tract located west side of Byers Road, approximately 941 feet from its intersection with Flat Creek Road | Zoned AR-III; Tax Parcel 08077 001017 | **Proposed Use: Detached garage |** * Commission District 2 | **Hector J & Teresa Villeda, applicant** No GDOT coordination required
(B) 5248 Byers Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.61± acre tract located west side of Byers Road, approximately 941 feet from its intersection with Flat Creek Road | Zoned AR-III; Tax Parcel 08077 001017 | **Proposed Use: Detached garage |** * Commission District 2 | **Hector J & Teresa Villeda, applicant** No GDOT coordination required
(C) 5248 Byers Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.61± acre tract located west side of Byers Road, approximately 941 feet from its intersection with Flat Creek Road | Zoned AR-III; Tax Parcel 08077 001017 | **Proposed Use: Single-family residence |** * Commission District 2 | **Hector J & Teresa Villeda, applicant** No GDOT coordination required

5. **3117 Athens Highway | Variance |** 17.420.060. to allow for additional wall signs | on a 34.52± acre tract located on the north side of Athens Highway (GA-129) at its intersection with Roy Parks Road | Zoned I-I (GCOD); Tax Parcel 15024 000036 | **Purpose: Wall sign** | * Commission District 3 | **Agile Cold Storage c/o John Blan, applicant** No GDOT coordination required

6. **5820 McEver Road | Amend Conditions of Zoning** | on a 3.57± acre tract located on the west side of McEver Road at its intersection with Lights Ferry Road | Zoned H-B, Tax Parcel 08119 000003 | **Proposed Use: Gas station and convience store** | ** Commission District 2 | **Nabeel Group of Companies, Inc, applicant** No GDOT coordination required

7. **2052 Spring Road | Reestablishment of a Nonconforming Use** | on a 0.19± acre tract located on the north side of Spring Road, approximately 237 feet from its intersection with Skelton Road | Zoned H-B, Tax Parcel 00122 002010 | **Proposed Use: Single-family residence** | ** Commission District 4 | **Ashley Xitlaly Ruelas, applicant** No GDOT coordination required

8. **(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 side 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
(B) 5181 Dudley Hill Road | Use Subject to County Commission Approval | 17.70.040 for a subdivision | on a 47.61± acre tract located on the west side 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
(C) 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 side 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

9. **(A) 4518 & 4520 Cagle Road | Rezone** | from Agricultural Residential III (AR-III) to Light Industrial (I-I) & Gateway Corridors Overlay District (GCOD) | on a 16.61± combined tract located on the west side of Cornelia Highway, approximately 870 feet from its intersection with Cagle Road | Zoned AR-IV, Tax Parcel 15007 000030 & 15007 000031 | **Proposed Use: Permitted uses in light industrial zoning district** | ** Commission District 3 | **Rochester|DCCM, applicant** Access on SR 365 will require GDOT coordination.
10. **(B) 4518 & 4520 Cagle Road | Use Subject to County Commission** | 17.420.050 for outdoor storage within GCOD | on a 16.61± combined tract located on the west side of Cornelia Highway, approximately 870 feet from its intersection with Cagle Road | Zoned AR-IV, Tax Parcel 15007 000030 & 15007 000031 | **Proposed Use: Outdoor storage** | ** Commission District 3 | **Rochester|DCCM, applicant** Access on SR 365 will require GDOT coordination.

5991 Swansey Road | Amend Conditions of Zoning | on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision** | ** Commission District 1 | **Abernathy Engineering Group, 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, September 12, 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, September 12, 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

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, July 3, 2024 8:31 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Michael Vieira (Fire Services); Bryan Cash (Fire Services); Jerry Smith (Fire Services)
Subject: Fire Comments

Monday, August 5, 2024 Hall County Planning Commission Meeting.

1. **5991 Swansey Road | Amend Conditions of Zoning** | on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision** | ** Commission District 1 | **Abernathy Engineering Group, applicant**

   Hall County Fire Comments:
   1) Water service provider not identified in the project narrative.
   2) How will water be distributed to the development ? Currently there is no water on Swansey Road.
   3) Will the installation of public water occur during the Swansey road improvements ?
   4) Development will require fire hydrants as required by Fire Code.
   5) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.
   6) According to GIS property currently has a parcel warning tag.

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Randi Doveton, Director of Planning and Development

From: Bill Nash, Director of Public Works and Utilities

Date: July 5, 2024

Subject: August 5, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the August 5, 2024 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **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 stream buffer and impervious setback from wrested vegetation not centerline of stream
   Show FEMA and Hall County studied Flood plains that are present on site.
   b. **Traffic:** GA DOT driveway permit required
   c. **Utilities**: NO sanitary sewer in area.

NEW BUSINESS

2. **(A) 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 Mountain View Road at its intersection with Memorial Park Place | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | **Randy L. Matheny, applicant**
   (B) 1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Mountain View Road | on a 0.37± acre tract located on the east side of Mountain View Road at its intersection with Memorial Park Place | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | **Randy L. Matheny, applicant**
   (C) 1954 Mountain View Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.37± acre tract located on the east side of Mountain View Road at its intersection with Memorial Park Place | 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.

3. **(A) 3193 Wallace Road | Variance |** 17.240.010. to reduce the front yard setback | on a 0.49± acre tract located on the east side of Wallace Road at its intersection with Baker Road | Zoned AR-IV; Tax Parcel 15024 000058 | **Proposed Use: Single-family residence |** * Commission District 3 | **Julia Del Toro, applicant**
(B) 3193 Wallace Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.49± acre tract located on the east side of Wallace Road at its intersection with Baker Road | Zoned AR-IV; Tax Parcel 15024 000058 | **Proposed Use: Single-family residence |** * Commission District 3 | **Julia Del Toro, applicant**

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

4. **(A) 5248 Byers Road | Variance |** 17.240.010. to reduce the right side yard setback | on a 0.61± acre tract located west side of Byers Road, approximately 941 feet from its intersection with Flat Creek Road | Zoned AR-III; Tax Parcel 08077 001017 | **Proposed Use: Detached garage |** * Commission District 2 | **Hector J & Teresa Villeda, applicant**
(B) 5248 Byers Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.61± acre tract located west side of Byers Road, approximately 941 feet from its intersection with Flat Creek Road | Zoned AR-III; Tax Parcel 08077 001017 | **Proposed Use: Detached garage |** * Commission District 2 | **Hector J & Teresa Villeda, applicant**
(C) 5248 Byers Road | Variance | 17.240.010. to reduce the rear yard setback | on a 0.61± acre tract located west side of Byers Road, approximately 941 feet from its intersection with Flat Creek Road | Zoned AR-III; Tax Parcel 08077 001017 | **Proposed Use: Single-family residence |** * Commission District 2 | **Hector J & Teresa Villeda, applicant**

a. **Engineering:** Drainage easement may be changed, but must enter and exit in the place as the final plat PB:40 PG:242.
b. **Traffic:** No comment.
c. **Utilities**: No comment.

5. **3117 Athens Highway | Variance |** 17.420.060. to allow for additional wall signs | on a 34.52± acre tract located on the north side of Athens Highway (GA-129) at its intersection with Roy Parks Road | Zoned I-I (GCOD); Tax Parcel 15024 000036 | **Purpose: Wall sign |** * Commission District 3 | **Agile Cold Storage c/o John Blan, applicant**

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

6. **5820 McEver Road | Amend Conditions of Zoning** | on a 3.57± acre tract located on the west side of McEver Road at its intersection with Lights Ferry Road | Zoned H-B, Tax Parcel 08119 000003 | **Proposed Use: Gas station and convience store** | ** Commission District 2 | **Nabeel Group of Companies, 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.
   b. **Traffic:** Driveway to be reviewed during plan review
   c. **Utilities**: No Hall County sewer in area.

7. **2052 Spring Road | Reestablishment of a Nonconforming Use** | on a 0.19± acre tract located on the north side of Spring Road, approximately 237 feet from its intersection with Skelton Road | Zoned H-B, Tax Parcel 00122 002010 | **Proposed Use: Single-family residence** | ** Commission District 4 | **Ashley Xitlaly Ruelas, applicant**

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

8. **(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 side 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:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
      As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
      Show FEMA and Hall County studied Flood plains that are present on site.
   b. **Traffic:** Provide sight distance for each drive
      Common access drive will need to meet County standards and go through the development review process.
   c. **Utilities**: No comment.

9. **(A) 4518 & 4520 Cagle Road | Rezone** | from Agricultural Residential III (AR-III) to Light Industrial (I-I) & Gateway Corridors Overlay District (GCOD) | on a 16.61± combined tract located on the west side of Cornelia Highway, approximately 870 feet from its intersection with Cagle Road | Zoned AR-IV, Tax Parcel 15007 000030 & 15007 000031 | **Proposed Use: Permitted uses in light industrial zoning district** | ** Commission District 3 | **Rochester|DCCM, applicant**
   (B) 4518 & 4520 Cagle Road | Use Subject to County Commission | 17.420.050 for outdoor storage within GCOD | on a 16.61± combined tract located on the west side of Cornelia Highway, approximately 870 feet from its intersection with Cagle Road | Zoned AR-IV, Tax Parcel 15007 000030 & 15007 000031 | **Proposed Use: Outdoor storage** | ** Commission District 3 | **Rochester|DCCM, applicant**

a. **Engineering:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream
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:** GA DOT permit required
c. **Utilities**: Sanitary sewer on SR 365

10. **5991 Swansey Road | Amend Conditions of Zoning** | on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision** | ** Commission District 1 | **Abernathy Engineering Group, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Show FEMA and Hall County studied Flood plains that are present on site.
b. **Traffic:** Needs to be reviewed by legal
c. **Utilities**: No comment.

Print

Board of Commissioners Work Session Comments - Sept. 9, 2024 - Submission #99797

Date Submitted: 9/8/2024

Comments completed in the form below will be submitted into the record for the Sept. 9, 2024 Work Session of the Hall County Board of Commissioners.

First Name*

Vera

Last Name*

Shastel

Address1*

5961 Swansey Rd

Address2

City*

Flowery Branch

State*

GA

Zip*

30542

Your Comments*

why on earth are you allowing a subdivision above county standards? This road can NOT handle this kind of traffic on a gravel road. Building 100 homes on a small piece of land makes this area more congested. Why not build 20 or 30 homes? Most travelers coming through here are speeding 50mph as if this is a racetrack. Please add speed bumps to this road, so I don't have to worry about my kids getting hit by random cars speeding with no limits.

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.

Follow-up Communication

vshastel@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ABERNATHY ENGINEERING GROUP
REQUEST: AMEND CONDITIONS OF PRD ZONING FOR 100-LOT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: AUG 05, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 09, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Dec 16, 2024 11:01:07
4229 Friendship Road
Buford
Hall County
Georgia

ONING NOTICE
PPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
HE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
ICANT: ABERNATHY ENGINEERING GROUP
EST: AMEND CONDITIONS OF PRD ZONING FOR
-LOT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
te: AUG 05, 2024
me: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 09, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Dec 16, 2024 11:03:13
6000 Swansey Road
Flowery Branch
Hall County
Georgia

AGENDA ITEM

Planning & Zoning

REPORT TO:	**Work Session (01/06/25)**
REPORT TO:	**Voting Meeting (01/09/25)**
ITEM NO:	700/2024
SUBJECT:	**4163 Cleveland Highway | Use Subject to County Commission Approval |** on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | Commission District 3 | **Ramon Carrillo Jr., applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated November 14, 2024, and as described in the updated project narrative dated November 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The maximum square footage of the show room shall not exceed five thousand (5,000) square feet in size and the shop shall not exceed eight thousand (8,000) square feet in size.
2. Subdivision of the property shall be subject to the plat review process.
3. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
4. The new office and shop buildings shall comply with the architectural standards of the Gateway Corridors Overlay District and are subject to approval by the Director of Planning and Zoning or their designee.
5. All maintenance and repair of vehicles shall be conducted within the shop building. No outside storage of any equipment or materials is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles for rental purposes shall be allowed on the property.
6. There shall be a 25 foot wide transitional buffer adjacent to the northern and western property lines.
7. Signage shall comply with Gateway Corridors Overlay District standards and is subject to the approval of the Director of Planning and Zoning or their designee.
8. 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 Unified Development 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.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
10. The 10 foot front landscape strip shall be exempt from the shade tree requirement with final review and approval subject to the Director of Planning and Zoning or their designee.
11. Roll-up doors must not be installed on the front of any building or any building facing US Highway 129.
12. 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."
13. Gravel shall not be permitted as a paving surface material within the Gateway Corridors Overlay District. All parking areas and driveways within the development shall be paved with asphalt or concrete including other pervious paving materials subject to the final review and approval by the Director of Planning and Zoning or their designee.
14. Although fencing is not required, if the applicant chooses to install a fence, the fencing along Cleveland Highway must contain brick or stone columns every 50 feet as well as ornamental or wrought iron fencing. All other fencing along the side and rear property lines must be vinyl-coated chain link fencing, 6 feet in height.
15. The hours of operation shall be Monday through Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 6:00 pm.

Purpose of Request:

4163 Cleveland Highway | Use Subject to County Commission Approval | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | Commission District 3 | **Ramon Carrillo Jr., 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

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Response to GCOD Standards
Site Plan
Plat
Maps
Renderings
Deed
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comment
Notice Sign Photo

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **4163 Cleveland Highway | Use Subject to County Commission Approval | on a 4.41± acre tract|** Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) **| Proposed Use: Used auto sales and repair| Ramon Carrillo Jr.,** applicant

---

The request before you is from Ramon Carrillo Jr. for a use subject to county commission approval for a used auto sales and repair business within the Gateway Corridors Overlay District. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with fifteen (15) conditions (4-0, Johnny Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the Comprehensive Plan and adjacent land use.

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated November 14, 2024, and as described in the updated project narrative dated November 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The maximum square footage of the show room shall not exceed five thousand (5,000) square feet in size and the shop shall not exceed eight thousand (8,000) square feet in size.
2. Subdivision of the property shall be subject to the plat review process.

3. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
4. The new office and shop buildings shall comply with the architectural standards of the Gateway Corridors Overlay District and are subject to approval by the Director of Planning and Zoning or their designee.
5. All maintenance and repair of vehicles shall be conducted within the shop building. No outside storage of any equipment or materials is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles for rental purposes shall be allowed on the property.
6. There shall be a 25 foot wide transitional buffer adjacent to the northern and western property lines.
7. Signage shall comply with Gateway Corridors Overlay District standards and is subject to the approval of the Director of Planning and Zoning or their designee.
8. 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 Unified Development 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.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
10. The 10 foot front landscape strip shall be exempt from the shade tree requirement with final review and approval subject to the Director of Planning and Zoning or their designee.
11. Roll-up doors must not be installed on the front of any building or any building facing US Highway 129.
12. 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."
13. Gravel shall not be permitted as a paving surface material within the Gateway Corridors Overlay District. All parking areas and driveways within the development shall be paved with asphalt or concrete including other pervious paving materials subject to the final review and approval by the Director of Planning and Zoning or their designee.

14. Although fencing is not required, if the applicant chooses to install a fence, the fencing along Cleveland Highway must contain brick or stone columns every 50 feet as well as ornamental or wrought iron fencing. All other fencing along the side and rear property lines must be vinyl-coated chain link fencing, 6 feet in height.
15. The hours of operation shall be Monday through Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 6:00 pm.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Ramon Carrillo Jr.

Request ..... Special Use request

Proposed Use ..... Used auto sales and repair

Size ..... 4.41± acres

Zoning ..... Highway Business (H-B) within the Gateway Corridors Overlay District (GCOD)

Location ..... **4163 Cleveland Highway |** Tax Parcel 12026 000009 (pt.)

Commission District ..... Three

Planning Commission Date ..... December 2, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the Comprehensive Plan and adjacent land use.

Record Number..... HZCU24-0019

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

Vote: 4-0 (Johnny Varner absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated November 14, 2024, and as described in the updated project narrative dated November 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The maximum square footage of the show room shall not exceed five thousand (5,000) square feet in size and the shop shall not exceed eight thousand (8,000) square feet in size.
2. Subdivision of the property shall be subject to the plat review process.
3. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
4. The new office and shop buildings shall comply with the architectural standards of the Gateway Corridors Overlay District and are subject to approval by the Director of Planning and Zoning or their designee.

5. All maintenance and repair of vehicles shall be conducted within the shop building. No outside storage of any equipment or materials is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles for rental purposes shall be allowed on the property.
6. There shall be a 25 foot wide transitional buffer adjacent to the northern and western property lines.
7. Signage shall comply with Gateway Corridors Overlay District standards and is subject to the approval of the Director of Planning and Zoning or their designee.
8. 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 Unified Development 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.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
10. The 10 foot front landscape strip shall be exempt from the shade tree requirement with final review and approval subject to the Director of Planning and Zoning or their designee.
11. Roll-up doors must not be installed on the front of any building or any building facing US Highway 129.
12. 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."
13. Gravel shall not be permitted as a paving surface material within the Gateway Corridors Overlay District. All parking areas and driveways within the development shall be paved with asphalt or concrete including other pervious paving materials subject to the final review and approval by the Director of Planning and Zoning or their designee.
14. Although fencing is not required, if the applicant chooses to install a fence, the fencing along Cleveland Highway must contain brick or stone columns every 50 feet as well as ornamental or wrought iron fencing. All other fencing along the side and rear property lines must be vinyl-coated chain link fencing, 6 feet in height.
15. The hours of operation shall be Monday through Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 6:00 pm.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Ramon Carrillo Jr, 6180 Dahlonega Highway, Clermont, presented the request. The applicant is requesting approval for a use subject to the county commission to establish a used automobile sales and an automobile repair business on a 4.41± acre tract, zoned Highway Business (H-B) and within the

Gateway Corridors Overlay District (GCOD). On August 8, 1983, the subject property was approved by the Board of Commissioners for rezoning from Agricultural Residential IV (AR-IV) to Highway Business (H-B) to allow for a bake shop and catering business located at the front of the property and a grading company located at the rear of the property. The zoning district of H-B allows for automobile sales, however, GCOD standards require the use to be approved by the county commission.

Public Forum:

Matthew Truelove, 4185 Cleveland Highway, Gainesville, spoke in opposition. Concerns raised were the site of this business from his property that his family has owned for over 100 years, the traffic this business would create, as well as the additional traffic from the U-turn on Cleveland Highway.

Planning Commission Comments:

Mr. Braswell asked the applicant what his plan was for the existing structure. The applicant explained it was going to be demolished, the areas graded and then a forty foot by eighty foot show room and one hundred foot by eighty foot shop would be constructed. Mr. Hunt asked which sides of the building would have bay entrances. The applicant stated the front and the back. Mr. Hunt asked if the applicant would be willing to just have bay doors in the back and the applicant agreed. Mr. Hunt asked the applicant if he intends to add fencing to his property. The applicant stated he will have fencing along the right side with the 25 foot buffer. Ms. Pilcher expressed concerns about the U-turn traffic and disturbance it would create to adjacent residential properties. Mr. Braswell brought up elevation differences in the residential area and the applicants property. Mr. Braswell questioned the proposed business hours of Monday through Friday being 9:00 am - 6:00 pm and Saturday being 10:00 am - 6:00 pm. The applicant confirmed the hours.

Motion:* A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee**. ***Vote: (4-0, Johnny Varner Absent)

Conditions:

1. The property shall be developed in accordance with the site plan dated November 14, 2024, and as described in the updated project narrative dated November 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The maximum square footage of the show room shall not exceed five thousand (5,000) square feet in size and the shop shall not exceed eight thousand (8,000) square feet in size.

2. Subdivision of the property shall be subject to the plat review process.

3. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.

4. The new office and shop buildings shall comply with the architectural standards of the Gateway Corridors Overlay District and are subject to approval by the Director of Planning and Zoning or their designee.

5. All maintenance and repair of vehicles shall be conducted within the shop building. No outside storage of any equipment or materials is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles for rental purposes shall be allowed on the property.

6. There shall be a 25 foot wide transitional buffer adjacent to the northern and western property lines.

7. Signage shall comply with Gateway Corridors Overlay District standards and is subject to the approval of the Director of Planning and Zoning or their designee.

8. 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 Unified Development 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.

9. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

10. The 10 foot front landscape strip shall be exempt from the shade tree requirement with final review and approval subject to the Director of Planning and Zoning or their designee.

11. Roll-up doors must not be installed on the front of any building or any building facing US Highway 129.

12. 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."

13. Gravel shall not be permitted as a paving surface material within the Gateway Corridors Overlay District. All parking areas and driveways within the development shall be paved with asphalt or concrete including other pervious paving materials subject to the final review and approval by the Director of Planning and Zoning or their designee.

14. Although fencing is not required, if the applicant chooses to install a fence, the fencing along Cleveland Highway must contain brick or stone columns every 50 feet as well as ornamental or wrought iron fencing. All other fencing along the side and rear property lines must be vinyl-coated chain link fencing, 6 feet in height.

15. The hours of operation shall be Monday through Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 6:00 pm.

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated November 14, 2024, and as described in the updated project narrative dated November 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Subdivision of the property shall be subject to the plat review process.
3. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
4. The new office and shop buildings shall comply with the architectural standards of the Gateway Corridors Overlay District and are subject to approval by the Director of Planning and Zoning or their designee.
5. All maintenance and repair of vehicles shall be conducted within the shop building. No outside storage of any equipment or materials is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles for rental purposes shall be allowed on the property.
6. There shall be a 25 foot wide undisturbed buffer adjacent to the northern and western property lines.
7. Signage shall comply with Gateway Corridors Overlay District standards and is subject to the approval of the Director of Planning and Zoning or their designee.
8. 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 Unified Development 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.
9. 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:

1. <u>17.420.050.D.2 – Other landscape and screening standards – Street frontage</u>
   - Along each street frontage there shall be a ten-foot-wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and

not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.

- The applicant proposes a 10 foot wide landscape strip along the frontage; however, the applicant is asking for a variance from planting trees in order to maintain visibility of the car lot from the road.

2. 17.420.050.E.3 – Paving materials for parking lots.
   - All parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)
     - The applicant proposes to pave the driveway with asphalt and requests a variance from the paving requirement for parking areas to allow gravel surface.

Summary Analysis

The applicant is requesting approval for a use subject to the county commission to establish a used automobile sales and an automobile repair business on a 4.41± acre tract, zoned Highway Business (H-B) and within the Gateway Corridors Overlay District (GCOD).

On August 8, 1983, the subject property was approved by the Board of Commissioners for rezoning from Agricultural Residential IV (AR-IV) to Highway Business (H-B) to allow for a bake shop and catering business located at the front of the property and a grading company located at the rear of the property.

Per the submitted narrative, the applicant is proposing to establish a used auto sales and repair business on 4.41± acres of the existing 5.16± acre parcel. The property is currently developed with a 2,664 square foot residence constructed in 1960; the remaining acreage is undeveloped.

Per the narrative, the existing residence will be removed, and a new 3,500 square foot office building will be constructed with the building perimeter being landscaped per GCOD standards. The narrative further states that an 8,000 square foot shop building is proposed to be constructed behind the office and will also meet GCOD architectural standards.

The applicant is requesting an exception from parking lot standards to allow the parking areas to be surfaced with gravel, while the main driveway and drive aisles are to be paved with asphalt. The applicant is proposing a landscape island with shade trees located between the lower and upper parking sections. Per the narrative, the applicant is proposing a 10 foot wide landscape strip along Cleveland Highway; however, the applicant is requesting a variance from shade trees in the landscape strip to avoid obstructing the visibility of the car lot from the road. The applicant states that they intend to preserve as much of the natural vegetation as possible in the transitional buffers and rear of the property.

Per the narrative, the hours of operation are proposed to be Monday through Friday from 9:00 am - 6:00 pm and Saturday from 10:00 am-6:00 pm. Per the applicant, all vehicle repair and maintenance work will be conducted inside the proposed building and all vehicles awaiting repair will be parked behind the shop building.

GCOD Analysis

Standard	Compliance	Proposed Work	Notes
17.420.050.C – Transitional buffers	Complies	25 foot buffer along the northern and western property lines maintaining as much mature vegetation as possible	
17.420.050.D – Other landscape and screening standards	Deficient	Street frontage 10 foot wide landscape strip proposed.	Exception requested to omit shade trees. *
17.420.050.E – Parking lot design	Deficient	Gravel surface requested for parking spaces.	Asphalt paving is proposed for all areas excluding parking spaces. *
17.420.050.F – Outdoor lighting	Unknown	Lights shall comply with 17.420.050	Shall comply with GCOD standards.
17.420.050.G – Interparcel access	Not applicable	Not applicable	
17.420.050.H – Architectural standards for non-residential buildings	Complies	Building materials are not specified but applicant states that building material will comply.	
17.420.060 – Signs	Deficient	Pole sign labeled on site plan; however, narrative states signs will comply.	Signs shall comply with GCOD standards.
Note: Items marked with an asterisk (*) do not conform to 17.420.050 or are unspecified in the application.			

Based on the future land use plan, staff finds the conditional use request *is consistent* with the Comprehensive Plan's future land use classification of Business Nodes & Corridors. Business Nodes & Corridors are anticipated to include higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals discussed within the plan, particularly natural resource protections and high quality landscape installations, to the fullest extent possible. Retail activities, office-based employment, and civic uses are appropriate. Low impact industrial or higher-density residential only should exist where the same is found on adjacent properties.

The adjacent property to the south is developed with a shopping center. Additionally, there is a commercial development south of the property at the intersection of Cleveland Highway and Jim Hood Road and Nopone Road.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (11.2.6.F), the 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 requested use is consistent with the Highway Business zoning district and adjacent commercial 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 proposal 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 has reasonable economic use as currently zoned; however, vehicle sales and repair cannot occur as described within the Gateway Corridors Overlay District (GCOD) without approval by the Board of Commissioners.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **It is not anticipated that the proposed conditional use will result in an excessive or burdensome use of existing infrastructure.**

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 use is consistent with the Comprehensive Plan's future land use classification of Business Nodes & Corridors.**

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 was rezoned from Agricultural Residential IV (AR-IV) to Highway Business (H-B) in 1983 and is currently developed with a residence constructed in 1960.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The current request for a use subject to county commission approval to establish an automobile sale and repair business within the existing Highway Business (H-B) zoning district and Gateway Corridor Overlay District (GCOD) will not create an isolated district.**

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 request does not appear to be out of scale with the needs of the immediate neighborhood or the county as a whole.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The proposed use of used automobile sales and repair requires approval by the Board of Commissioners for any parcel located in the Gateway Corridor Overlay District (GCOD).**

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **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 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.**

11.2.6.E - 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 Table 11.2.1 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2.6.E. **Proposal does provide a narrative outlining the request.**

2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district**. The proposal does meet 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 section 11.2.6.E.2.c), the following additional requirements apply. **This standard is not applicable to the applicant's request.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated October 3, 2024, Emily McGahee stated the following: "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Hall County Fire Marshal
In an email dated October 3, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, stated the following: "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated October 3, 2024, Bill Nash, Director of Public Works, stated the following:

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

Traffic:
GDOT permit required.

Utilities:
Hall County Sewer Service Area.

Georgia Department of Transportation
In an email dated October 1, 2024, Veronica Chavers, D1TO Civil Engineer 3, stated that GDOT coordination is 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

HALL COUNTY
GEORGIA
We have it all in Hall

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Ramon Carrillo Jr

Phone 7705034536
Email Address ramoncarrillojr@ymail.com

Property Owner (Name & Mailing Address)
Redstone Properties LLC

Phone 770 654 0491
Email Address

Proposed Use

Contact Person (Name & Mailing Address)
Ramon Carrillo Jr

Phone 770503 4536
Email Address ramoncarrillojr@ymail.com

Status of Applicant
- ☐ Owner
- ☒ Option to Purchase
- ☐ Area Resident
- ☐ Other

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

Zoning: H-B
Acreage 4.41
Tax Parcel Number 12026 000009
Location Address 4167 Cleveland Hwy Gainesville, GA 30506

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

Sign Ramon Carrillo Jr Date: April 1 | 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:

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

HALL COUNTY
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Ralston Properties LLC

Address 4159 Cleveland Highway
Gainesville GA. 30506

Phone Number 770-654-0491

Name of applicant(s) Ramon Carrillo Jr

Address 6180 Dahlonega Hwy
clermont GA 30527

Phone Number 770 503 4536

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) Stan Bennett

Personally appeared before me
Ann Stan Bennett

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

Ann B Stm
Notary Public

4/1/24
Date

PUBLIC HALL COUNTY GA
EXPIRES GEORGIA
February 6, 2028
NOTARY
WARIN STILL

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): N/A Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Stan C. Bennett **Date:** 4/1/24

Applicant's/Owner's Name (Printed): Stan C. Bennett, Redstone Properties, LLC.

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): N/A Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Ramon Carrillo Jr **Date:** April 8/2024

Applicant's/Owner's Name (Printed): Ramon Carrillo Jr

Narrative 4167 Cleveland Hwy

Updated 11/18/24

Our business, La Esperanza Auto Sales Inc., would like to turn the property located at 4167 Cleveland Hwy into a car dealership. This property is already zoned for highway business and we are requesting a conditional use. We would like to demolish the existing structure which will allow us to grade the area leaving a slight slope leading towards the back of the property to assist with waterflow, pending the engineer's final reports. The building closest to the road will be for office space and a showroom. The dimensions are 70x50 and the shop building located behind the office space will be 80x100. Our business model is to purchase used cars that are primarily salvaged and repair them to meet all state requirements to be converted to rebuilt. This shop will allow us to complete all repairs in house and only minimally outsource labor. Our goal is to be able to offer repair and maintenance services to the community as well as for our own inventory. All work will be conducted inside the building.

We are prepared to meet the building requirements that the gateway district requires. The office building will have landscaping along the perimeter. The 4 parking spaces indicated at the right side of the office building will be reserved for customer use. The 5 parking spaces located on the rear of the building will be for cars that are awaiting maintenance/repairs. Thanks to the office building these cars will not be visible from the road. We would like to request a 10 foot buffer with a fence on the side of the property that abuts the residential area. A 10 foot buffer will allow us to maximize our property while privacy to the surrounding neighbors as well.

The site plan shows the driveway asphalted/concreted and the parking areas gravel. We are requesting to utilize gravel to help allow water runoff. On the site plan there is a retention pond indicated on the front of the property, this is inaccurate and we are collaborating with our engineer to finalize the most beneficial area for the actual location.

The parking areas located on the left, right and front will hold ready to sell inventory and can hold up to 107 cars. The parking area located on the rear of the site plan and behind the shop will hold 32 cars designated for our cars awaiting repair as well as employee parking. We would like to request a variance on the landscape strip along Cleveland highway since any plant life will obstruct the view of our inventory. Allowing the cars to be completely visible from the road is imperative to our business and only the best-looking inventory will be showcased roadside. There is plenty of natural vegetation on the

property and we would like to utilize as much as possible to be able to leave the land undisturbed in that area. When viewing the current parcel there is a portion of the property that is not being purchased by us, which we have designated on the site plan. This part of the property will be retained by the current owners, as they currently have an office there.

We have operated a successful business in Hall County for 8 years and are excited to expand and offer our services to the northern part of the county. Our business hours will be Monday- Friday 9am – 6pm then Saturday 10am-6pm. We believe our business will fit in seamlessly in the area and boost the local economy as well.

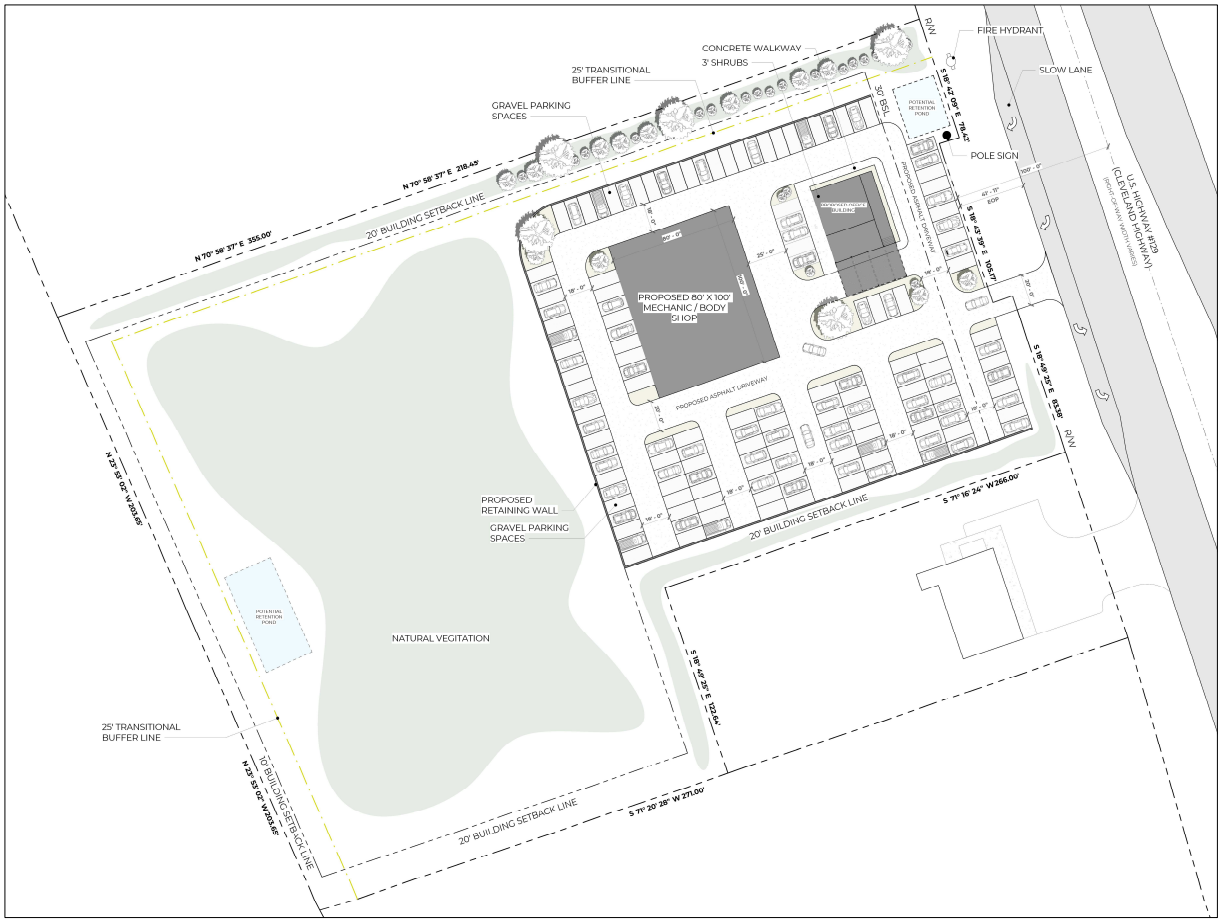
12.2.2024 - Item 4
RECEIVED
NOV 15, 2024
Planning & Zoning Department

CHAPTER 17.420. GATEWAY CORRIDORS OVERLAY DISTRICT (GCOD)

Responses in BLUE

Property Address: 4167 Cleveland Hwy, Gainesville, GA 30506

Architectural Site Plan:



17.420.010. Purpose.

The purpose of the GCOD is:

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

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

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

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

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

F. To establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive visual quality of the Gateway Corridors.

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

17.420.020. Design guidelines.

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

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

17.420.030. Boundaries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17.420.040. Effect of GCOD provisions.

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

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

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

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

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

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

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

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

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

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

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

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

E. *Building plan application.*

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

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

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

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

17.420.050. Non-residential property development standards.

A. *Prohibited uses.*

1. Adult establishments.

2. Junk yards.

3. Billboard signs.

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

1. Self-storage warehouse.

2. Vehicle sales lots, new or used.

3. Automobile repair and maintenance.

4. Commercial outdoor recreation.

5. Car wash.

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

C. Transitional buffers.

1. *Applicability.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

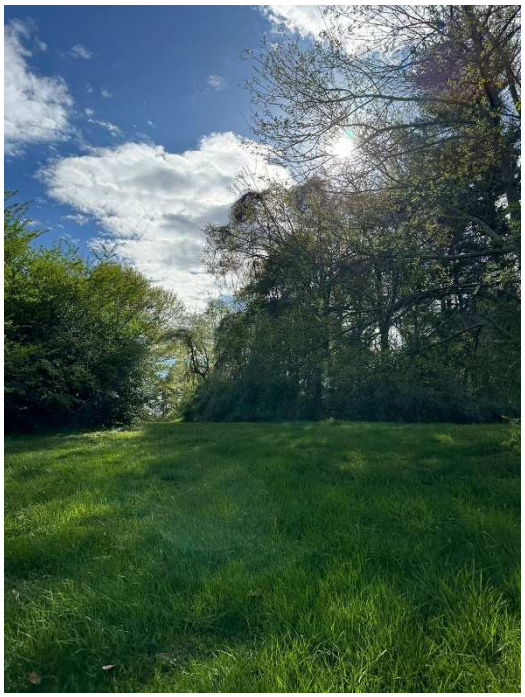
b. **A fence that is provided pursuant to paragraph 4., above, shall be maintained by the property owner so that it is structurally stable and provides a solid visual screen.**

25' Transitional buffer applied through natural plantations. See attached site diagram. Proper maintenance will be applied by the property owner.

Adjacent Properties Use Analysis:

COMMERCIAL
RESIDENTIAL
TRANSITIONAL BUFFER

Existing trees on the North Side of the property, creating a buffer between the two properties. – Photo Taken on 07/08/2024



Existing trees on the West Side of the property, creating a buffer between the two properties. – Photo Taken on 07/08/2024

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

1. ***Building perimeter*** **walls. Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.**

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

2. ***Street frontage.***

a. **Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.**

Street frontage landscape buffer of 35 feet will be provided between the edge of the road and the asphalt driveway. However, we will need to avoid planting shade trees along the street.

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

Existing 35' street frontage landscape buffer – Photo Taken on 07/08/2024

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

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

No loading areas required or dedicated for the proposed use.

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

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

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

The waste receptacles location will be compliant to the "17.420.050.D.4. – Screening of storage and accessory equipment.".

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

The proposed location of HVAC equipment is not visible from the street or the front entrance.

d. *Outdoor storage.* Outdoor storage or sales displays shall be prohibited from front yards except when permitted in the underlying zoning district and further authorized by a conditional use permit pursuant to the procedures of the Hall County Zoning Ordinance. Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall, except as follows:

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

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

b. Provide safe and adequate vehicular access; and

c. Are not adjacent to residentially zoned property.

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

No storage dedicated for the proposed use.

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

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

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

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

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

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

Minimum and maximum parking requirements met.

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

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

Driveway paved with asphalt.

All parking spaces paved with gravel.

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

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

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

Landscaped island and shade tree indicated in architectural site plan.

5. *Perimeter landscaping.*

a. Where parking lots abut adjacent residentially zoned or residentially used property, a transitional buffer is required as provided in section 17.420.050.C.2.

b. Where parking lots abut public streets, a landscape strip is required, as provided in section 17.420.050.D.2.

Transitional buffer and street frontage landscape strip indicated in architectural site plan.

c. Appropriate shade tree species for landscaping parking lots include the following:

i. Nuttall Oak.

ii. Shumard Oak.

iii. Willow Oak.

iv. Gingko (Variety: President, Autumn Gold, male gender).

v. Princeton Elm.

vi. Chinese Elm (varieties Allee, Athena, Drake, Bosque).

vii. Bald Cypress (variety: Shawnee Brave).

viii. Zelkova (variety Green Vase or Village Green).

ix. Northern Red Oak.

x. Autumn Maple

xi. Other indigenous species approved by the director.

All proposed trees will be chosen from species above to be planted.

F. *Outdoor lighting.*

1. *Streetlights.*

a. Streetlights shall be provided on all public streets.

b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway.

c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.

d. All outdoor lighting, shall be the semi-cutoff type.

2. *Parking lot, sidewalk, and building illumination.*

a. Lighting shall be designed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. All lighting shall be semi-cutoff luminary fixtures mounted in such a manner that the cone of light is directed downward.

b. Only incandescent, florescent, metal halide, low-pressure sodium, or color corrected, high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.

c. Parking light fixtures shall be the box head type, shall have a maximum height of 35 feet.

The property is dominantly used for day-time operations and outdoor lighting will be minimal.

All lights to be installed in accordance with 17.420.050 lighting standards and no fixtures over 35' in height.

3. *Security lighting.* Semi-cutoff luminaries shall be used for all security lighting.

4. *Sign illumination.*

a. Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited.

b. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaries, or be semi-cutoff luminary fixtures.

G. *Interparcel access.*

1. Interparcel access, joint driveways, cross access drives and access easements shall be strongly encouraged for adjacent non-residential development along an arterial or collector street, except where the director determines that they are unfeasible because of topographic or other site-specific constraints.

2. Joint driveways and cross access easements shall be strongly encouraged for non- residential development that abuts other non-residential development, whether existing or planned. The building site shall incorporate the following:

a. Continuous cross-access drive located in a cross-access easement, where necessary to connect adjacent parcels along the thoroughfare.

b. A design speed of 15 mph and a two-way travel aisle with a minimum paved width of 22 feet (back of curb to back of curb). Paving, base and curb specifications shall meet Hall County's standards for public streets.

c. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access via a service drive.

d. A five-foot wide sidewalk on one side of the cross-access drive.

e. New commercial developments that abut residential property are strongly encouraged to provide a five-foot wide sidewalk connecting the two uses.

No inter-parcel access or joint driveways proposed.

H. *Architectural standards for non-residential buildings.* The following design guidelines and standards apply to all newly constructed buildings used for office, commercial, industrial, institutional, and public purposes.

1. *General architectural requirements.*

a. *Street orientation.* Principal building entrances shall be oriented to public streets with the exception of internal buildings not directly fronting on the street.

b. *Building height.* Any non-residential building located within 250 feet of a residential or agricultural use street shall be limited to no more than three stories in height.

c. Non-residential buildings shall have at least 1,000 square feet of heated floor space.

2. *Building materials.*

a. The use of a common palette of building materials should be maintained for all four sides of principal buildings to create a consistent and traditional architectural identity. For large commercial/retail buildings and multifamily buildings, variation in building materials, texture, and depth should be employed to provide design variation.

b. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.

c. Building materials used for all four sides of new or reconstructed buildings are restricted to the following:

i. Brick.

ii. Stone. Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.

iii. Split-face block/concrete masonry unit (CMU) is restricted to 50 percent of the surface area of each side of a principal building.

iv. Stucco is restricted to 50 percent of the surface area of each side of a building.

v. Glass and glass block.

vi. Exposed concrete block, painted concrete block, metal, tilt/up and pre-cast concrete are prohibited materials for any exterior wall.

d. Restrictions on the use of metal building materials shall not apply to entry doors and/or roll-up doors.

e. Calculation of ratios of building materials.

The amount of permitted material shall be calculated using the gross square footage of wall area for each elevation (side) of the building. See example below.

For example, a building has a side elevation with a gross wall surface area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 600 square feet of stucco on the front façade [e.g. (1,200 X 50% = 600)]. The balance shall be brick or other allowed material.

3. *Roof materials.* Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.

(Res. of 3-22-07, § 1; Res. of 8-9-07, § 1; Res. of 5-26-22(1) , § 2)

The construction materials will be compliant to the "17.420.050.H.2. – Building Materials".

17.420.060. Signs.

The following signs shall be permitted for office, institutional, commercial, industrial and non-residential use, in addition to other signs permitted for these uses in Chapter 17.270 of the Zoning Regulations.

1. *Monument signs.*

a. One ground mounted, monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this section shall apply separately to each street frontage.

However, no sign on a corner lot shall be closer than 50 feet from the lot corner, defined by the lot lines extended.

i. **The sign structure shall be constructed of the same materials that are used in the facade of the principal building.**

ii. Dimensional standards for monument signs are set forth in the table below:

Maximum Monument Sign Dimensions for Non-Residential Uses

Gross floor area of buildings	Maximum sign area	Maximum sign height
0—10,000 sq. ft.	32 sq. ft. (each side)	8 ft. above street grade
10,001—50,000 sq. ft.	48 sq. ft. (each side)	8 ft. above street grade
50,001—100,000 sq. ft.	64 sq. ft. (each side)	10 ft. above street grade
Over 100,000 sq. ft.	96 sq. ft. (each side)	12 ft. above street grade

The proposed sign will be compliant to the "17.420.060. – Signs".

2. ***Pole signs. Pole signs are prohibited.***

The proposed sign will be compliant to the "17.420.060. – Signs".

3. ***Wall signs and marquee signs.*** **One wall sign or marquee sign shall be permitted for each building or for each tenant in a multi-tenant building.** ***The maximum sign area shall be 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater. Wall signs*** **and marquee signs are only permitted on the side of a building that includes the primary public entrance. A tenant that has less than 16 lineal feet of storefront shall be a permitted a wall sign or marquee sign with a maximum area of 16 square feet.**

4. *Master plan for signs in multi-tenant developments.* For all multi-tenant buildings or developments, a coordinated program of wall signs shall be developed and approved by the county at the time of site plan approval. The signage master plan shall specific the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan shall be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses. (Res. of 3-22-07, § 1; Res. of 8-9-07, § 1)

17.420.070. Appeals and modifications.

A. *Procedures for appeals.*

1. It is the intent of the board of commissioners that all development shall conform to the standards and procedures set forth in this chapter. In the event that the intent of this chapter can be achieved with

minor deviations that do not substantially impair the purpose or intent of this chapter, the Hall County Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

2. If substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this chapter to the Hall County Planning Commission, unless otherwise specified in this chapter.

3. Appeals from requirements set forth in this chapter can be heard by the planning commission as provided in Chapter 17.360 of the Hall County Zoning Regulations.

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

17.420.080. Definitions.

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Cross-access drive: A drive created for the purpose of providing vehicular or pedestrian access between properties.

Cross-access easement: A private covenant or easement between owners of abutting properties that allows driveways for public access by vehicles and pedestrians connecting two or more properties having different owners.

Diameter at breast height (DBH): A standard measure of the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split. Externally mounted neon signs.

Drive-through window: An opening in the outside wall of a commercial building or structure intended to be used to provide for sales and/or service to patrons who remain in their vehicles.

Facade: The exterior side of a building that faces, and is most nearly parallel to, a public street. The facade includes the entire area of a building, extending from the roof or parapet to the ground, and from one corner of the building to another. Buildings generally have one facade for each street frontage.

Joint access driveway: A driveway that provides direct vehicular access to two or more abutting properties from a public street.

Modulation: The rhythmic variation in the massing and architectural treatments of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least two feet in depth, measured from the forward plane of the facade.

Sign area: That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign, automatic changeable copy: A sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units. Copy shall mean words and numbers.

Sign, internally illuminated: Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.

Sign, pole: A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.

Storefront: That elevation of a commercial building having a single tenant (or that portion of the elevation of a multi-tenant building that is occupied by a single establishment) and that contains the principal public entry to the establishment.

Transitional buffer: An area of natural vegetation or manmade construction, which is intended to provide a visual and dimensional separation between dissimilar land uses.

Vehicle sales lot: An open premises arranged, designed, or used for outdoor storage and display for sale or lease of automobiles, vans, trucks, motorcycles, lawnmowers, sports utility vehicles, recreational vehicles, all terrain vehicles, trailers, boats, manufactured homes, mobile homes, outdoor storage structures, tractors, fork lifts, construction equipment, or other similar vehicles or structures, but not including plant nurseries, building materials or lawn and garden supplies.

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

SITE PLAN INFORMATION

ZONING CLASSIFICATION :
HIGHWAY BUSINESS **(H-B)**

LOT AREA:

NET LOT AREA (N.L.A.): 4.41 ACRE = **192,163 Sq. Ft.**

REQUIRED BUILDING SETBACKS:

FRONT YARD & EXTERIOR SIDE YARD : **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.** FROM PROPERTY LINE, WHICHEVER IS GREATER

SIDE YARD - INTERIOR: **20 Ft.**

REAR YARD: **10 Ft.**

BUILDING COVERAGE:

TOTAL BUILDING COVERAGE : **10,800 SF = 5.62%**

OFFICE BUILDING COVERAGE : 2,800 SF
MECHANIC SHOP BUILDING COVERAGE : 8,000 SF

FLOOR AREA RATIO (F.A.R.):

TOTAL F.A.R. : **9,323 SF = 4.85%**

PROPOSED OFFICE BUILDING F.A.R. : 1,323 SF
PROPOSED MECHANIC SHOP F.A.R. : 8,000 SF

IMPERVIOUS SURFACE RATIO (I.S.R.):

TOTAL I.S.R. : **34,372 SF = 17.88%**

TOTAL BUILDING COVERAGE : 10,800 SF
PROPOSED ASPHALT DRIVEWAY : 23,572 SF

OSR (OPEN SPACE REQUIREMENTS) **:**

MINIMUM OSR: %20 OF LOT AREA = 38,433 SF

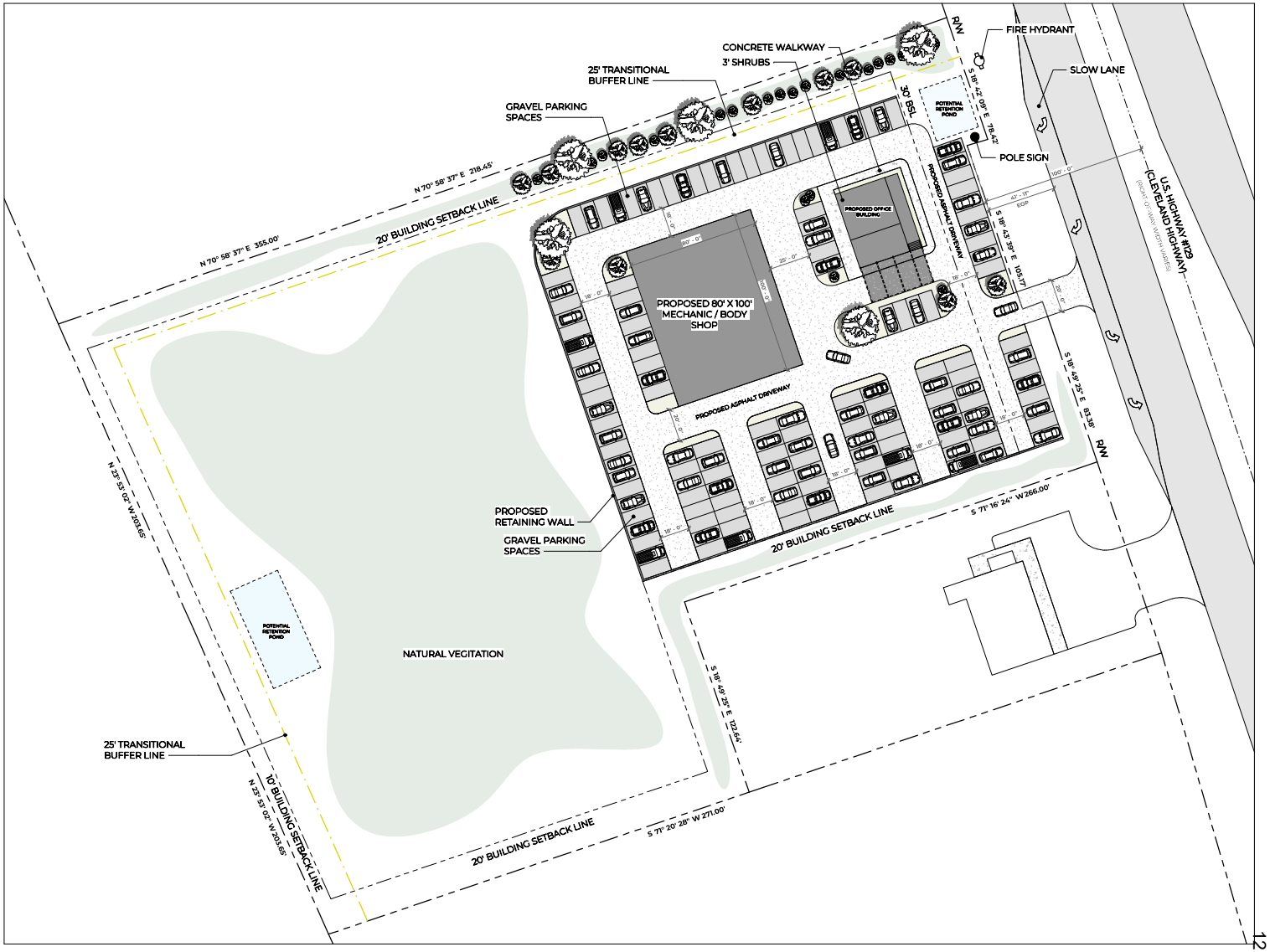
PROPOSED OPEN SPACE = 181,363 Sq. Ft. = **%94.3**

PARKING SPACE:

PROPOSED PRKING SPACE = **151**

SITE PLAN LEGEND

PROPERTY LINE	MAIL BOX
BUILDING SETBACK LINE	WATER METER
LIMIT OF DISTURBANCE	ELECTRIC METER
SILT FENCE	MANHOLE
FACE OF WALL BELOW	POWER POLE
CHAIN LINK FENCE	LIGHT POLE
WOODEN FENCE	FIRE HYDRANT
TREE PROTECTION FENCE	DOWNSPOUT + 4" PVC PIPE
WATER MAIN	INFILTRATION TRENCH
SANITARY SEWER	ASPHALT
POWER LINE	CONCRETE
PUBLIC UTILITY EASEMENT	GRAVEL
CRITICAL ROOT ZONE	GRASS
STRUCTURAL ROOT PLATE	IMPACTED PORTION OF CRZ



ARCHITECTURAL SITE PLAN
SCALE : 1" = 30'-0"

MODERNACY LLC
ARCHITECTURE+DESIGN

LA ESPERANZA DEALERSHIP II
PROJECT
4167 CLEVELAND HWY, GAINESVILLE, GA 30506
ADDRESS
RAMON CARILLO
CLIENT
NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SITE DESIGN | NOVEMBER 14, 2024

REVISIONS | NOTES | STAMP & SIGNATURE

ARCHITECTURAL SITE PLAN
SHEET TITLE

0 30'-0" 60'-0" 120'-0"
1" = 30'-0"
SCALE | NORTH

A0-01
SHEET NO.

12.2.2024 - Item 4

COPYRIGHT NOTICE: ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROERTY OF MODERNACY LLC AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF MODERNACY LLC. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF MODERNACY LLC.

SITE PLAN INFORMATION

ZONING CLASSIFICATION :
HIGHWAY BUSINESS **(H-B)**

LOT AREA:

NET LOT AREA (N.L.A.): 4.41 ACRE = **192,163 Sq. Ft.**

REQUIRED BUILDING SETBACKS:

FRONT YARD & EXTERIOR SIDE YARD : **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.** FROM PROPERTY LINE, WHICHEVER IS GREATER

SIDE YARD - INTERIOR: **20 Ft.**

REAR YARD: **10 Ft.**

BUILDING COVERAGE:

MAXIMUM BUILDING COVERAGE : N/A

TOTAL BUILDING COVERAGE : **10,800 SF = 5.62%**
EXISTING BUILDING COVERAGE : 2,800 SF
PROPOSED BUILDING COVERAGE : 8,000 SF

FLOOR AREA RATIO (F.A.R.):

MAXIMUM F.A.R. : N/A

TOTAL F.A.R. : **9,084 SF = 4.72%**
PROPOSED OFFICE BUILDING F.A.R. : 1,084 SF
PROPOSED MECHANIC SHOP F.A.R. : 8,000 SF

IMPERVIOUS SURFACE RATIO (I.S.R.):

MAXIMUM I.S.R. : N/A

TOTAL I.S.R. : **36,595 SF = 19.04%**
TOTAL BUILDING COVERAGE : 10,800 SF
PROPOSED ASPHALT DRIVEWAY : 25,795 SF

OSR (OPEN SPACE REQUIREMENTS) **:**

MINIMUM OSR: %20 OF LOT AREA = 38,433 SF

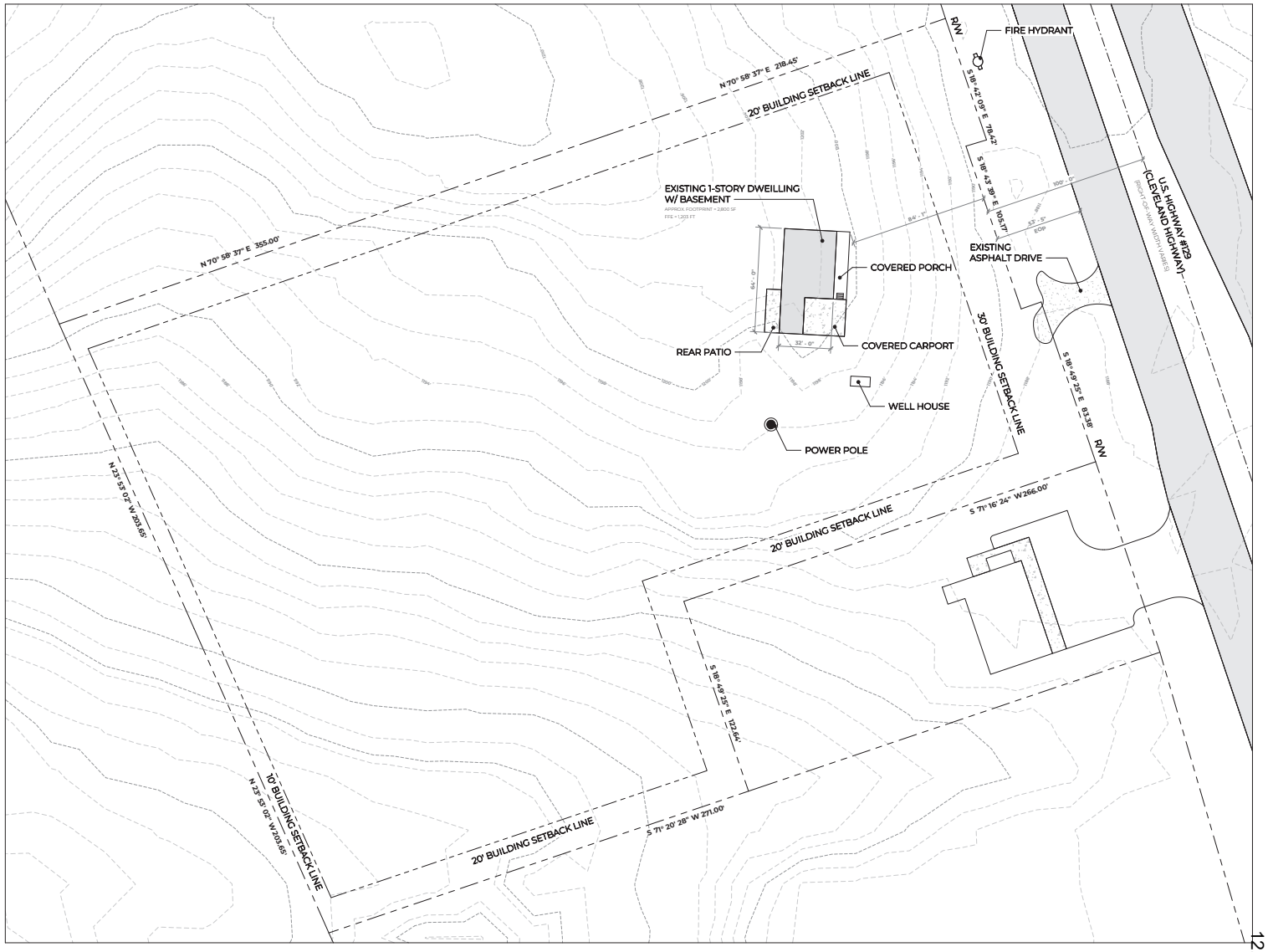
PROPOSED OPEN SPACE = 181,363 Sq. Ft. = **%94.3**

PARKING SPACE:

MINIMUM PARKING SPACE = N/A

PROPOSED PRKING SPACE = **120**

SITE PLAN LEGEND			
PROPERTY LINE		MAIL BOX	
BUILDING SETBACK LINE	WM	WATER METER	
LIMIT OF DISTURBANCE	EM	ELECTRIC METER	
SILT FENCE	MH	MANHOLE	
FACE OF WALL BELOW		POWER POLE	
CHAIN LINK FENCE		LIGHT POLE	
WOODEN FENCE		FIRE HYDRANT	
TREE PROTECTION FENCE	DS	DOWNSPOUT + 4" PVC PIPE	
WATER MAIN		INFILTRATION TRENCH	
SANITARY SEWER		ASPHALT	
POWER LINE		CONCRETE	
PUBLIC UTILITY EASEMENT		GRAVEL	
CRITICAL ROOT ZONE		GRASS	
STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ	



EXISTING - SITE PLAN
SCALE : 1" = 30'-0"

12.2.2024 - Item 4

MODERNACY LLC
ARCHITECTURE+DESIGN

LA ESPERANZA DEALERSHIP II
PROJECT

4167 CLEVELAND HWY, GAINESVILLE, GA 30506
ADDRESS

RAMON CARILLO
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SITE DESIGN | SEPTEMBER 6, 2024
REVISIONS

NOTES

STAMP & SIGNATURE

EXISTING SITE PLAN
SHEET TITLE

0 30'-0" 60'-0" 120'-0"
1" = 30'-0"
SCALE

NORTH

A0-00
SHEET NO.

COPYRIGHT NOTICE: ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROERTY OF MODERNACY LLC AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF MODERNACY LLC. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF MODERNACY LLC.

This block is reserved for the Clerk of the Superior Court.

References

DEEDS:

(1) DEED BOOK 7258 PAGES 544-546
(2) DEED BOOK 506 PAGE 597
(3) DEED BOOK 8546 PAGES 529-630
(4) DEED BOOK 9179 PAGES 635-637
(5) DEED BOOK 7089 PAGE 291
(6) DEED BOOK 9265 PAGES 756-803
(7) DEED BOOK 7089 PAGE 294
(8) DEED BOOK 9026 PAGES 485-492
(9) DEED BOOK 7089 PAGE 295
(10) DEED BOOK 9026 PAGES 493-496
(11) DEED BOOK 7089 PAGE 300
(12) DEED BOOK 9297 PAGES 240-241
(13) DEED BOOK 8061 PAGE 477
(14) DEED BOOK 8984 PAGES 693-694
(15) DEED BOOK 5248 PAGES 630-631

References

PLATS:

(1) PLAT BOOK 90 PAGES 88-89
(2) PLAT BOOK 85 PAGE 192
(3) PLAT SLIDE 771 PAGE 164A
(4) PLAT BOOK 34 PAGE 2
(5) PLAT BOOK 6 PAGES 51-52
(6) PLAT BOOK 878 PAGE 491

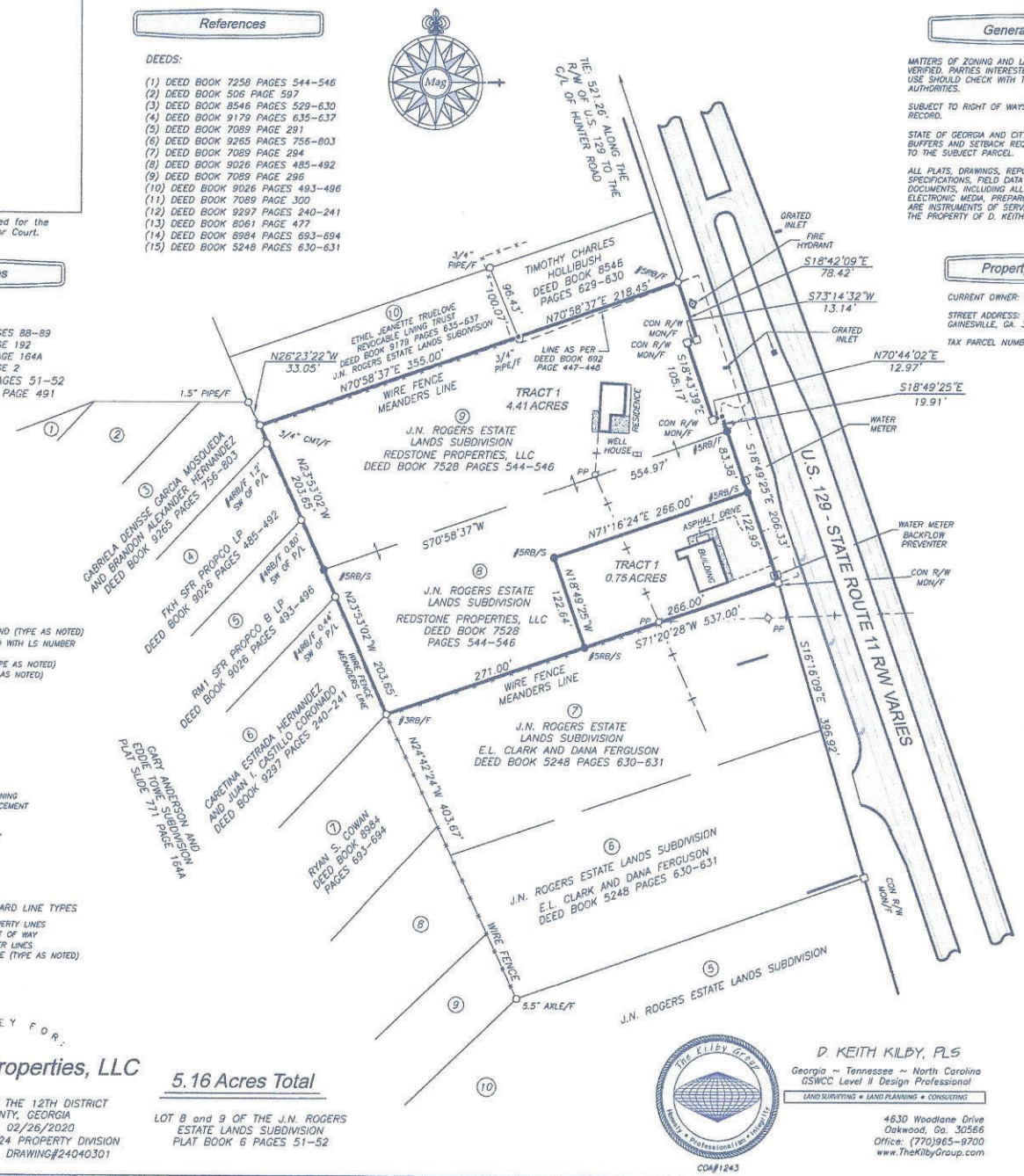
Legend

STANDARD SYMBOLS
○ – IRON PIN OR PIPE FOUND (TYPE AS NOTED)
● – #5 REBAR SET CAPPED WITH LS NUMBER
+ – COMPUTED POINT
□ – MONUMENT FOUND (TYPE AS NOTED)
■ – MONUMENT SET (TYPE AS NOTED)
/F – FOUND

– WATER METER
– FIRE HYDRANT
– POWER POLE
– ELECTRICAL PEDESTAL
T – PHONE PEDESTAL
C – CABLE PEDESTAL
– COMBINE

ABBREVIATIONS
(P.O.B.) – POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON. – CONCRETE
C/L – CENTERLINE
D.E. – DRAINAGE EASEMENT
INT – INTERSECTION
R/W – RIGHT-OF-WAY
P/L – PROPERTY LINE
B/L – BUILDING LINE
BC – BACK OF CURB

STANDARD LINE TYPES
PROPERTY LINES
RIGHT OF WAY
POWER LINES
FENCE (TYPE AS NOTED)



General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS OF RECORD.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Survey Notes

TYPE OF SURVEY: SUBDIVIDE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,592 FEET.

FIELD DATE(S): 02/25/2020

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,450 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING NONE RULE.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.

EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: GEOMAX ZIPPY 20
LINEAR: GEOMAX ZIPPY 20
GPS: CHAMPION INSTRUMENTS PRO L1/L2

Property Information

CURRENT OWNER: REDSTONE PROPERTIES, LLC

STREET ADDRESS: 4139 CLEVELAND HIGHWAY, GAINESVILLE, GA. 30506

TAX PARCEL NUMBER: 12026 000009

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.255.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0083D, HALL COUNTY GEORGIA, DATED: 04/04/2018

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160).

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER Code § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

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 evidence by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Preliminary for Review

NOTE: The approval signatures were not in place when this survey was issued and are to be properly obtained prior to Recording.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

GEORGIA LICENSED LAND SURVEYOR D. KEITH KILBY NO. 2911

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, file data, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named hereon under the caption "SURVEY FOR".

SURVEY FOR:

Redstone Properties, LLC

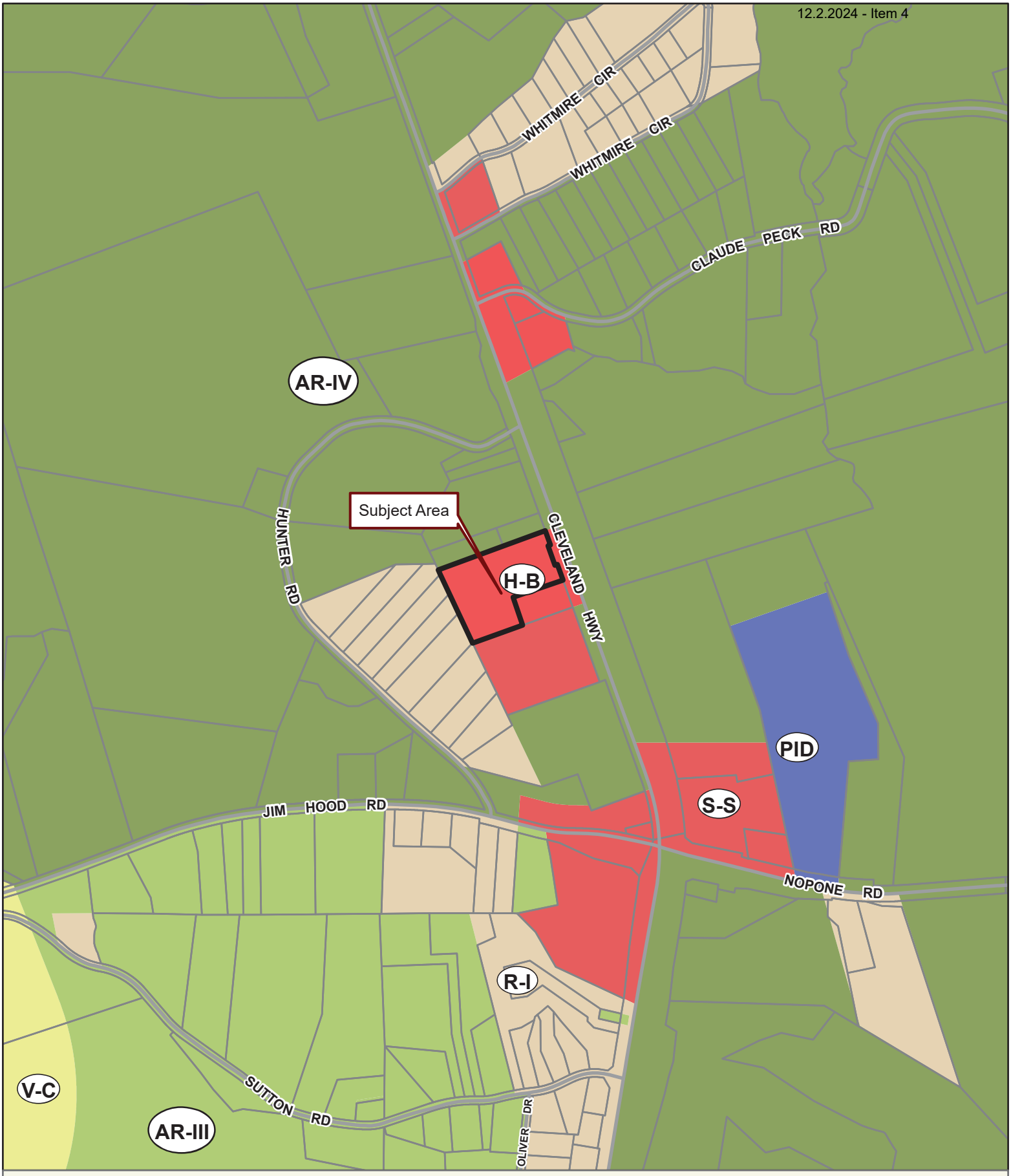
LAND LOT 26 OF THE 12TH DISTRICT
HALL COUNTY, GEORGIA
PLAT DATE: 02/26/2020
UPDATE: 04/03/2024 PROPERTY DIVISION
JOB#24040301 DRAWING#24040301

5.16 Acres Total

LOT 8 and 9 OF THE J.N. ROGERS ESTATE LANDS SUBDIVISION PLAT BOOK 6 PAGES 51-52

The Kilby Group – Integrity • Professionalism • Teamwork
COA#1243

D. KEITH KILBY, PLS
Georgia ~ Tennessee ~ North Carolina
GSWCC Level II Design Professional
LAND SURVEYING • LAND PLANNING • CONSULTING
4630 Woodlane Drive
Oakwood, Ga. 30566
Office: (770)965-9700
www.TheKilbyGroup.com



Applicant: RAMON CARRILLO JR.
Tax Parcel #: 12026 000009 (PT.)
Location: 4163 CLEVELAND HIGHWAY, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 11/04/2024**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

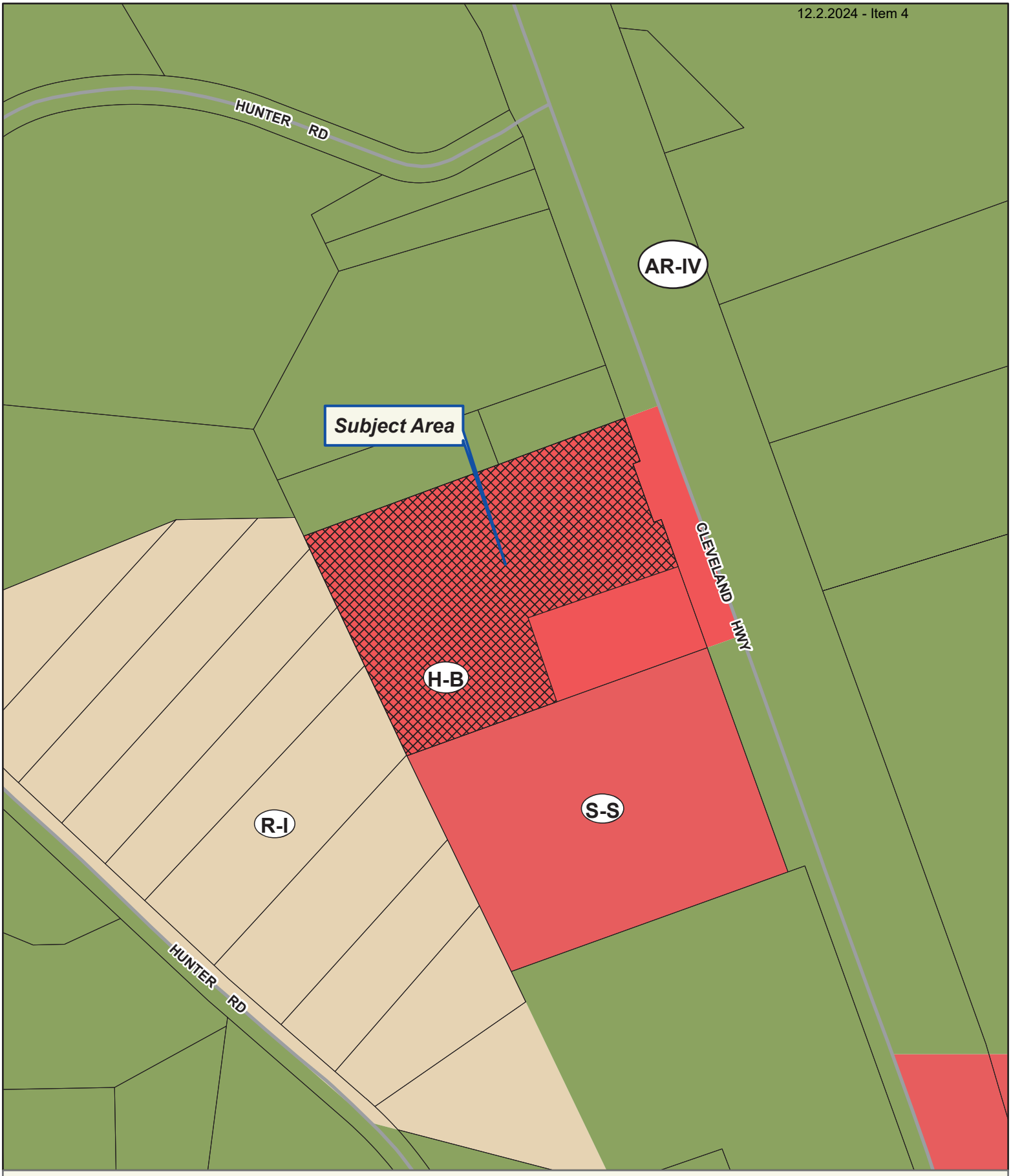
N

Applicant: RAMON CARRILLO JR.
Tax Parcel #: 12026 000009 (PT.)
Location: 4163 CLEVELAND HIGHWAY, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 11/04/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N



Applicant: RAMON CARRILLO JR.
Tax Parcel #: 12026 000009 (PT.)
Location: 4163 CLEVELAND HIGHWAY, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 11/04/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

LA ESPERANZA
DEALERSHIP

LA ESPERANZA
DEALERSHIP

SPERANZA

DEALERSHIP

000544

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 26 day of May
20 15 at 4:29 PM. Recorded in Deed
Book 7528 Page(s) 544-546
Charles Baker, Clerk By ER

010551

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 150.00
Date 5/26/15
Charles Baker
Superior Court Clerk
By ER
PT61 069-2015-003384

Prepared by and Return to:
W. Wade Beavers
Beavers / Rogers Law & Advisory Group, LLC
319 Boulevard
Gainesville, Georgia 30501

LIMITED WARRANTY DEED

THIS INDENTURE, made this 21 day of May, 2015, by and between CYGNUS GA, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and REDSTONE PROPERTIES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, that tract or parcel of land lying and being located in Hall County, Georgia as more particularly described on Exhibit "A" attached hereto and hereby made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed or proposed in front of or adjoining the Property, to the center line.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the legal representatives, successors, successors-in-

title and assigns of Grantee, forever, in Fee Simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and delivered by its duly authorized representative as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

CYGNUS GA, LLC, a Georgia
limited liability company

By: _____
Name: _____
Its: _____

Unofficial Witness

_____

_____
Notary Public

My Commission Expires: 2/16/16

[NOTARIAL SEAL]

MATTHEW E SHERMAN
NOTARY PUBLIC
DEKALB COUNTY
STATE OF GEORGIA
My Commission Expires Feb. 16, 2016

000546

EXHIBIT "A"

LEGAL DESCRIPTION

4159 Cleveland Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 12th Land District of Hall County, Georgia and being all of Lots 8 and 9 of the J.N. Rogers Subdivision as shown by plat recorded in Plat Book 90, Page 88 of the Hall County, Georgia Plat Records and more fully described on a plat by Dwight Kilby, Georgia Registered Land Surveyor, dated October 28, 2004 entitled "Survey for Stan C Bennett and Charlie Lathem".

BEGINNING at an iron pin located on the Western right-of- way of U.S. Highway 129 which iron pin is located at the Northeast corner of Lot 9 of said subdivision and also located 521.26 feet South of the intersection of U.S. Highway 129 and the centerline of Hunter Road as measured along the Western right-of-way of U.S. Highway 129; thence in a Southerly direction along the Western right-of-way of U.S. Highway 129 the following courses and distances:

South 18° 42' 09" East 78.42 feet;
South 73° 14' 32" West 13.14 feet;
South 18° 43' 39" East 105.17 feet;
North 70° 44' 02" East 12.97 feet;
South 18° 49' 25" East 226.24 feet to a concrete right-of-way monument;

thence leaving the Western right-of-way of U.S. Highway 129 South 71° 20' 28" West 537.00 feet to an iron pin;
thence North 23° 53' 02" West 407.30 feet to an iron pin;
thence North 70° 58' 37" East 573.45 feet to an iron pin on the Western right-of-way of U.S. Highway 129 which is the POINT OF BEGINNING

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, October 3, 2024 2:19 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 11.4.24

Please find Environmental Health comments below:

Item 1, 5342 Robin Trail, Zhen: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2A/B, 3416 Gaines Mill Road, Perez: 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 3, 4163 Cleveland Hwy, Carrillo: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 4, 6539 Ransom Free Road, Cash: 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. A Food Service permit/plan review may be required after review of business plan.

Item 5, 0 Dorsey Drive, Phillips: 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, 2522 Lee Land Road, Bell: No comment. Public sewer.

Item 7, 5111 Old Winder Hwy, Gilliam: No comment. Public sewer.

Item 8, 5079 Old Winder Hwy, Gilliam: No comment. Public sewer.

Items 9 and 10: No comment.

Emily McGahee
Hall County Environmental Health

Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, October 1, 2024 1:30 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for November 4, 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 in red below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, September 26, 2024 12:42 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>; William King (CDI: Public Works) <wking@hallcounty.org>
Subject: RE: Tentative Planning Agenda for November 4, 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, November 4, 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, October 3rd .** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 21, 2024

NEW BUSINESS

1. **5342 Robin Trail | Appeal of administrative official** | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | * Commission District 1 | **Yuemian Zhen, applicant** **No GDOT coordination required**

2. **(A) 3416 Gaines Mill Road | Variance** | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**
3. **(B) 3416 Gaines Mill Road | Variance** | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant** **No GDOT coordination required**

4. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr., applicant** **GDOT coordination required**

5. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, applicant** **No GDOT coordination required**

6. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant** **No GDOT coordination required**

7. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant** **No GDOT coordination required**

8. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

9. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

OTHER BUSINESS

10. **Public Hearing to adopt a minor update to Hall County's Comprehensive Plan | *** | Hall County Planning Staff, applicant.**

11. **Public Hearing to adopt Hall County's Unified Development Code | *** | Hall County Planning Staff, applicant.**

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: October 3, 2024

Subject: November 4, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 4, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 5342 Robin Trail | Appeal of administrative official | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | * Commission District 1 | **Yuemian Zhen, applicant**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** Hall County Sewer Service Area

2. 3416 Gaines Mill Road | Variance | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**

(B) 3416 Gaines Mill Road | Variance | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**

a. **Engineering: (a & b)** 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. Also, Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic: (a & b)** Entrance apron for proposed common access driveway will need to be pavement per Hall County Standards.
c. **Utilities: (a & b)** Hall County Sewer Service Area

3. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto 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.
    b. **Traffic:** GDOT permit required
    c. **Utilities:** Hall County Sewer Service Area

4. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, 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. Also, show stream buffer and impervious setback from wrested vegetation not centerline of stream
    b. **Traffic:** Minimum 20 foot wide access required, other requirements may be necessary per civil plans.
    c. **Utilities**: Hall County Sewer Service Area

5. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    b. **Traffic:** No Comments
    c. **Utilities**: Hall County Sewer Service Area

6. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    b. **Traffic:** No Comments
    c. **Utilities**: City of Gainesville Sewer Service Area

7. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

   a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
   Show stream buffer and impervious setback from wrested vegetation not centerline of stream
   b. Traffic: GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
   c. **Utilities**: Hall County Sewer Service Area, existing sewer is available approximately 530' east of East Place.

8. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, 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:** GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
   c. **Utilities**: Offsite easement required, system extension at developments expense.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, October 3, 2024 10:23 AM
To: Beth Garmon (CDI: Planning)
Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: Fire Comment

Monday, November 4, 2024 Hall County Planning Commission Meeting.

4163 Cleveland Highway | Use Subject to County Commission Approval | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr., applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Print

Planning Commission Comments - Dec. 2, 2024 - Submission #106365

Date Submitted: 12/1/2024

Comments completed in the form below will be submitted into the record for the Dec. 2, 2024 meeting of the Hall County Planning Commission.

First Name*

Matthew

Last Name*

Truelove

Address1*

4185 Cleveland highway

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

4163 Cleveland Highway | Use Subject to County Commission Approval

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I oppose car dealership and service center.
It will join my property which has been small farm in my family for a hundred years. The location is not designed to handle the commercial properties with only one access point on Hwy 129. The U-turn in front of my driveway is very dangerous with all the traffic doing U-turns. There has to be another property with better access to put the car lot.

Please write your comments in the box above.

File Upload

IMG.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Matthewg3434@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Southern Heritage

STAN BENNETT
770-654-0491

ZONING NOTICE

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

APPLICANT: RAMON CARRILLO JR.

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR USED AUTO SALES AND REPAIR IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: DEC 02 2024
Time: 5:15 PM

&

COUNTY COMMISSION
Date: JAN 09 2025
Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

Nov 5, 2024 09:26:33
4166 Cleveland Highway
Gainesville
Hall County
Georgia

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN SEPT 20, 2024 AND NO LATER THAN OCT 06, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN OCT 06, 2024 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Raman Carrillo Jr (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** Sep/20/2024 (Date) **for** Raman Carrillo Jr (Name application filed as).

Signature Raman Carrillo Jr
(The original document is required)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 689/2024

SUBJECT: **6515 New Bethany Road | Amend Conditions of Zoning |** on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | **Proposed Use: Expansion of storage area** | Commission District 2 | **Genuine Mapping and Design, LLC, applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG

Recommendation:

Approve, with conditions

1. The property shall be developed in accordance with the site plan revision dated May 14, 2024, and amended as described in the projective narrative dated September 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated June 21, 2023, as amended shall apply:
    a. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
    b. All outdoor lighting on the premises shall be full cut-off downlight.
    c. All parking and storage areas shall be paved with either asphalt or concrete.
    d. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
    e. All conditions of zoning shall be made part of any plats created for the property.
    f. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
    g. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
    h. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.
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 Environmental Health, Fire Marshal, and Hall County Engineering.
4. The submitted typical building elevation dated March 30, 2023, shall be allowed as depicted with final review and approval subject to the Planning and Zoning Director, or their designee.

Purpose of Request:

6515 New Bethany Road | Amend Conditions of Zoning | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | **Proposed Use: Expansion of storage area** | Commission District 2 | **Genuine Mapping and Design, 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
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Rendering
Deed
Water Availability
2023 BOC Letter
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Signs

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **6515 New Bethany Road | Amend conditions of zoning |** on a 1.86± acre tract | Zoned PID, Tax Parcel 07330 001006B **| Proposed Use: Expansion of storage area | Genuine Mapping and Design, LLC, applicant**

The request before you is from Genuine Mapping and Design, LLC, to amend the conditions of zoning for the expansion of a storage area for boats and recreational vehicles (RVs). This item is located within Commission District 2.

At their November 18, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (5-0).**

Staff recommendation: **Approval, with conditions,** as the proposed changes are consistent with previous approvals.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan revision dated May 14, 2024, and amended as described in the projective narrative dated September 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated June 21, 2023, as amended shall apply:
   a. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
   b. All outdoor lighting on the premises shall be full cut-off downlight.
   c. All parking and storage areas shall be paved with either asphalt or concrete.

d. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
e. All conditions of zoning shall be made part of any plats created for the property.
f. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
g. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
h. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.

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 Environmental Health, Fire Marshal, and Hall County Engineering.
4. The submitted typical building elevation dated March 30, 2023, shall be allowed as depicted with final review and approval subject to the Planning and Zoning Director, or their designee.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Genuine Mapping and Design, LLC

Request ..... Use Subject to County Commission Approval | Amend Conditions of Zoning

Proposed Use ..... Expansion of storage area

Size ..... 1.86± acres

Zoning ..... Planned Industrial Development (PID, 17.180.090)

Location ..... **6515 New Bethany |** Tax parcel 07330 001006B

Commission District ..... Two

Planning Commission Date ..... November 18, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed changes are consistent with previous approvals.

Record Number..... HZCU24-0047

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

Vote: 5-0

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan revision dated May 14, 2024, and amended as described in the projective narrative dated September 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated June 21, 2023, as amended shall apply:
    a. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
    b. All outdoor lighting on the premises shall be full cut-off downlight.
    c. All parking and storage areas shall be paved with either asphalt or concrete.
    d. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
    e. All conditions of zoning shall be made part of any plats created for the property.
    f. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-

ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.

g. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
h. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.

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 Environmental Health, Fire Marshal, and Hall County Engineering.
4. The submitted typical building elevation dated March 30, 2023, shall be allowed as depicted with final review and approval subject to the Planning and Zoning Director, or their designee.

Excerpts from the minutes of the November 18, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Eric Johansen, 3938 Oak Crossing Drive, Suwanee, presented the request. The applicant is requesting to amend conditions of approval on a 1.86± acre tract, currently zoned Planned Industrial Development (PID, 17.180.090) to allow for the expansion of boat and camper storage areas. The subject property was originally rezoned from Highway Business (H-B, 17.150) to Planned Industrial Development (PID, 17.180.090) on June 21, 2023, for a boat and RV storage facility including boat sales and repairs, with 10 conditions. The property falls within the Gateway Corridors Overlay District (GCOD).

Public Forum:

Johnny Brogdon, 6510 New Bethany Road, Buford spoke in opposition due to the concern of visibility to neighboring properties. Mr. Braswell explained the conditions of zoning include decorative fencing and landscaping, and pointed out the existing boat storage facility adjacent to the subject property which is located closer to Mr. Brogdon's residence.

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

Conditions:

1. The property shall be developed in accordance with the site plan revision dated May 14, 2024, and amended as described in the projective narrative dated September 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated June 21, 2023, as amended shall apply:

a. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
b. All outdoor lighting on the premises shall be full cut-off downlight.
c. All parking and storage areas shall be paved with either asphalt or concrete.
d. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
e. All conditions of zoning shall be made part of any plats created for the property.
f. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
g. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
h. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.

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 Environmental Health, Fire Marshal, and Hall County Engineering.

4. The submitted typical building elevation dated March 30, 2023, shall be allowed as depicted with final review and approval subject to the Planning and Zoning Director, or their designee.

Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan revision dated May 14, 2024, and amended as described in the projective narrative dated September 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The previously approved conditions dated June 21, 2023, as amended shall apply:
    a. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
    b. All outdoor lighting on the premises shall be full cut-off downlight.
    c. All parking and storage areas shall be paved with either asphalt or concrete.
    d. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
    e. All conditions of zoning shall be made part of any plats created for the property.
    f. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.

g. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
h. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.

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 Environmental Health, Fire Marshal, and Hall County Engineering.

Summary Analysis

The applicant is requesting to amend conditions of approval on a 1.86± acre tract, currently zoned Planned Industrial Development (PID, 17.180.090) to allow for the expansion of boat and camper storage areas.

The subject property was originally rezoned from Highway Business (H-B, 17.150) to Planned Industrial Development (PID, 17.180.090) on June 21, 2023, for a boat and RV storage facility, including boat sales and repairs, with the following 10 conditions:

1. The request to rezone the property to Light Industrial (I-I, 17.160) is denied and shall be rezoned to Planned Industrial Development (PIC, 17.180.090) instead.
2. The development shall generally occur as depicted on the site plans dated May 11, 2023 and described in the narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.
3. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
4. All outdoor lighting on the premises shall be full cut-off downlight.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. All conditions of zoning shall be made part of any plats created for the property.
8. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
9. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
10. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.

The property is currently undeveloped. A land disturbance permit application is currently under review, however, approval of the LDP is dependent on the decision by the county commission of this zoning request (HDEV23-0073).

Per the submitted narrative, the applicant is requesting to amend the previously approved site plan to eliminate one building designated for boat repair and office space and include two additional buildings that would be used for boat and camper storage. The submitted site plan shows a total of 4 buildings, with a combined total of 15,610 square feet and a combined total of 43 storage units and 6 designated customer parking spaces.

Water will be provided by the City of Gainesville. Septic services are not included in the development at this time.

The table below compares the current site plan with the original site plan approved in 2023:

Structure	Original Approval - 2023	Amendment Request - 2024
Storage Buildings	2 storage buildings with a combined total of 11 storage units	4 storage buildings with a combined total of 43 storage units
Office Space	3 office spaces	0
Boat Repair Space	3 boat repair spaces	0
Parking	29 parking spaces with 2 designated handicap parking spaces	6 parking spaces with 0 designated handicap parking spaces

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:

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 requested use is consistent with the previous approval for the Planned Industrial Development on June 21, 2023.**

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 amendment will adversely affect adjacent properties.**

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **If approved, the amendment of conditions is not anticipated to cause an excessive or burdensome use of existing infrastructure.**

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation has been established by previous board action with the original approval of the development. The requested modification does not significantly impact the designated future land use of the area.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact**

property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is currently undeveloped; however, a Land Disturbance Permit is under review (HDEV23-0073) and approval is dependent on this request to amend the conditions of zoning.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The request is to amend conditions of an existing PID. Per the Official Code of Hall County, the Planned Development District (17.180) is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 request is not out of scale with the needs of the county as a whole.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the proposal to amend the conditions requires approval by the Board of Commissioners.**

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **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 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.**

17.380.050. - 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 requirements, 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.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated October 15, 2024, Emily McGahee stated, "Must meet all Environmental Health commercial septic system permitting requirements. Please be advised that Proposed Building 3 is shown over the septic system as shown in HDEV23-0073. An additional plan review fee will be assessed prior to review of proposed changes to the previously approved plan."

Hall County Fire Marshal
In an email dated October 16, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comment:
"The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated October 17, 2024, Bill Nash, Director of Public Works, 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. Must follow all development requirements.

Traffic:
Driveway to meet traffic engineering requirements.

Utilities:
Hall County has no sanitary sewer in the area.

Georgia Department of Transportation
In an email dated October 17, 2024, Veronica Chavers, stated 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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Genuine Mapping and Design, LLC
Ben Drerup, Principal/General Manger
PO Box 631, Jefferson, GA 30549

Phone 678-717-4631
Email Address bdrerup@ genuinemapping.com

Property Owner (Name & Mailing Address)

HM Enterprise Holdings, Inc.
1266 West Paces Ferry Rd, Suite 268
Atlanta, GA 30327

Phone
Email Address grantleroux@ mail.com

Proposed Use Boat & Camper Storage

Contact Person (Name & Mailing Address)

David Johnson
PO Box 631
Jefferson, GA 30549

Phone 678-557-0384
Email Address david@ genuinemapping.com

Tax Parcel Number 07330 001006B
Location Address 6515 New Bethany Road

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Permissive Use:
☐ HCPC ☐ HCC
Fee:$ 450.00
Receipt #:
Check #:

Zoning: PID
Acreage 1.86

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

Sign _____ Date: 9/6/2024

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: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) HM Enterprise Holdings, Inc.

Address 1266 West Paces Ferry, Suite 268

Atlanta, GA 30327

Phone Number 678-315-6521

Name of applicant(s) Genuine Mapping and Design, LLC

Address P.O. Box 631

Jefferson, GA 30549

Phone Number 678-717-4631

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me
Daniel Settles

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

Daniel Settles
Notary Public

DANIEL SETTLES
My Commission Expires
NOTARY
PUBLIC
8-19-2028
COBB COUNTY, GEORGIA

9/4/2024
Date

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓____

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:** 9/6/2024

Applicant's/Owner's Name (Printed): Benjamin Drerup

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 9/4/24

Applicant's/Owner's Name (Printed): Grant M. LeRoux

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**HM ENTERPRISE HOLDINGS, INC.**	Control Number:	**11014477**
Business Type:	**Domestic Profit Corporation**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**1266 W PACES FERRY RD., STE 268, Atlanta, GA, 30327, USA**	Date of Formation / Registration Date:	**2/16/2011**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2024**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Helen Moore**

Physical Address: **6900 Holiday Rd, Buford, GA, 30518, USA**

County: **Hall**

OFFICER INFORMATION

Name	Title	Business Address
Grant LeRoux	CFO	1266 W Paces Ferry Rd., Suite 268, Atlanta, GA, 30327, USA
Grant LeRoux	Secretary	1266 W Paces Ferry Rd., Suite 268, Atlanta, GA, 30327, USA
Sharon LeRoux	CEO	1266 W Paces Ferry Rd., Suite 268, Atlanta, GA, 30327, USA

Back Filing History Name History Return to Business Search

© 2015 PCC Technology Group. All Rights Reserved. Version 6.2.19

September 20, 2024

Planning and Development Department
2875 Browns Bridge Road
Gainesville, Georgia 30504

Re: Change in Zoning Conditions
Hall Co. Parcel #: 07330 001006B
6515 New Bethany Road

To Hall County Board of Commissioners,

Please find attached an application for a Change in Zoning Conditions for Hall County Parcel #: 07330 001006B located at 6515 New Bethany Road. The subject parcel was rezoned to Planned Industrial Development (PID) in June of 2023 with a proposed use of Boat Repair and Sale and Boat and Camper Storage. Later in 2023 land development plans for the project were approved by Hall County. The purpose of this Application is to accommodate a proposed revision to the Site Plan referenced in Condition #2 of said Rezoning approval. The proposed revision would eliminate one building designated for Boat Repair and Office Space and would include two additional buildings designated for Boat and Camper Storage. Revised land development plans have already been submitted to Hall County for review. It was during the plan submittal process that we were informed that a Change in Zoning Conditions would be required to accommodate the proposed change.

This development is compatible with the surrounding development in the area as evidenced by the fact that there are five other boat storage facilities within one mile of the proposed development. The attached Site Plan depicts four Boat and Camper Storage Canopy structures together covering 22,540 sf of the site along with associated drive aisles and limited parking.

The existing development along this section of Lanier Islands Parkway consists of many businesses oriented toward boating and related activities due to the immediate proximity of the lake and numerous marinas. We feel that boat and camper storage facilities serve the broader outdoor recreation offerings along this corridor and are a natural component of the market that this highway corridor is currently serving as a gateway to Hall County's most prominent natural resource, Lake Sidney Lanier.

Attached to this application is a Site Plan detailing the proposed development outlined above along with a completed application and supplemental documentation. Please contact me with any questions or if you find anything missing from this submittal that would be helpful in your review of the application.

Sincerely,

Benjamin Drerup, MAA, LS
Principal/General Manager
Genuine Mapping & Design, LLC

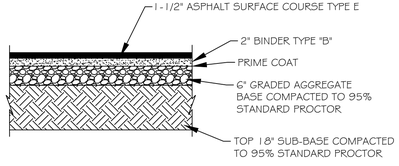
24 HOUR CONTACT: GRANT LEROUX (678) 315-6521
GRANTLEROUX@MAIL.COM

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO NOTIFY HALL COUNTY INSPECTOR 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
4. ALL WORK SHALL BE PERFORMED AND COMPLETED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH BEST RECOGNIZED TRADE PRACTICES.
5. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE DETERMINED UNACCEPTABLE AND REJECTED BY THE ENGINEER.
6. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
7. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL MONUMENTS ON SITE
8. ACCESSIBLE ROUTES, RAMPS, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODES AND 2010 ADA REQUIREMENTS.
9. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS SHOWN OTHERWISE.
10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
11. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
12. ALL LIGHTING SHALL BE FULL CUT-OFF DOWNLIGHT.
13. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS PERMIT.
14. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
15. NO BILLBOARDS ARE PERMITTED.
16. SURVEY BY GENUINE MAPPING & DESIGN DATED APRIL 11, 2022.
17. THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). THE VERTICAL DATUM IS NAVD 88.
18. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN DATA BY GENUINE MAPPING & DESIGN.
19. THERE ARE NO EXISTING ROADWAY SIGNS WITHIN THE FRONTAGE BEING DEVELOPED.
20. CONTACT HALL COUNTY ENGINEERING AT 770-531-6500 24 HOURS (MINIMUM) PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING.
21. SAWCUT REQUIRED AT EDGE OF PAVEMENT TO PROVIDE JOINT UNIFORMITY.
22. ALL TEMPORARY TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

N/F
LAKE LANIER BOAT STORAGE, LLC
DB 5909 PG 633

N/F
LAKE LANIER BOAT STORAGE, LLC
DB 5909 PG 633



ASPHALT PAVEMENT SECTION
N.T.S.

811 Know what's below. Call before you dig.

SITE DATA CHART

CURRENT ZONING OF PROPERTY	PID (PLANNED INDUSTRIAL DEVELOPMENT)
PROPOSED USE	BOAT - RV STORAGE
TOTAL SITE AREA	1.836 ACRES
BUILDING SETBACKS	
FRONT SETBACK	30'
SIDE SETBACK	20'
REAR SETBACK	10'
NUMBER OF BUILDINGS	4
NUMBER OF 14' x 30' UNITS	12
NUMBER OF 14' x 35' UNITS	20
NUMBER OF 14' x 50' UNITS	11
TOTAL NUMBER OF UNITS	43
10' x 20' SPACES PROVIDED	4

THIS PROJECT WILL BE SERVED BY PUBLIC WATER SYSTEM.

GENUINE MAPPING & DESIGN
P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRERUP@GENUINEMAPPING.COM
GSWCC LEVEL II CERTIFICATION #0000088840

GEORGIA REGISTERED No. 12822 PROFESSIONAL ENGINEER JAMES E. NEUHAUS

GSWCC LEVEL II CERTIFICATION #0000007789
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

REVISIONS:

NO.	DATE	REVISION
1	9-5-23	HALL COUNTY COMMENTS
2	9-26-23	HALL COUNTY COMMENTS
3	10-4-23	HALL COUNTY COMMENTS
4	10-31-23	HALL COUNTY COMMENTS
5	7-1-24	BOAT-RV STORAGE ONLY PER CLIENT
6	11-22-24	RELOCATED DUMPSTER PER HALL COUNTY

ISLAND PLAZA
FOR
HM ENTERPRISE HOLDINGS, INC.
AT
6515 NEW BETHANY ROAD
BUFORD, HALL COUNTY, GEORGIA 30518

LAND LOT 330
7th DISTRICT
PARCEL NUMBER:
07330 001006B
HALL COUNTY, GEORGIA

SHEET TITLE:
SITE PLAN

0 10 20 40 60

SCALE: 1" = 20'
DATE: JULY 28, 2023
PROJECT: HAL-330-1

GRID NORTH-GA. WEST ZONE (NAD 83)

SHEET NUMBER
C2-00

© 2024 GENUINE MAPPING AND DESIGN, LLC

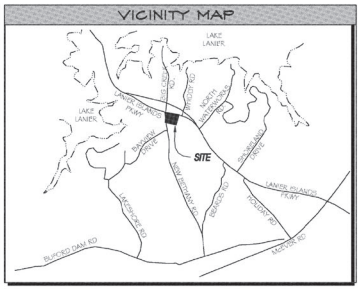
eFiled and eRecorded
DATE: 08/28/2023
TIME: 1:25 PM
PLAT BOOK: 883
PAGE: 461 - 461
FILING FEES: $10.00
PART ID: 5609002299
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA
RECORDING INFORMATION

SURVEYOR'S CERTIFICATE (III)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

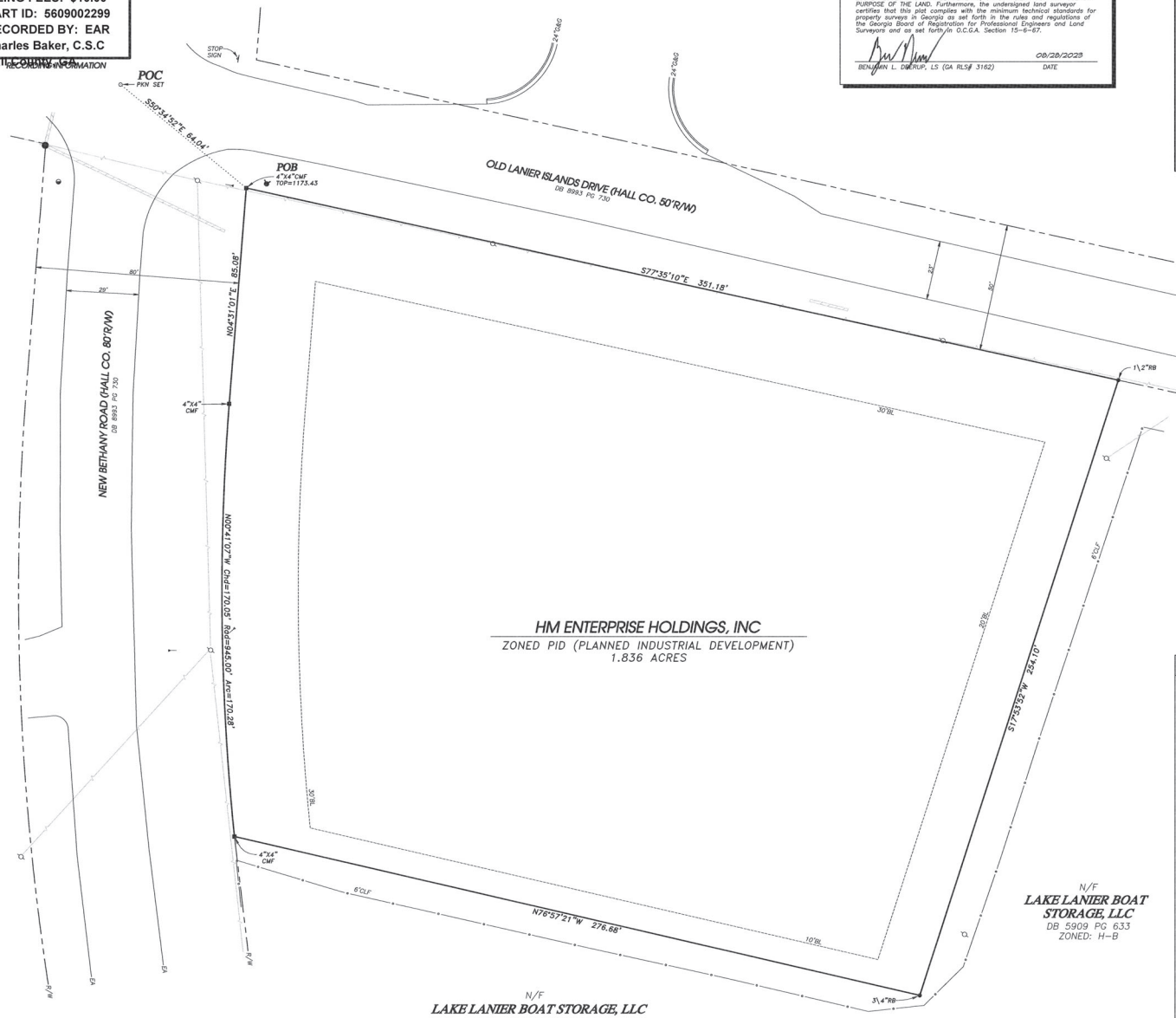
BENJAMIN L. DIERUP, LS (GA RLS# 3162) — 08/28/2023 DATE

VICINITY MAP



GENUINE MAPPING & DESIGN
P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDIERUP@GENUINEMAPPING.COM

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3162 BENJAMIN L. DIERUP



NOTES

1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO HM ENTERPRISE HOLDINGS, INC. BY RPM MOTORS BROKERS L.L.C. VIA DB 8983 PG 730, DATED 11/10/2021.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
4) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0290G, EFFECTIVE DATE 04/04/2018.
7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,152 FEET.
9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.

LEGEND

ABBREVIATIONS

AI – ANGLE IRON
BL – BUILDING SETBACK LINE
BM – BENCHMARK
BWF – BARB WIRE FENCE
CI – CURB INLET
CO – CLEANOUT
CGG – CURB & GUTTER
CL – CENTERLINE
CLF – CHAIN LINK FENCE
CMF – CONCRETE MONUMENT FOUND
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
CTP – CRIMP TOP PIPE
D – DEPTH
DB – DEED BOOK
DE – DRAINAGE EASEMENT
DIP – DUCTILE IRON PIPE
DIST – DISTURBED
DWCB – DOUBLE WING CATCH BASIN
E – EAST
EA – EDGE OF ASPHALT
EC – EDGE OF CONCRETE
EG – EDGE OF GRAVEL
FFE – FINISHED FLOOR ELEVATION
FH – FIRE HYDRANT
-G- – UNDERGROUND GAS LINE
GM – GAS METER
GV – GATE VALVE
HWF – HOG WIRE FENCE
IPS – IRON PIN SET
JB – JUNCTION BOX
LLL – LAND LOT LINE
N – NORTH
N/F – NOW OR FORMERLY
OTP – OPEN TOP PIPE
PB – PLAT BOOK
PBX – POWER BOX
PG – PAGE
PKN – SURVEY NAIL (PARKER-KALON)
PL – PROPERTY LINE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PVC – POLYVINYL CHLORIDE PIPE
RB – REBAR
RCP – REINFORCED CONCRETE PIPE
REC – RECORDED
R/W – RIGHT-OF-WAY
S – SOUTH
SR – SOLID STEEL ROD
SSE – SANITARY SEWER EASEMENT
TSGV – TAPPING SLEEVE & VALVE
W – WEST
-W- – WATER LINE

SYMBOLS

IRON PIN FOUND
CONCRETE MONUMENT FOUND
ROCK FOUND
IRON PIN SET
COMPUTED POINT (NOT SET)
FIRE HYDRANT
WATER VALVE
FIBER OPTIC MARKER
UTILITY POLE
GUY WIRE
GUY POLE
LIGHT POLE
POWER BOX

LINETYPES

WIRE FENCE
WOODEN FENCE
CHAIN LINK FENCE
IRON FENCE
ROAD CENTERLINE
RIGHT-OF-WAY LINE
STREAM CENTERLINE
OVERHEAD UTILITY LINE
WETLANDS
STORM PIPE
GUARD RAIL
EDGE OF WOODS

REVISIONS

NO.	DATE	REVISION
2	06/30/25	CHANGE PARCEL ACCRESS
5	08/28/25	REVISE TITLE BLOCK
		REVISE TITLE, ROAD NAME, ADD ZONING, BM

ISLAND PLAZA
FOR
HM ENTERPRISE HOLDINGS, INC.
AT
6515 NEW BETHANY ROAD
BUFORD, HALL COUNTY, GEORGIA 30518

LAND LOT 590
7TH DISTRICT
PARCEL NUMBERS
PARCEL ID 7090 000045
HALL COUNTY, GEORGIA

SHEET TITLE:
BOUNDARY SURVEY

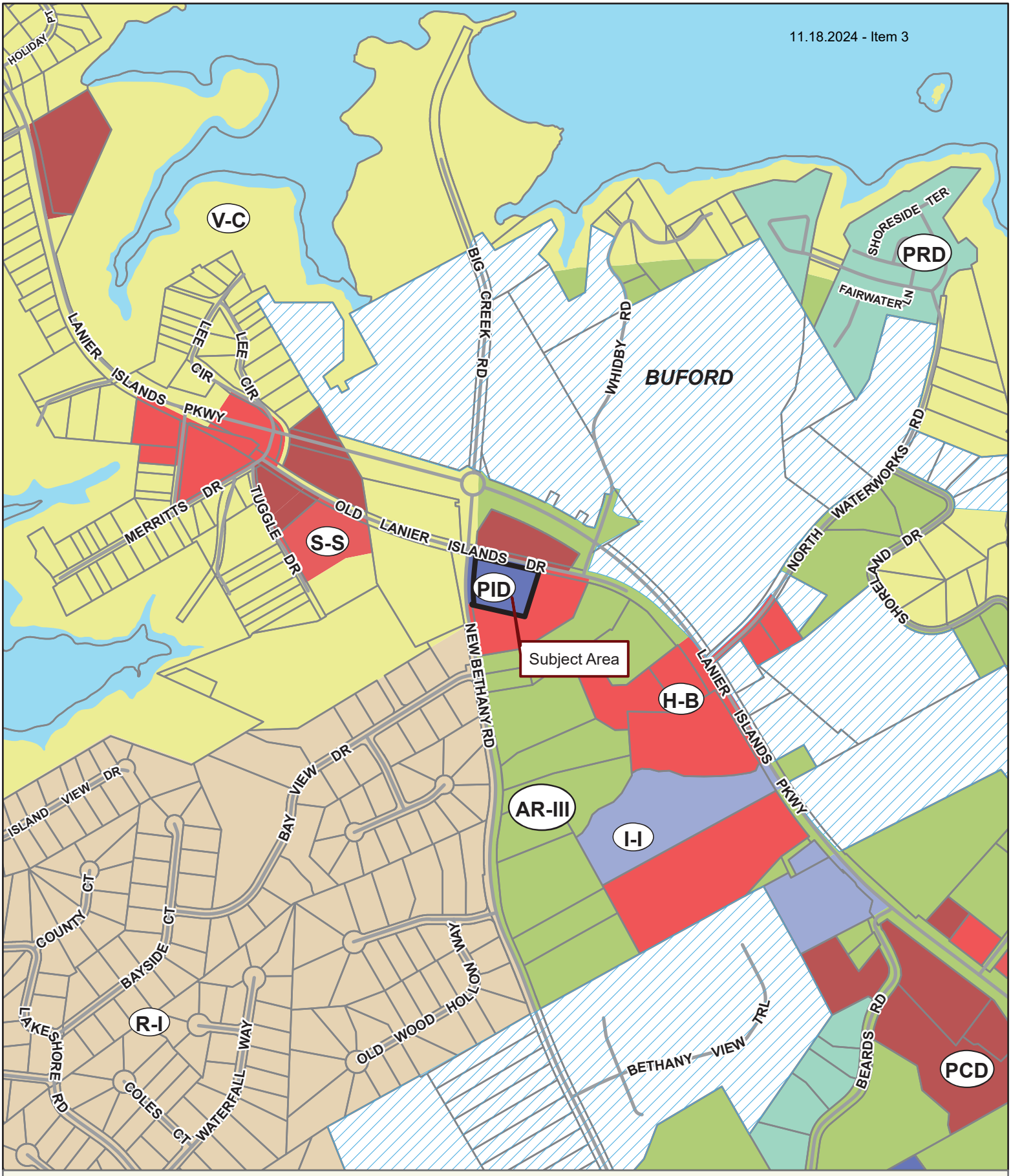
0' 10' 20' 40' 60'
SCALE: 1" = 20'
DATE: APRIL 14, 2022
PROJECT: HALL80-1

GRID NORTH-GA WEST ZONE (NAD 83)

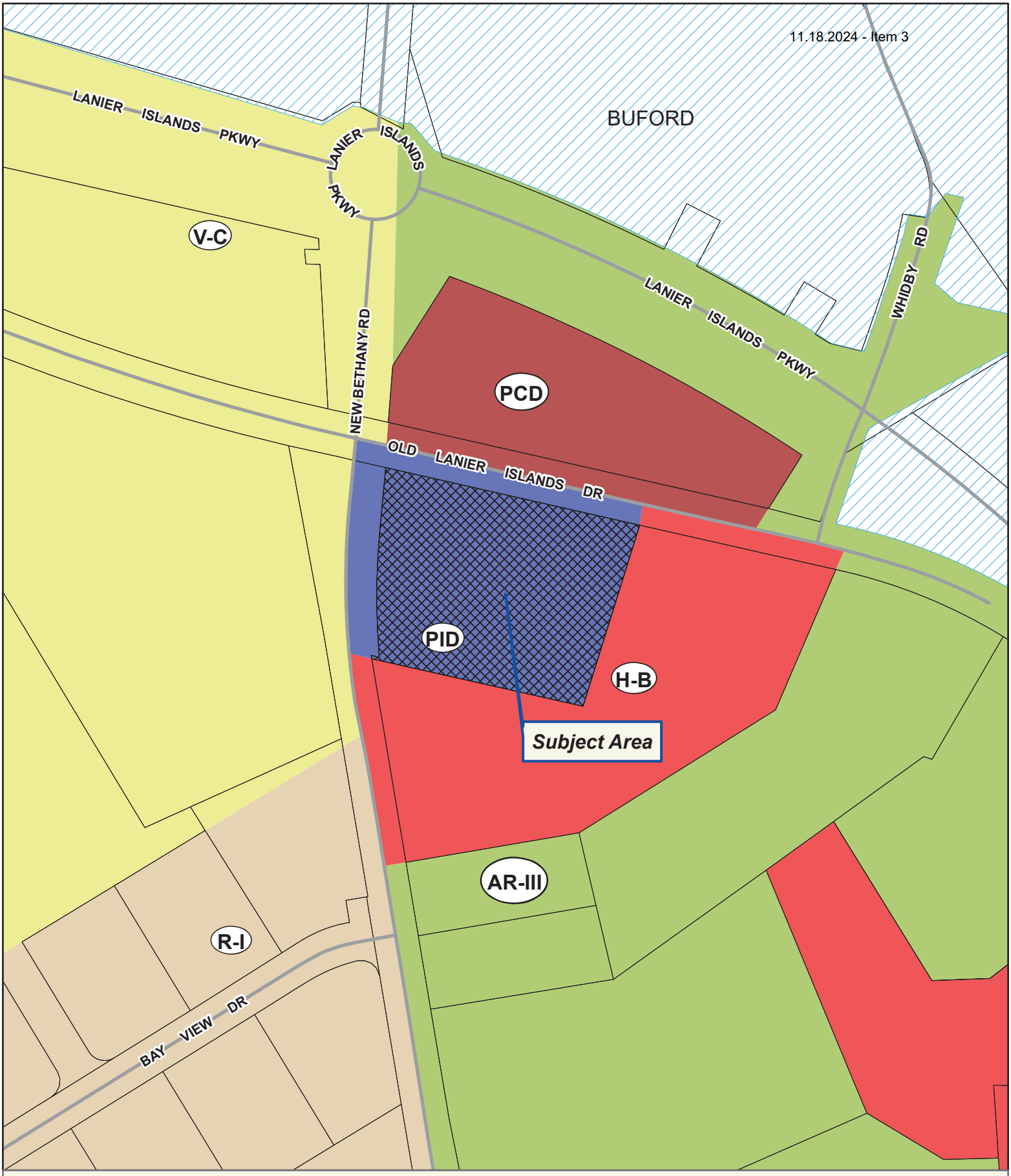
SHEET NUMBER
C1-00

11/8/2024 - Item 3

© 2023 GENUINE MAPPING AND DESIGN, LLC



Applicant: GENUINE MAPPING AND DESIGN, LLC
Tax Parcel #: 07330 001006B
Location: 6515 NEW BETHANY ROAD, BUFORD, GA 30518
Commission District 2 **PC Mtg. Date: 11/18/2024**



Applicant: GENUINE MAPPING AND DESIGN, LLC
Tax Parcel #: 07330 001006B
Location: 6515 NEW BETHANY ROAD, BUFORD, GA 30518
Commission District 2 **PC Mtg. Date: 11/18/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

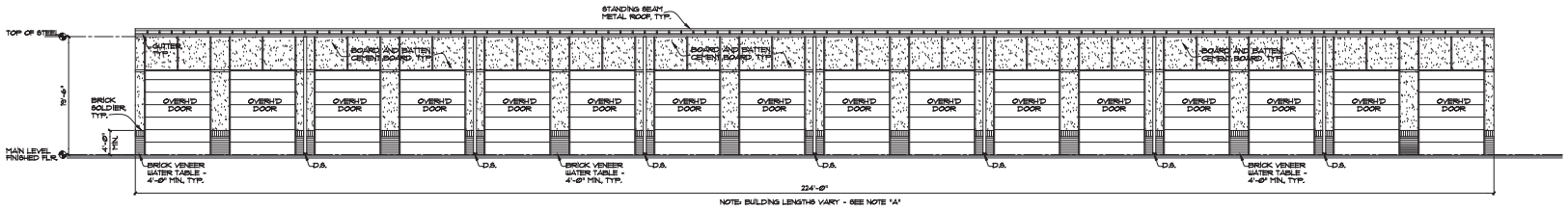
Applicant: GENUINE MAPPING AND DESIGN, LLC
Tax Parcel #: 07330 001006B
Location: 6515 NEW BETHANY ROAD, BUFORD, GA 30518
Commission District 2 **PC Mtg. Date: 11/18/2024**

0 50 100 200
Feet

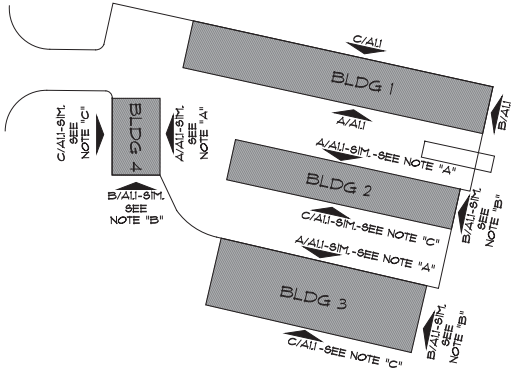
Zoning Boundary
City Limits
Subject Area

N

DRAWING ISSUE RECORD		
DATE:	REVISIONS:	NO.



A A1.1 BLDG 1-SOUTH ELEVATION
1/8"=1'-0"



SITE KEY PLAN

GENERAL NOTES:

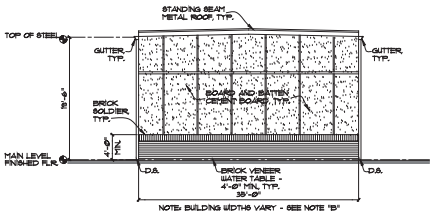
(THESE NOTES APPLY TO ALL DRAWINGS)

GENERAL CONTRACTOR SHALL VERIFY ALL EXISTS CONDITIONS & DIMENSIONS AT WEBSITE, PARTICULARLY DIMENSIONS & CONDITIONS AFFECTING SHOP DRAWING SUBMITTALS.

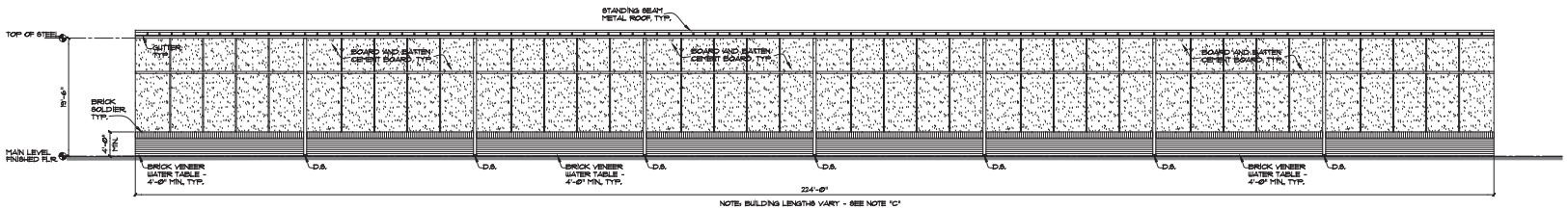
(A) STRUCTURAL BAYS ARE SPACED 14'-0" ON CENTER OF COLUMNS, TYPICAL. EACH BAY CONTAINS AN OVERHEAD DOOR. BUILDING ELEVATIONS ARE SIMILAR, YET VARY IN LENGTH. BUILDING 2 IS 168'-0" IN LENGTH WITH TWELVE (12) OVERHEAD DOORS, BUILDING 3 IS 154'-0" IN LENGTH WITH ELEVEN (11) OVERHEAD DOORS, AND BUILDING 4 IS 84'-0" IN LENGTH WITH FOUR (4) OVERHEAD DOORS.

(B) BUILDING ELEVATIONS ARE SIMILAR, YET VARY IN WIDTH. BUILDING 2 IS 30'-0" IN WIDTH, BUILDING 3 IS 60'-0" IN WIDTH, AND BUILDING 4 IS 30'-0" IN WIDTH.

(C) BUILDING ELEVATIONS ARE SIMILAR, YET VARY IN LENGTH. BUILDING 2 IS 168'-0" IN LENGTH, BUILDING 3 IS 154'-0" IN LENGTH, AND BUILDING 4 IS 84'-0" IN LENGTH.



B A1.1 BLDG 1-EAST ELEVATION
1/8"=1'-0"



C A1.1 BLDG 1-NORTH ELEVATION
1/8"=1'-0"

BOAT REPAIR / SALES & BOAT/CAMPER STORAGE DEVELOPMENT
FOR
HM ENTERPRISE HOLDINGS, INC.
AT
6315 NEW BETHANY ROAD
BUFORD, HALL COUNTY, GEORGIA 30518

DATE	JOB NO.	DRN. BY	CK. BY
MARCH 30, 2023	HAL-338-1	JDL	JDL

cunningham forehand matthews moore

cunningham, forehand, matthews & moore, architects, inc. - 2011 manchester street, n.e. - atlanta, georgia 30324 - phone (404) 873-2152

01.18.2024 Item 3

A1.1

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 23-195133-CRE

eFiled and eRecorded
DATE: 11/10/2021
TIME: 1:56 PM
DEED BOOK: 8983
PAGE: 730 - 732
FILING FEES: $25.00
TRANSFER TAX: $300.00
PARTICIPANT ID: 8274269752
PT61: 069-2021-011367
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF Georgia
COUNTY OF Gwinnett

LIMITED WARRANTY DEED

THIS INDENTURE, made on **10th day of November, 2021**, between

RPM Motors Brokers L.L.C, a Georgia limited liability company

(hereinafter referred to as "Grantor") and

HM Enterprise Holdings, Inc., a Georgia corportion

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee that certain real property with a street address of 6250 Lanier Islands Pkwy, Buford, GA 30518 all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

See Exhibit "A" Legal Description

TOGETHER WITH all and singular the rights, members. Tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed, or proposed in front of or adjoining the Property, to the center line.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto (collectively referred to as the "Permitted Exceptions") and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
Commission expires:

JOSHUA DAVID HUCKABY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES February 27, 2023

RPM Motors Brokers L.L.C, a Georgia limited liability company

By: Guilherme Cardoso
Its: Member/Manager

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 330 of the 7th District, Hall County, Georgia, Section 1, parcel 6B, being 2.057 acres and shown as Tract 1 of a survey for E.E. Robinson Properties, and being more particularly described as follows:

BEGINNING at the intersection of the northeasterly right of way of New Bethany Road (60' R/W) and the southwesterly right of way of Holiday Road - GA Hwy. 347 (50' R/W); running thence along the said right of way of Holiday Road - GA Hwy. 347 South 76 degrees 33 minutes East a distance of 418.40 feet to a point; running thence South 18 degrees 11 minutes 43 seconds West a distance of254.04 feet to a point; running thence North 76 degrees 33 minutes West a distance of 290.00 feet to a point on the said right of way of New Bethany Road; running thence along said right of way of New Bethany Road North 09 degrees 37 minutes West a distance of 248.60 feet to the POINT OF BEGINNING; said survey prepared by W.T. Dunahoo, GA RLS, dated 03/25/88.

LESS & EXCEPT:
Right of Way Deed from Katherine J. Murphy and Todd T. James to the Department of Transportation, dated 8/23/2016, recorded 8/26/2016 in Deed Book 7758 Page 743, Hall County, Georgia records.

Exhibit "B" – Permitted Exceptions

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.

2. Relinquishment of access rights (except where designated by the Department of Transportation) as contained in that Right of Way Deed from Katherine J. Murphy (75%) and Todd T. James (25%) to the Department of Transportation, dated August 23, 2016, filed August 26, 2016 and recorded in Deed Book 7758, Page 743, records of the Superior Court of Hall County, Georgia.

3. All matters affecting subject property as shown on Plat recorded in Plat Book 88, Page 170, aforesaid records.

BK 7758 PG 743

018244

FILED
HALL CO. GA
16 AUG 26 PM 3:20
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY LK

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 8-26-16
Charles Baker
Superior Court Clerk
By LK
PT61 069-2016-006044

GEORGIA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY DEED
2505 Athens Highway SE, Gainesville, GA 30507

GEORGIA, HALL COUNTY

PROJECT NO CSSTP-0007-00(319)
P I NO 0007319

THIS CONVEYANCE made and executed the 23rd day of August, 2016

WITNESSETH that **KATHERINE J. MURPHY (75%)** and **TODD T. JAMES (25%)**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in HALL County through which SR 347 widening, known as Project No CSSTP-0007-00(319), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, 600 West Peachtree St., Atlanta, Georgia, to which reference is hereby made

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR ($1 00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows

All that tract or parcel of land lying and being in Land Lot 330 of the 7 Land District and 413 Georgia Militia District of Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference

Said right of way is hereby conveyed, consisting of 0 196 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated April 17, 2015, revised July 1, 2016, said plat attached hereto and made a part of this deed as Exhibit "B"

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation said right being 0 linear feet

Parcel No 88

BK7758PG744

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written

Signed, Sealed and Delivered
this 23rd day of August,
20 17, in the presence of.

Witness

Notary Public

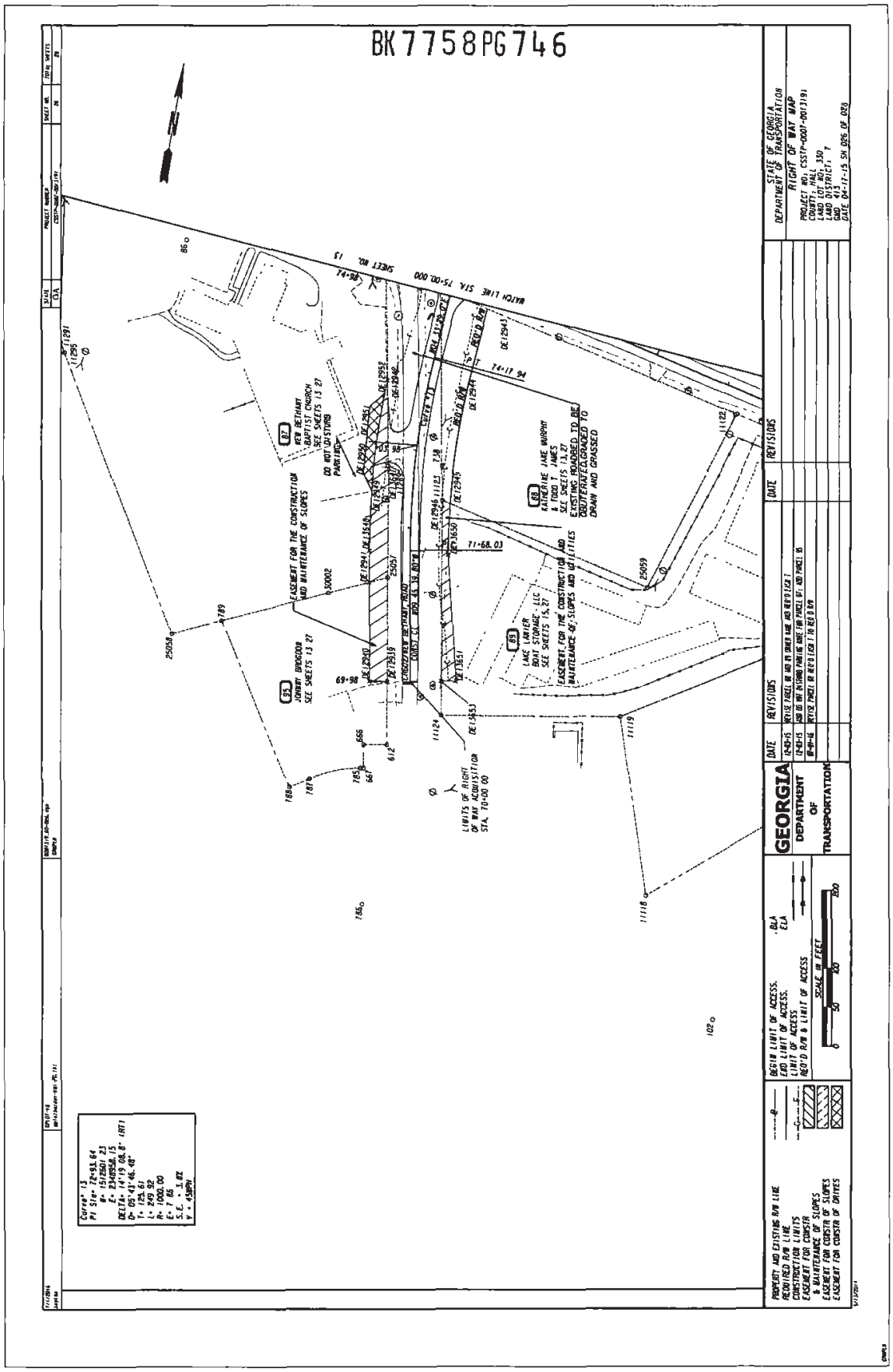
MICHELLE W. BROCK
NOTARY PUBLIC
My Commission
EXPIRES
09-10-2019
HALL COUNTY, GEORGIA

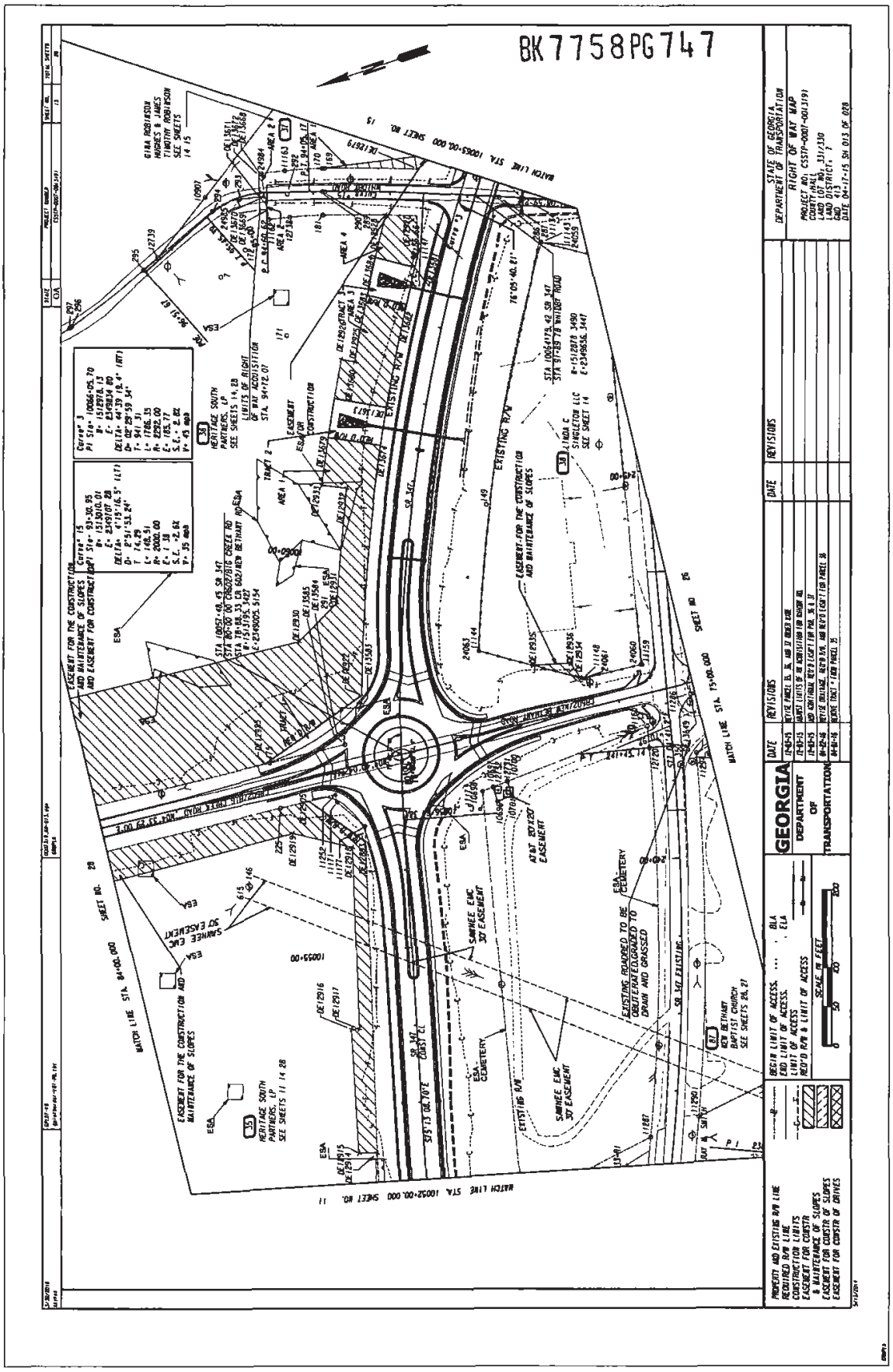
Katherine J. Murphy (L S)
Katherine J. Murphy *(75% undivided interest)*

(L S)
Todd T. James *(25% undivided interest)*

Parcel No 88

DOT118
Revised 1/00


BK7758PG746
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
GEORGIA
DEPARTMENT OF TRANSPORTATION
REVISIONS
DATE
SCALE IN FEET
BEGIN LIMIT OF ACCESS
END LIMIT OF ACCESS
LIMIT OF ACCESS
PROPERTY AND EXISTING R/W LINE
REVISED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
LIMITS OF RIGHT OF WAY ACQUISITION STA. 70+00.00
EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES
EXISTING ROADBED TO BE OBLITERATED,GRADED TO DRAIN AND GRASSED
CONSTRUCT BETHANY ROAD
DO NOT DISTURB PARKING
SEE SHEETS 13 27
SEE SHEETS 15, 27
SEE SHEETS 13 27
SEE SHEETS 13, 27
WATER LINE STA 75+00.000
SELECT RD.
Curve 13
PI Sta. 72+91.64
N 1572601.23
E 2340058.45
DELTA (RT) 084°46'48"
D 05°43'46.48"
T 125.61
L 249.92
R 1000.00
E 7.85
S.E. 1.02
M 4.58PM


BK7758PG747
GEORGIA DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
REVISIONS
DATE
SCALE IN FEET
EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES
SHEET NO. 28
MATCH LINE STA. 84+00.000
MATCH LINE STA. 75+00.000
MATCH LINE STA. 100+52+00.000 SHEET NO. 11
HERITAGE SOUTH PARTNERS, LP SEE SHEETS 11 14 28
NEW BETHANY BAPTIST CHURCH SEE SHEETS 26, 27
SAWNEE EMC 30' EASEMENT
AT&T 80'x250' EASEMENT
EXISTING ROUNDED TO BE DEUTERATED/GRADED TO DRAIN AND GRASSED
EXISTING R/W
CEMETERY
LINDA C SINGLETON LLC SEE SHEET 14
GINA ROBINSON HUGHES & JAMES TIMOTHY ROBINSON SEE SHEETS 14 15
PROPOSED AND EXISTING R/W LINE
PROPOSED R/W LIMITS
RESTRICTED ACCESS LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
BEGIN LIMIT OF ACCESS
END LIMIT OF ACCESS
LIMIT OF ACCESS
REV'D R/W & LIMIT OF ACCESS

Type: DEED Book: 07758 Page: 00748

BK7758 PG 748

BK7758PG748

BK7758PG745

EXHIBIT "A"

PROJECT NO	CSSTP-0007-00(319) Hall County
P I NO	0007319
PARCEL NO	88
DATE OF R/W PLANS	April 17, 2015
REVISION DATE	July 01, 2016

All that tract or parcel of land lying and being in Land Lot 330 of the 7th Land District and 413th Georgia Militia District of Hall County, Georgia, being more particularly described as follows

Beginning at a point 49 77 feet right of and opposite Station 72+31 16 on the construction centerline of New Bethany Road on Georgia Highway Project No CSSTP-0007-00(319), running thence N 76°59'17 2" W a distance of 11 09 feet to a point 39 29 feet right of and opposite station 72+34 95 on said construction centerline laid out for C/L New Bethany Road, thence N 10°18'15 7" W a distance of 271 63 feet to a point 14 34 feet left of and opposite station 75+05 66 on said construction centerline laid out for C/L New Bethany Road, thence S 77°01'17 9" E a distance of 66 04 feet to a point 50 98 feet right of and opposite station 74+95 99 on said construction centerline laid out for C/L New Bethany Road, thence S 4°33'29 0" W a distance of 85 07 feet to a point 50 96 feet right of and opposite station 74+10 54 on said construction centerline laid out for C/L New Bethany Road; thence southeasterly 170 35 feet along the arc of a curve (said curve having a radius of 945 00 feet and a chord distance of 170 12 feet on a bearing of S 0°36'22 3" E) back to the point of beginning Said tract containing 0 196 acres more or less and shown colored yellow on the attached plat

CITY OF
GAINESVILLE

WATER RESOURCES

March 7, 2023

Genuine Mapping & Design, LLC
Attn: David Johnson
66 Washington St.
Jefferson, GA 30549

Re: Water Availability
Retail and Boat Storage Facility
6250 Lanier Islands Pkwy
PIN: 07330 001006B

Mr. Johnson,

The purpose of this letter is to confirm the availability of water service to the above referenced property. The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Lanier Islands Parkway and New Bethany Church Road along the frontages of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed retail and boat storage facility.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services Manager

cc: Tracy Robar, P.E., Design and Permitting Section Chief

Hall County Government
BOARD OF COMMISSIONERS

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

June 27, 2023

Genuine Mapping and Design
Attn: David Johnson
PO Box 631
Jefferson, GA 30549

RE: **Application to Rezone – CORRECTED (see highlighted section)**

Dear David Johnson,

Please be advised that in its Meeting on June 21, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

6515 New Bethany Road | Rezone | from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B **| Proposed use: Light Industrial |** Commission District 2 **| Genuine Mapping & Design, LLC, applicant.**

Conditions:

1. The request to rezone the property to Light Industrial (I-I, 17.160) is denied and shall be rezoned to Planned Industrial Development (PID, 17.180.090) instead.
2. The development shall generally occur as depicted on the site plans dated May 11, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.
3. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
4. Any outdoor lighting on the premises shall be full cut-off downlight.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. All conditions of zoning shall be made part of any plats created for the property.
8. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
9. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.

10. The applicant shall install a 4 to 5 foot high landscaped berm along Old Lanier Islands Drive with decorative fencing.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

HM Enterprise Holdings, Inc.
1266 West Paces Ferry Road, Suite 268
Atlanta, GA 30327

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, October 15, 2024 8:24 AM
To: Kaitlyn Elliott (Planning); Katie L. Greenway (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 11.18.24

Please find Environmental Health comments below:

Item 1, 4031 Brock Drive, Mandujano: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 2, 6515 New Bethany Rd, Genuine Mapping: Must meet all Environmental Health commercial septic system permitting requirements. Please be advised that Proposed Building 3 is shown over the septic system as shown in HDEV23-0073. An additional plan review fee will be assessed prior to review of proposed changes to the previously approved plan.

Item 3, 4212 Roy Parks Rd, Clean Eagle RNG: 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.

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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Thursday, October 17, 2024 2:16 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for November 18, 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.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, October 10, 2024 2:50 PM
Subject: Tentative Planning Agenda for November 18, 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, November 18, 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, October 17rd .** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – November 4, 2024

NEW BUSINESS

1. **4031 Brock Drive | Variance |** 17.240.010 to reduce the left side yard setback | on a 0.35± acre tract located on the north side of Brock Drive approximately 620 feet from its intersection with Oakwood Road | Zoned R-II, Tax Parcel 08053 001029 | **Proposed Use: Detached garage | *** Commission District 2 | **Ann Mandujano, applicant**
   No GDOT coordination required

2. **6515 New Bethany Road | Amend Conditions of Zoning** | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B |

Proposed Use: Expansion of storage area | ** Commission District 2 | **Genuine Mapping and Design, LLC, applicant** **No GDOT coordination required**

3. **4212 Roy Parks Road | Rezone |** from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility |** ** Commission District 3 | **Clean Energy RNG, LLC, applicant** **Due to the proximity to State Route 332, GDOT coordination is 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, January 9, 2025, 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, January 9, 2025. 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,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: October 17, 2024

Subject: November 18, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 18, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **4031 Brock Drive | Variance |** 17.240.010 to reduce the left side yard setback | on a 0.35± acre tract located on the north side of Brock Drive approximately 620 feet from its intersection with Oakwood Road | Zoned R-II, Tax Parcel 08053 001029 | **Proposed Use: Detached garage | *** Commission District 2 | **Ann Mandujano, applicant**

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

2. **6515 New Bethany Road | Amend Conditions of Zoning** | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | **Proposed Use: Expansion of storage area** | ** Commission District 2 | **Genuine Mapping and Design, 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.
Must follow all development requirements
b. **Traffic:** Driveway to meet traffic engineering requirements
c. **Utilities:** Hall County has no sanitary sewer in the area

3. **4212 Roy Parks Road | Rezone |** from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility |** ** Commission District 3 | **Clean Energy RNG, 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.
   Must follow all development requirements
b. **Traffic:** Driveway to meet traffic engineering requirements
   Recommend access in and out of Roy Parks Road be conditioned to be via SR6D (Candler Road) only.
c. **Utilities:** Hall County has no sanitary sewer in the area

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, October 16, 2024 8:37 AM
To: Beth Garmon (CDI: Planning)
Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: Fire Comment

Monday, November 18, 2024 Hall County Planning Commission Meeting.

6515 New Bethany Road | Amend Conditions of Zoning | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | **Proposed Use: Expansion of storage area** | ** Commission District 2 | **Genuine Mapping and Design, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT:
GENUINE MAPPING & DESIGN, LLC
REQUEST:
AMEND CONDITIONS OF ZONING FOR EXPANSION OF A STORAGE AREA
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: NOV 18, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 9, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: GENUINE MAPPING & DESIGN, LLC
REQUEST: AMEND CONDITIONS OF ZONING FOR EXPANSION OF STORAGE AREA
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: NOV 18, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 9, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN OCT 07, 2024 AND NO LATER THAN OCT 20, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN OCT 20, 2024 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Johnson **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on 10-15-2024 **for** Island Plaza **.**
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 703/2024

SUBJECT: **2323 Thompsons Mill Road | Amend Conditions of Zoning |** on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | Commission District 1 | **Civilscapes, Inc. c/o Myles Montgomery, applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated June 5, 2023, and narrative dated September 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated May 11, 2006, as amended shall apply:
   a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
   b. Any outdoor lighting on the premises shall be of non-spill type.
   c. The vehicle parking areas shall be paved with either asphalt or concrete.
   d. All conditions of zoning shall be made a part of any plat created for the property.
3. The following uses are to be prohibited:
   a. Funeral homes
   b. Mobile food establishments

Purpose of Request:

2323 Thompsons Mill Road | Amend Conditions of Zoning | on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | Commission District 1 | **Civilscapes, Inc. c/o Myles Montgomery, 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
KE	BG	WLI	CR
Clerk			
JR			

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Rendering
2006 BOC Letter
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Signs

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **2323 Thompsons Mill Road | Amend conditions of zoning |** on a 3.88± acre tract | Zoned O-I; Tax Parcel 15041 000003C **| Proposed Use: Uses permitted in O-I | Civilscapes Inc c/o Myles Montgomery, applicant**

The request before you is from Civilscapes Inc c/o Myles Montgomery to amend conditions of zoning to modify the use and development standards for a surveyor's office. This item is located within Commission District 1.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with three (3) conditions (4-0, Johnny Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed changes are consistent with previous approvals.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 5, 2023, and narrative dated September 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated May 11, 2006, as amended shall apply:
    a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
    b. Any outdoor lighting on the premises shall be of non-spill type.
    c. The vehicle parking areas shall be paved with either asphalt or concrete.

d. All conditions of zoning shall be made a part of any plat created for the property.

3. The following uses are to be prohibited:
    a. Funeral homes
    b. Mobile food establishments

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Civilscapes Inc. c/o Myles Montgomery

Request ..... Amend conditions of zoning

Proposed Use ..... Uses permitted in O-I

Size ..... 3.88± acres

Zoning ..... Office and Institutional District (O-I)

Location ..... **2323 Thompsons Mill Road** | Tax Parcel 15041 000003C

Commission District ..... One

Planning Commission Date ..... December 2, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed changes are consistent with previous approvals.

Record Number HZCU24-0049

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

Vote: 4-0 (Johnny Varner absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 5, 2023, and narrative dated September 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated May 11, 2006, as amended shall apply:
    a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
    b. Any outdoor lighting on the premises shall be of non-spill type.
    c. The vehicle parking areas shall be paved with either asphalt or concrete.
    d. All conditions of zoning shall be made a part of any plat created for the property.
3. The following uses are to be prohibited:
    a. Funeral homes
    b. Mobile food establishments

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Myles Montgomery, 7185 Shady Grove Road, Cumming, presented the request. The applicant is requesting to amend conditions on a 3.88± acre tract, currently zoned Office and Institutional District (O-I) to allow for uses permitted in O-I. The property is currently in the under construction for a surveyor's office, with an active land disturbance permit (LDP). The subject property was rezoned on May 11, 2006, from Agricultural Residential-IV (AR-IV) to Office and Institutional District (O-I) for the development of a physician's office with five conditions.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Hunt asked for clarification on the dimensions of each level of the building. The applicant confirmed that it is a total of 15,000 square feet.

Motion: A motion to approve, with conditions was made by Frank Sosebee and seconded by Stan Hunt. Vote: (4-0, Johnny Varner Absent)

Conditions:

1. The property shall be developed in accordance with the site plan dated June 5, 2023, and narrative dated September 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The previously approved conditions dated May 11, 2006, as amended shall apply:
    a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
    b. Any outdoor lighting on the premises shall be of non-spill type.
    c. The vehicle parking areas shall be paved with either asphalt or concrete.
    d. All conditions of zoning shall be made a part of any plat created for the property.

3. The following uses are to be prohibited:
    a. Funeral homes
    b. Mobile food establishments

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 June 5, 2023, and narrative dated September 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The previously approved conditions dated May 11, 2006, as amended shall apply:
    a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
    b. Any outdoor lighting on the premises shall be of non-spill type.
    c. The vehicle parking areas shall be paved with either asphalt or concrete.
    d. All conditions of zoning shall be made a part of any plat created for the property.

Summary Analysis

The applicant is requesting to amend conditions on a 3.88± acre tract, currently zoned Office and Institutional District (O-I) to allow for uses permitted in O-I. The property is currently in the process of being developed for a surveyor's office.

The subject property was rezoned on May 11, 2006, from Agricultural Residential-IV (AR-IV) to Office and Institutional District (O-I) for the development of a physician's office with the following 5 conditions:

1. The development of the site shall occur as generally described in the project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. The vehicle parking areas shall be paved with either asphalt or concrete.
5. All conditions of zoning shall be made part of any plat created for the property.

A land disturbance permit (HDEV23-0063) was issued on March 21, 2023, and initial grading work has been conducted under this permit. Additionally, applications were submitted for the construction of a 15,000 square foot building (HCNEW24-0091, HCNEW24-0186 and HCNEW24-0187). During review of these applications, staff determined that the change of use from a physician's office and increased building square footage would require an amendment to the previously approved conditions.

Per the submitted narrative and site plan, the applicant is requesting to construct a two-story, 15,000 square foot building for professional office use. The 10,000 square foot main floor is to be used for professional office space. The 5,000 square foot lower level is intended to be used for document or office storage.

The submitted site plan shows 55 parking spaces with 3 designated for ADA parking, as well as a 10 foot landscape strip along the frontage on Thompsons Mill Road. Submitted elevations show a variety of brick on the front, side and rear facades of the building.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (11.2.6.F), 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:

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 requested use is to expand permitted uses to include uses within the Office and Institutional District (O-I).**

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 amendment will adversely affect adjacent properties.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **Yes, the property has reasonable economic use as currently zoned Office and Institutional District (O-I).**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **If approved, the amendment of conditions is not anticipated to cause an excessive or burdensome use of the existing infrastructure.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The zoning designation has been established by previous board action with the original approval of the development. The requested modification does not affect the designated future land use of the area.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently in the process of being developed. A land disturbance permit (HDEV23-0063) was issued on March 21, 2023 and initial grading has begun under this permit.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The request is to amend zoning conditions of an existing Office and Institutional District (O-I). No changes to the zoning are proposed.**

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 request is not out of scale with the needs of the county as a whole.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the proposal to amend the conditions requires approval by the Board of Commissioners.**

15. Whether the need for rezoning could; be handled instead by a variance request to the Planning Commission; **The request could not be handled 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 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.**

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 Business Nodes and Corridors.
Business Nodes & Corridors are anticipated to include higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals discussed within the comprehensive plan, particularly natural resource protections and high quality landscape installations, to the fullest extent possible. Retail activities, office-based employment, and civic uses. Low impact industrial or higher-density residential only should exist where the same is found on adjacent properties.

11.2.6.E - 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 Table 11.21.1 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 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 11.2.6.E. **The proposal does provide a narrative outlining amendment of conditions requested.**

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. 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 section 11.2.E.2.c), the following additional requirements apply. **This standard is not applicable to the applicant's request.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated October 24, 2024, Emily McGahee stated "No comment. Public sewer."

Hall County Fire Marshal

In an email dated October 30, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Public Works and Utilities

In a memo dated November 1, 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 stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:
No comment

Utilities – (Updated Email November 8, 2024)
Site is located in the Braselton Sewer Service Territory. However, there is no sewer infrastructure available to the site and this site already has an approved permit for development with an onsite treatment system

Georgia Department of Transportation
In an email dated October 29, 2024, Veronica Chavers, D1TO Civil Engineer III, 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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Civilscapes, Inc. - Myles Montgomery
7185 Shady Grove Road
Cumming, GA 30041
Phone 770-315-8274
Email Address civilscapesdesign@yahoo.com

Property Owner (Name & Mailing Address)

MSF Partners, LLC - Byron Freeman
4430 Elvie Way
Hoschton, GA 30548
Phone 678-794-2056
Email Address bfreeman@platinumgeomatics.com

Proposed Use Professional office with storage space (Surveyor's Office)

Contact Person (Name & Mailing Address)

Myles Montgomery
7185 Shady Grove Road
Cumming, GA 30041
Phone 770-315-8274
Email Address civilscapesdesign@yahoo.com

Status of Applicant

☐ Owner
☐ Option to Purchase
☐ Area Resident
☒ Other project engineer

Requested Action

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

Zoning: O-I
Acreage 3.65 AC

Tax Parcel Number 15041 000003C
Location Address 2323 Thompson Mill Rd

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

Sign Myles Montgomery Date: 9/23/24

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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) MSF Partners, LLC - Byron Freeman (Owner Representative)

Address 4430 Elvie Way

Hoschton, GA 30548

Phone Number 678-794-2056

Name of applicant(s) Myles Montgomery

Address 7185 Shady Grove Road

Cumming, GA 30041

Phone Number 770-315-8274

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

Mary Ann Young

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

Notary Public

9/24/2024
Date

MARY ANN YOUNG
NOTARY PUBLIC
MARCH 28, 2028
COMMISSION EXPIRES
CHEROKEE COUNTY, GEORGIA

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 09/24/24

Applicant's/Owner's Name (Printed): BYRON FREEMAN

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

HALL COUNTY
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 9/25/24

Applicant's/Owner's Name (Printed): Myles Montgomery

Civilscapes, Inc.

Civil Engineering & Landscape Architecture

September 23, 2024

Ms. Kristie Turner
Principal Planner
Hall County Community Development and Infrastructure

Re: Amendment to Conditional Use
for project MSF Partners, LLC (HCNEW24-0187)
2323 Thompson Mill Rd
Land Lot 41, 15th District
Hall County, Georgia

Dear Ms. Turner:

We are requesting an amendment in the previously approved conditional uses:

- Allow for Professional Office Use
- Allow for 10,000 sf main level building footprint with an additional 5,000 sf basement. Total square footage of 15,000 sf.

Type/Reasons for Amendment Requested:

This tract was originally zoned for medical office use and a 5,000 sf building. The new proposed professional office use (Surveyors Office) and total building square footage will not require the need for any other variances or etc. Professional office is an allowable use under the O-I zoning. Any business signage will be permitted separately. No spill lighting proposed. Site will be served by public water and on-site septic. All buffers required under original rezoning will remain in place.

Sincerely,

Myles Montgomery
Civilscapes, Inc.

RECEIVED
NOV 04 2024
Planning & Zoning Department

7185 Shady Grove Road / Cumming, GA 30041 / Office: 678-513-8836 / Email: Civilscapesdesign@yahoo.com

MSF PARTNERS, LLC

LIMITED LIABILITY COMPANY OPERATING AGREEMENT -- MEMBER-MANAGED

OPERATING AGREEMENT
OF
MSF PARTNERS, LLC

THIS OPERATING AGREEMENT (this "Agreement") of MSF Partners, LLC (the "Company"), effective as of May 20, 2021, is made by **Michael Martin, Byron Freeman and Jeff Simmons**, as the only members of the Company (the "Members").

BACKGROUND

The Company was initially formed as a limited liability company under the Georgia Limited Liability Company Act (the "Georgia Act") by filing Articles of Organization dated May 20, 2021. The Members desire to enter into this Agreement to govern the operations of the Company.

THE AGREEMENT

NOW, THEREFORE, the Members and the Company agree as follows:

1. FORMATION.

Effective with the filing of the Articles of Organization and issuance of the Certificate of Organization ("Certificate"), the Company constituted a limited liability company formed pursuant to the Georgia Act and other applicable laws of the State of Georgia. The Members shall, when required, file such amendments to or restatements of the Certificate, in such public offices in the State of Georgia or elsewhere as the Members deem advisable to give effect to the provisions of this Agreement and the Certificate, and to preserve the character of the Company as a limited liability company.

2. NAME; PLACE OF BUSINESS; REGISTERED OFFICE AND AGENT.

The Company shall be conducted under the name of "MSF Partners, LLC" or such other name as the Members shall hereafter designate. The principal office and place of business shall be located at 5039 B U Bowman Drive, Suite 400, Buford, GA 30518-5870. The initial registered office of the Company is located at 4430 Elvie Way, Hoschton, GA 30548. The registered agent for service of process at the registered office of the Company shall be Michael Martin.

3. PURPOSE.

The purpose of the Company is to engage in any lawful activity; to exercise all powers necessary to or reasonably connected with the Company's business which may be legally exercised by limited liability companies under the Act; and to engage in all activities necessary, customary, convenient, or incident to such purpose.

4. TITLE TO COMPANY PROPERTY.

All property shall be owned by the Company and, insofar as permitted by applicable law, the Members shall have no ownership interest in the property. An ownership interest in the Company shall be personal property for all purposes.

5. MANAGEMENT OF THE COMPANY.

5.1 Management. The business and affairs of the Company shall be managed by its Members. Except as provided by applicable law and this Agreement, Members shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business.

5.2 Duties of Members. The Members shall devote to the Company such time as may be necessary for the proper performance of all duties of such Members under this Agreement, but no Member shall be required to devote full time to the performance of such duties and may have other business interests or engage in other business activities. Neither the Company nor any Member shall have any right, by virtue of this Agreement, to share or participate in other investments or activities of any other Member. No Member shall incur liability to the Company or to the other Member as a result of engaging in any other business or venture whether or not competitive with that of the Company. The provisions of Section 14-11-302 (Conflicting Interest Transactions) shall not apply to the actions of the Members of the Company so long as any such Member is otherwise acting in compliance with this Agreement.

5.3 Manner of Acting. Generally, each Member shall be an agent of the Company for the carrying out of its business and purposes. Each Member is authorized by the Company and by the other Member to act individually at his own discretion on behalf of the Company except with respect to those matters set forth below in this Section 5.3 (the "Major Decisions"). No failure of the Members to observe company formalities in the management of the Company's affairs, other than a failure to obtain the necessary approvals in connection with Major Decisions, shall invalidate any act of any Member, acting individually or collectively, that is otherwise in accordance with this Agreement. Notwithstanding anything to the contrary herein, the following matters will require the approval of the Members (such matters being collectively referred to as the "Major Decisions") as indicated:

(a) Admission of an additional Member (requires a unanimous approval of the Members);

(b) Calls for capital contributions in excess of those required by Section 8.1 (requires a unanimous approval of the Members);

(c) Voluntary dissolution of the Company (requires a unanimous approval of the Members);

(d) Distributions to the Members (requires a unanimous approval of the Members);

(e) Tax elections by the Company or changing the tax classification of the Company (requires a unanimous approval of the Members);

(f) Amendments to this Operating Agreement (requires a unanimous approval of the Members);

(g) Borrowing money from banks, other lending institutions, any Member, or any affiliate of any Member, or loaning to another person or entity any funds of the Company, or the hypothecating, encumbering and granting of security interests in and conveyance of security title to the assets of the Company to secure repayment of the borrowed sums. (requires a unanimous approval of the Members);

(h) Acquisition or disposition of any interest in real property by the Company (requires a unanimous approval of the Members);

(i) Any sale, lease, mortgaging, pledge or other disposition of substantially all the assets of the Company in a single transaction or series of related transactions (requires a unanimous approval of the Members);

(j) Any merger, conversion, or reorganization involving the Company (including any transaction comparable to a spin off, split-up or split-off)(requires a unanimous approval of the Members);

(k) Any capital expenditure of the Company in excess of $1,000 (requires a majority of the Members approve the expenditure), or any capital expenditure in excess of $10,000 (requires a unanimous approval of the Members);

5.4 Liability of the Members. As long as a Member shall act in good faith with respect to the conduct of the business and affairs of the Company, no such Member shall be liable to the Company or to any other Member, in damages or otherwise, for any error of judgment, for any mistake of fact or of law, or for any other act or thing which such Member may do or refrain from doing in connection with the business and affairs of the Company, except in the case of gross negligence, willful misconduct, fraud or bad faith.

6. INDEMNIFICATION OF MEMBERS.

6.1 Generally.

(a) The Company, its receiver or its trustee shall indemnify, save harmless, and pay all judgments and claims against the Members relating to any liability or damage incurred by reason of any act performed or omitted to be performed by such Members in connection with the business of the Company, including attorneys' fees incurred by such Members in connection with the defense of any action based on any such act or omission, which attorneys' fees may be paid as incurred, including all such liabilities under federal and state securities laws (including the Securities Act of 1933, as amended), as permitted by law.

(b) The Company shall indemnify, save harmless, and pay all expenses, costs, or liabilities of any Members who for the benefit of the Company make any deposit, acquire any option, or make any other similar payment or assume any obligation in connection with any property proposed to be acquired by the Company and who suffer any financial loss as the result of such action.

(c) A Member shall not be entitled to indemnification under this Section 6.1 if the conduct of such Member constitutes bad faith, gross negligence or willful or wanton misconduct. For purposes of this Agreement, any act or omission, if done or omitted to be done in reliance, in whole or in part, upon the advice of independent legal counsel or independent certified public accountants selected with reasonable care, will be presumed to have been done or omitted to be done in good faith and not to constitute gross negligence or willful or wanton misconduct.

6.2 Insurance. The Company may purchase and maintain insurance on behalf of any one or more indemnitees under Section 6.1 and such other persons as the Members shall determine against any liability which may be asserted against or expense which may be incurred by such person in connection with the Company's activities, whether or not the Company would have the power to indemnify such person against such liability or expense under the provisions of this Agreement. The Members and the Company may enter into indemnity contracts with indemnitees and adopt written procedures pursuant to which arrangements are made for the advancement of expenses and the funding of obligations under this Section 6.2 and containing such other procedures regarding indemnification as are appropriate.

7. LIMITATION ON MEMBERS' LIABILITIES.

The Members' liability shall be limited as set forth in this Agreement, the Georgia Act and other applicable law. The Members shall not be bound by, or be personally liable for, the expenses, liabilities or obligations of the Company, except as provided by the Georgia Act.

8. CAPITAL CONTRIBUTIONS; LOANS.

8.1 Members' Capital Contributions. Each Member' capital contribution as of the date of this Agreement is set forth on ***Exhibit A***. No Member shall be required to make additional Capital Contributions.

8.2 Priority and Return of Capital.

(a) Except as otherwise specifically set forth in this Agreement, no Member shall have the right to demand or receive property other than cash in return for a Capital Contribution or as a distribution pursuant to Section 10, nor shall such Member have priority over any other Member, either as to the return of Capital Contributions or as to any distributions pursuant to Section 10, except as otherwise specifically set forth in Section 10.1 hereof.

(b) The Members have no personal liability for the repayment of any Capital Contribution of any other Member.

8.3 Negative Capital Accounts. No Member is obligated to restore a negative balance in such Member's Capital Account.

8.4 Loans. The Members may lend money to the Company as approved by the Members. If a Member lends money to the Company pursuant to this Section, the amount of any such loan is not an increase in the Member's Capital Contribution or Membership Interest, nor does it entitle the Member to any increase in the share of distributions of the Company, nor subject the Member to any greater proportion of the Losses that the Company may sustain. The amount of any such loan shall be a debt due from the Company to the Member, at such rates and on such terms as determined reasonable by the Members.

9. ALLOCATIONS OF PROFIT AND LOSS.

Except as otherwise provided in the Code, any Profits or Losses recognized by the Company in any fiscal year or other period must be allocated among Members in proportion to their Membership Interests and in accordance with the Regulations.

10. DISTRIBUTIONS.

10.1 Net Income. Subject to the discretion of and approval by the Members (see Section 5.3(d)) and except as provided in Section 12.2 relating to the liquidation of the Company, any Net Income (as reduced by Reserves) of the Company generated during any year may be distributed annually, or at such other times as determined by the Members, to the Members in proportion to their Membership Interests.

10.2 Distribution Among Members. If any Membership Interest is sold, assigned or transferred during any accounting period, all distributions on or before the date of such transfer will be made to the transferor, and all distributions after such date will be made to the transferee.

10.3 Amounts Withheld. All amounts withheld pursuant to the Code or any provision of any state or local tax law with respect to any payment or distribution to Members will be treated as amounts distributed to Members pursuant to this Section 10 for all purposes of this Agreement.

10.4 Proceeds Available Upon Dissolution. Upon the dissolution and winding up of the Company, subject to (a) the requirements of Section 12.2, (b) the payment of all liabilities of the Company, including any debts owed to a Member, and (c) the establishment of such Reserves as the Members reasonably deem necessary for any contingent or unforeseen liabilities or obligations, the proceeds from such liquidation will be distributed, as expeditiously as possible, to Members in proportion to the positive balances in their Capital Accounts.

10.5 In Kind Distributions. If any assets of the Company are distributed in kind, such assets will be distributed to Members entitled to such distribution as tenants-in-common in the same proportions as such Members would have been entitled to cash distributions.

10.6 Limitation Upon Distributions. No distribution shall be made to Members if prohibited by the Georgia Act.

11. BOOKS AND RECORDS.

11.1 Availability. At all times during the existence of the Company, the Members shall keep or cause to be kept complete and accurate books and records appropriate and adequate for the Company's business. Such books and records, whether financial, operational or otherwise and including a copy of this Agreement and any amendments, shall at all times be maintained at the principal place of business of the Company. Any Member or such Member's duly authorized representative shall have the right at any time, for any purpose reasonably related to such Member's ownership interest, to inspect and copy from such books and documents during normal business hours.

11.2 Tax Returns. The Members shall cause an accountant to prepare all tax returns which the Company is required to file, if any, and shall file with the appropriate taxing authorities all such returns in a manner required for the Company to be in compliance with any law governing the timely filing of such returns.

11.3 Depositories. The Members shall maintain or cause to be maintained one or more accounts for the Company in such depositories as the Members shall select. All receipts of the Company from whatever source received (but no funds not belonging to the Company) shall be deposited to such accounts, and all expenses of the Company shall be paid from such accounts.

12. DISSOLUTION.

12.1 Events Causing Dissolution. The Company shall be dissolved and its affairs wound up upon the earlier of the following to occur:

(a) The written agreement of all of the Members to dissolve the Company; or

(b) A decree of judicial dissolution.

Notwithstanding the provisions of O.C.G.A. § 14-11-602(b)(4), the Company shall not dissolve upon an event of disassociation with respect to the last remaining Member, but instead the legal successor to such Member shall automatically become a Member of the Company with all the rights appurtenant thereto in accordance with O.C.G.A. § 14-11-506.

12.2 Liquidation of Property and Application of Proceeds. Upon the dissolution of the Company, the Members (or, if none, a liquidator appointed by the Personal Representatives of the deceased Members) will wind up the Company's affairs in accordance with the Georgia Act, and will be authorized to take any and all actions contemplated by the Georgia Act as permissible, including, without limitation:

(a) prosecuting and defending suits, whether civil, criminal, or administrative;

(b) settling and closing the Company's business, causing the Company's accountants to prepare a final financial statement, and making adjustments among Members with respect to distributions under Article 10 based upon such financial statement;

(c) liquidating and reducing to cash the Property as promptly as is consistent with obtaining its fair value;

(d) discharging or making reasonable provision for the Company's liabilities; and

(e) distributing the proceeds of liquidation and any undisposed Property to the Members in accordance with Section 10.4.

13. BUY-SELL OPTION.

13.1 Manner of Offer. Any Member (the "Offeror") at any time may offer to any other Member (the "Offeree") both to sell his Membership Interest or to buy all of the Offeree's Membership Interest. Such offer must be in writing and must contain the following:

(a) A statement of intention to make an offer under this Section 13;

(b) A statement of the Offeror's determination of the value of each percentage of Membership Interest subject to the offer, which must be identical for each Membership Interest;

(c) A statement that a condition to any purchase pursuant to the offer shall be the absolute and unconditional indemnity by the purchaser of the seller against any loss, claim or damage that the seller may suffer arising out of any guarantee by the seller of any debt of the Company for borrowed money;

(d) A statement that the purchase price for the Membership Interest subject to the offer shall be payable in cash at closing; and

(e) A statement that such offer is both an offer to sell all the Membership Interests owned by the Offeror and an offer to purchase all the Membership Interests owned by the Offeree.

13.2 Term of Offer. The Offeror's offer shall be irrevocable for forty-five (45) days (the "Option Period"), and the Offeree may, on or before the expiration of the Option Period, accept either the offer to sell or the offer to buy.

13.3 Manner of Acceptance.

(a) The Offeree Elects to Accept the Offer to Buy. If, during the Option Period, the Offeree elects to accept the Offeror's offer to buy, the Offeror must buy, and the Offeree must sell to the Offeror, all of the Membership Interest owned by such selling Offeree.

(b) The Offeree Elects to Accept the Offer to Sell. If, during the Option Period, the Offeree elects to accept the Offeror's offer to sell, the Offeror must sell all of his Membership Interest, and the Offeree must buy from the Offeror the Offeror's Membership Interest.

(c) The Offeree Fails To Accept Either Offer. If, during the Option Period, the Offeree does not accept either of the Offeror's offers to sell or to buy, the Offeror shall have the right, exercisable on or before the tenth (10th) day after the expiration of the Option Period, to buy all of the Membership Interests of the non-responding Offeree (but not less than all of such interests), and if the Offeror exercises such right, the non-responding Offeree shall be required to sell its Membership Interest to the Offeror, in accordance with the terms of the offer and the provisions of this Section 13.

13.4 Closing. The Closing of any purchase or sale pursuant to this Section 13 shall be held at the time and place and on the date specified by written notice by the buyer(s) to the seller(s) (the "Buy-Sell Closing Date"), which date shall be within sixty (60) days after the end of the Option Period. In the discretion of the Members, all undistributed Net Income as of the Buy-Sell Closing Date, if any, shall be distributed to the Members in accordance with the applicable provisions of Article 10 within thirty (30) days after the Buy-Sell Closing Date. The specified purchase price shall be paid by the buyer(s) in immediately available funds at the Buy-Sell Closing Date, and the seller(s) shall execute, seal, and deliver for and on their behalf, all documents that may be necessary or appropriate, in the reasonable opinion of counsel to the buyer(s), to effect such sale free and clear of all liens and encumbrances.

13.5 Specific Performance. The Members acknowledge and agree that monetary damages to compensate a Member for any breach of this Section 13 would be inadequate. Accordingly, this Section 13 shall be enforceable by action of specific performance and other appropriate equitable relief.

14. RESTRICTION ON TRANSFER.

No Member may transfer, sell, pledge or otherwise dispose of all or any portion of his Membership Interest without the prior written consent of the other Members, or pursuant to Section 13.

15. AMENDMENT.

This Agreement may only be amended by the Members in writing.

16. DEFINITIONS.

As used in this Agreement, the following terms shall have the following meanings:

"Capital Account" means with respect to any Member, the Capital Account maintained for such Member in accordance with the Code. The maintenance of Capital Accounts hereunder is intended to comply with Regulations Section 1.704-1(b), and shall be interpreted and applied in a manner consistent with such Regulations. The Members are empowered to make modifications to the manner in which Capital Accounts are computed if it is determined that such

adjustments are necessary in order to comply with such Regulations, provided that such adjustments are not likely to have a material effect on the amounts distributable to a Member hereunder upon the dissolution of the Company in accordance with Section 13.

"Capital Contributions" means with respect to any Member, the amount of money and the initial gross asset value of any property (other than money) contributed to the Company with respect to the Membership Interest held by such Member.

"Code" means the United States Internal Revenue Code of 1986, as amended.

"Gross Revenues" means, with respect to the Company, for any period, all revenues, income, earnings, or cash flow of any kind or description received during such period by or on behalf of the Company.

"Members" means collectively, each of the parties who signs a counterpart of this Agreement as a Member, and each of the parties who may hereafter become Members. "Member" means any of the Members.

"Membership Interest" means a Member's entire interest in the Company, including such Member's share of the Company's Profits, Losses and distributions pursuant to this Agreement and the Georgia Act, the right to participate in the management of the business and affairs of the Company, and the right to vote on, consent to, or otherwise participate in any decision or action of or by the Members granted pursuant to this Agreement or the Georgia Act. Each Member's membership interest in the Company is expressed on ***Exhibit A*** to this Agreement as a percentage of the aggregate of 100% of Membership Interests. To the extent the Members' Membership Interests changes and Members are added or withdraw, such changes will be reflected in the Company's books and records without the requirement of amending this Agreement.

"Net Income" means, for any period, Gross Revenues for such period minus Operating Expenses for such period.

"Operating Expenses" means, with respect to the Company for any period, all costs and expenses paid or incurred during such period by the Company in the ordinary course of its business, together with amounts used to replenish and fund the Reserves.

"Personal Representative" means the Person acting in a representative capacity as the executor or administrator of a Member's estate or the duly appointed guardian of the property of a Member.

"Profits" and "Losses" means, for each fiscal year or other period, an amount equal to the Company's taxable income or loss for such year or period, determined in accordance with Code Section 703(a) (for this purpose, all items of income, gain, loss or deduction required to be stated separately pursuant to Code Section 703(a)(1) shall be included in taxable income or loss), with the following adjustments:

(a) Any income of the Company that is exempt from federal income tax and not otherwise taken into account in computing Profits or Losses pursuant to this definition shall be added to such taxable income or loss;

(b) Any expenditures of the Company described in Code Section 705(a)(2)(B) or treated as Code Section 705(a)(2)(B) expenditures pursuant to Regulations Section 1.704-1(b)(2)(iv)(i), and not otherwise taken into account in computing Profits or Losses pursuant to this definition, shall be subtracted from such taxable income or loss;

(c) In the event the gross asset value of any Company asset is adjusted, the amount of such adjustment shall be taken into account as gain or loss from the disposition of such asset for purposes of computing Profits or Losses;

(d) Gain or loss resulting from any disposition of Company property with respect to which gain or loss is recognized for federal income tax purposes shall be computed by reference to the gross asset value of the Company property disposed of, notwithstanding that the adjusted tax basis of such property differs from its gross asset value;

(e) In lieu of the depreciation, amortization, and other cost recovery deductions taken into account in computing such taxable income or loss, there shall be taken into account depreciation for such fiscal year or other period; and

(f) Notwithstanding any other provision of this definition, any items which are specially allocated pursuant to the Code shall not be taken into account in computing Profits or Losses.

"Regulations" means the Income Tax Regulations, including Temporary Regulations, promulgated under the Code, as such Regulations may be amended (including corresponding provisions of succeeding regulations).

"Reserves" means, with respect to any period, the amount of funds set aside, or amounts allocated during such period, for (a) funding reserves for contingent liabilities, working capital, repairs, replacements, renewals, (b) paying taxes, insurance, debt service, or other costs or expenses incident to the ownership or operation of the Company, and (c) any other purposes deemed by the Members necessary or appropriate to meet the current or anticipated future needs of the Company.

MISCELLANEOUS.

16.2 Notices. All notices, demands, requests, consents or other communications required or permitted to be given or made under this Agreement must be in writing and signed by the party giving the same and are deemed given or made (a) two (2) days after being mailed by certified or registered mail, postage prepaid, (b) when transmitted via facsimile, graphic scanning or other telegraphic communication, (c) when hand delivered, or (d) one (1) day after being sent by overnight delivery service, in each case to the intended recipient as indicated on Exhibit A to this Agreement or to any other address of which prior written notice has been given.

16.3 Severability. In the event of the invalidity of any provision of this Agreement, such provision is deemed stricken from this Agreement, which will continue in full force and effect as if the offending provision were never a part of this Agreement.

16.4 Captions. Captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or prescribe the scope of this Agreement or the intent of any provision.

16.5 Person and Gender. The masculine gender includes the feminine and neuter genders and the singular includes the plural.

16.6 Applicable Law. Notwithstanding the place where this Agreement may be executed by any of the parties, the parties expressly agree that all the terms and provisions of this Agreement are construed under and governed by the laws of the State of Georgia.

16.7 Entire Agreement. This Agreement, together with its Exhibit, constitutes the entire agreement of the parties with respect to matters set forth in this Agreement and supersedes any prior understanding or agreement, oral or written, with respect to such matters.

16.8 Agreement in Counterparts. This Agreement may be executed in several counterparts and all so executed constitute one Agreement, binding on all the parties, notwithstanding that all the parties are not signatories to the original or the same counterpart. A facsimile or PDF of any originally executed document shall have the same force and effect as the orginally executed document.

[Signatures continued on following pages]

IN WITNESS WHEREOF, the Members hereby execute this Agreement as of the date first above written.

MEMBERS:

Michael Martin

Byron Freeman

Jeff Simmons

EXHIBIT A

Member's Name	Capital Contribution	Membership Interest
Michael Martin	$1,000.00	33 1/3%
Byron Freeman	$1,000.00	33 1/3%
Jeff Simmons	$1,000.00	33 1/3%

GENERAL NOTES:

1. ALL WORK TO CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.

2. NOTIFY HALL COUNTY AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

3. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HAUL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALTIC MATERIALS FROM ADJACENT SURFACES AND LEAVE IN NEAT, CLEAN, AND ORDERLY CONDITION. HOSE AND WASH DOWN ALL ASPHALT AND RELATED CONCRETE PAVING TO REMOVE ALL MUD, DEBRIS, AND OTHER EXTRANEOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.

4. GRADE ALL HANDICAP RAMPS WITH A 12:1 MAX SLOPE.

5. PARKING REQUIREMENTS:
OFFICE: 3.5 SPACES/ 1000 SF OF GROSS FLOOR AREA
OFFICE: 15,000 SF/ 1000 X 3.5 SPACES = 53 SPACES REQUIRED

PARKING PROVIDED:
54 STANDARD SPACES (9'X20')
+3 HANDICAP SPACES
57 TOTAL SPACES

OWNER/OPERATOR/PRIMARY PERMITTEE:

MSF PARTNERS, LLC
4430 ELVIE WAY
HOSCHTON, GA 30548
PHONE: 678-794-2056
24 HR. CONTACT: BYRON FREEMAN
PHONE: 678-794-2056
EMAIL: bfreeman@platinumgeomatics.com

LAND LOT 41 / 15TH DISTRICT
TAX ID # 15041 000003C
2323 THOMPSON MILL RD
HALL COUNTY, GEORGIA
TOTAL AREA: 3.65 ACRES
DISTURBED AREA: 2.40 ACRES
ZONED: O-I (C)

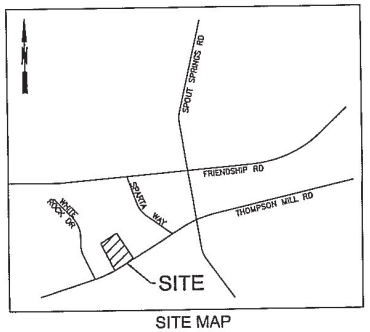
CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES THE RELOCATING AND/OR INSTALLATION OF ALL EXISTING/PROPOSED UTILITIES.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES TO LOCATE THESE FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

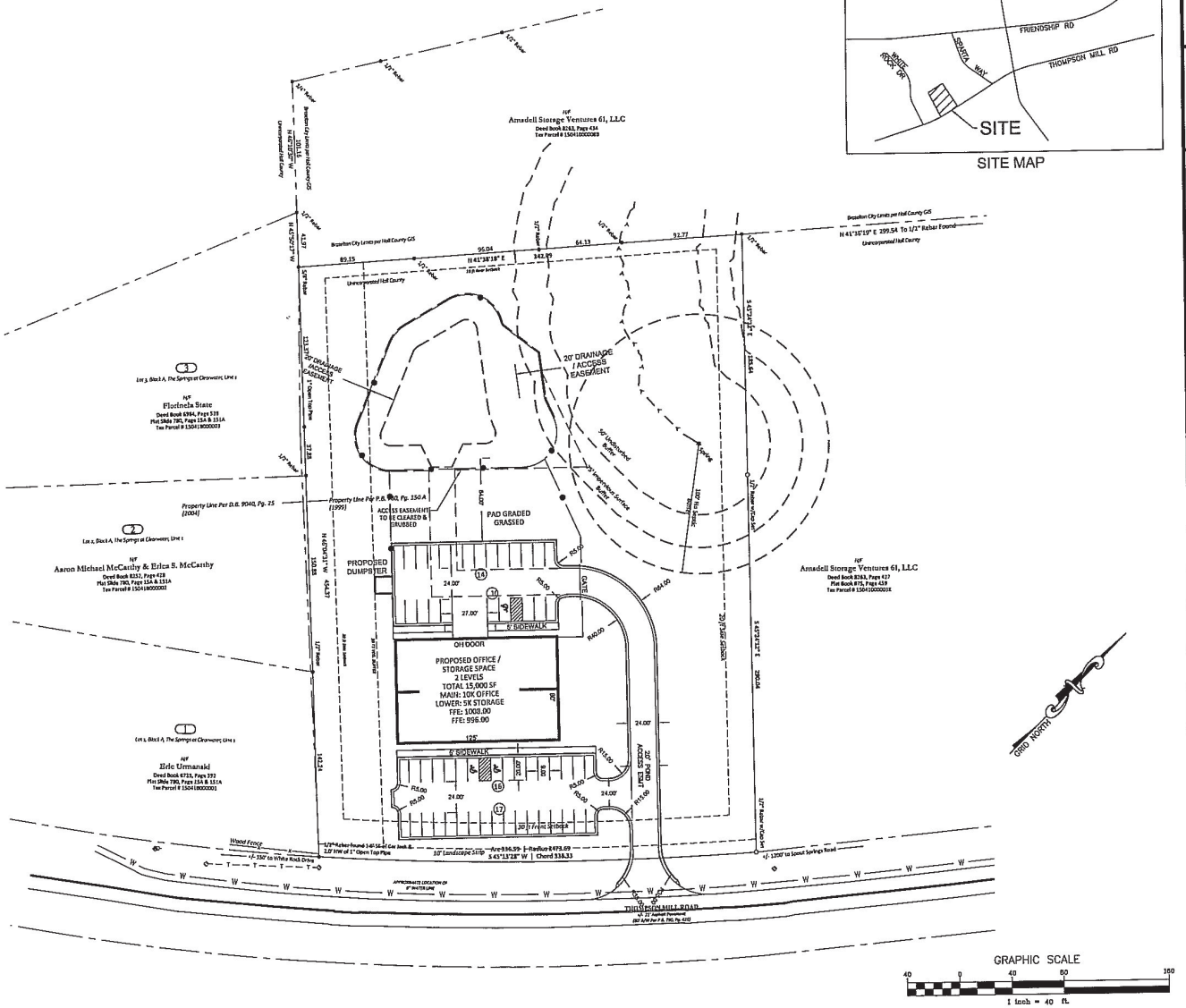
ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF CIVILSCAPES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

811
Know what's below.
Call before you dig.



SITE MAP



GRAPHIC SCALE
40 0 40 80 160
1 inch = 40 ft.

REVISIONS

NO.	DATE	REMARKS

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 DULUTH, GEORGIA 30028
OFFICE: 678-513-8836

SITE PLAN
FOR
MSF PARTNERS, LLC
LAND LOT 41 / 15TH DISTRICT
HALL COUNTY, GEORGIA

SHEET NUMBER
C3.0

SCALE
1" = 40'

DATE
06/05/2023

PROJECT NO.
21-036

12.2.2024 Item 7

This block reserved for the Clerk of the Superior Court

eFiled and eRecorded
DATE: 09/06/2023
TIME: 2:57 PM
PLAT BOOK: 883
PAGE: 499 - 499
FILING FEES: $10.00
PART ID: 5430296559
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA

GRID NORTH
GEORGIA WEST ZONE NAD83 (2011)

Legend

- Property Corner Found
- 1/2" Rebar with Cap Set
- Concrete Right-of-way Monument Found
- Un-Monumented Angle Break
- Tree
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Storm Sewer Drop Inlet
- Power Pole
- Telephone Box
- Telephone Manhole
- Electric Hand Hole
- Fire Hydrant
- Sanitary Sewer Pipe
- Water Line
- Underground Communication Line
- Storm Sewer Pipe
- Edge of Asphalt Pavement
- Fence
- Ditch/Creek/River Centerline
- Subject Property Line
- Adjoining Property Line
- Right-of-way Line
- Building Setback Line
- Stream Buffer/Wetlands Boundary

40 0 40 80
GRAPHIC SCALE - FEET

Surveyor's Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

GEORGIA REGISTERED No. 3184 LAND SURVEYOR BYRON T. FREEMAN

Byron T Freeman, GA RLS No. 3184 — 06/05/2023 Date

Survey Notes

Survey Precision Statement:
This survey is based on and relative to NAD83(2011) Georgia West Zone. The distances reported hereon are ground distances. A least squares adjustment was performed resulting in a medium positional error of 0.07 foot at the 95% confidence level.

Plat Closure Statement:
Tract 1 has been calculated for closure and has been found to be accurate to 1 foot in 335,841 feet.

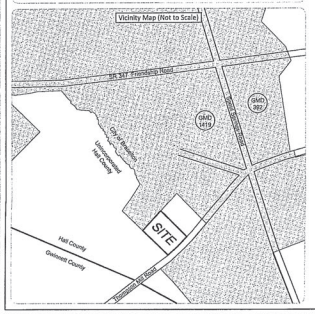
Equipment Used:
This survey was performed using a Trimble R8 dual frequency GNSS receiver and a Trimble S8 1" robotic total station. The 1-foot contours were derived from an unmanned aerial LiDAR survey utilizing a GeoCue 635 system.

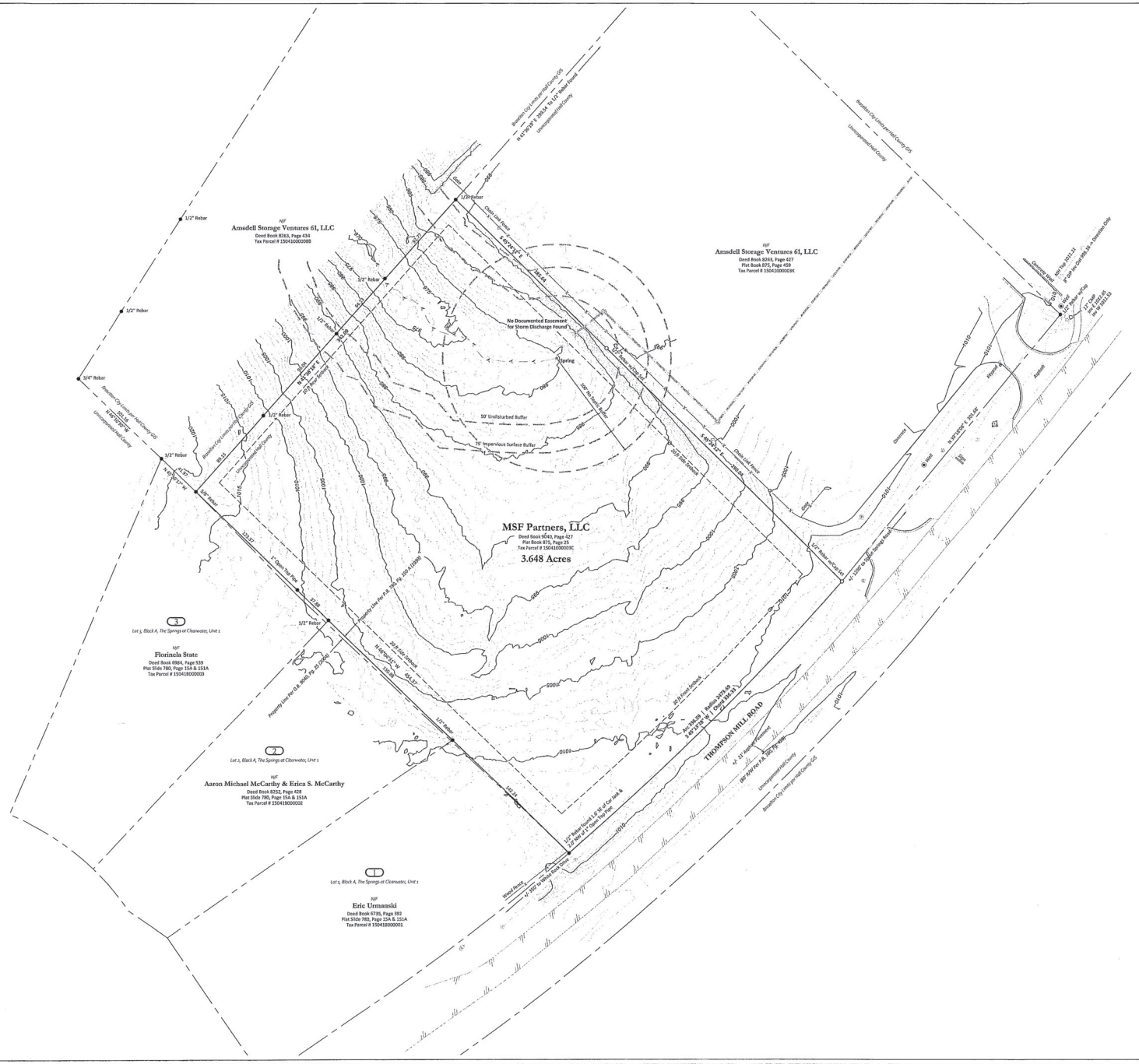
Subject Property References:
Title is vested in MSF PARTNERS, LLC. per Limited Warranty Deed recorded in Deed Book 9040, Page 25. Title was formerly vested in Navin Cira per Deed Book 8723, Page 90.

Flood Hazard Statement:
No portion of this property lies within a flood hazard area, per FEMA Map Number: 13139C0157G, Last Revised December 1st, 2022

Zoning:
This property is zoned Office and Institutional (O-I) per Hall County GIS. Building Setbacks are drawn and noted.

Vicinity Map (Not to Scale)





PLATINUM geomatics
5039 B U Bowman Drive, Suite 600 | Buford, Georgia 30518 | 678-794-3066
Platinum Geomatics, LLC is a professional land surveying company
Platinum Geomatics, LLC is performing Professional Land Surveying Services in Georgia under Certificate of Authorization No. LSF001329

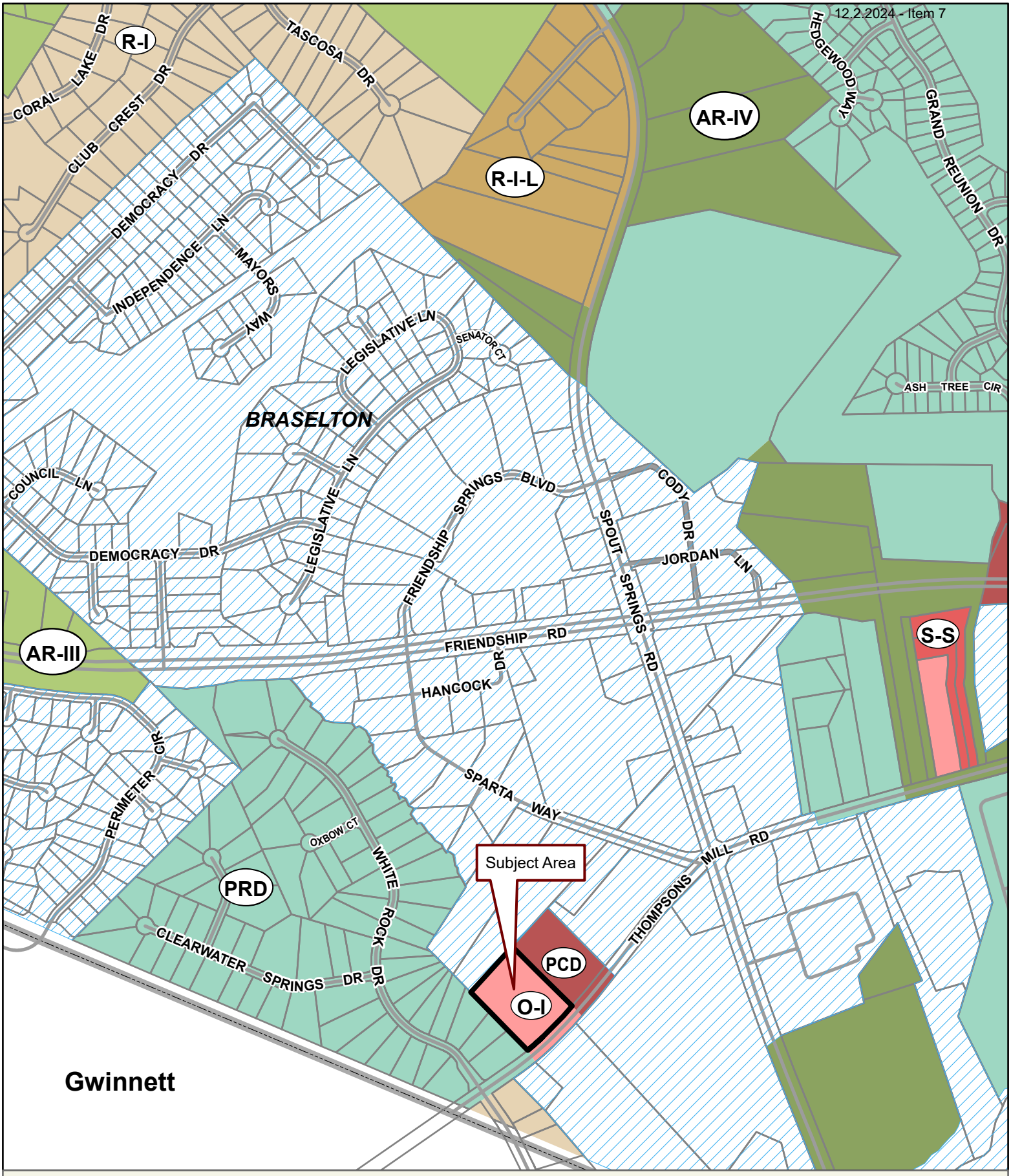
PLATINUM GEOMATICS EST. 2016

Boundary & Topographic Survey
for
Platinum Geomatics, LLC.
of
2323 Thompson Mill Road, Buford, Georgia

Revision Number	Revision Description	Date of Revision
01	Revised to Extend Topography to the Northeast Along the Road	05/05/2023

Date of Field Survey:	October 2022
Last Updated:	
Date of Plat Preparation:	April 13th, 2023
Approved By:	B Freeman
Platinum Geomatics Project No:	N/A
Drawing Scale:	1" = 40'
Datum:	Georgia West Zone (GA83)
City, County, & State:	Unincorporated Hall County, Georgia
Units of Measurement:	U.S. Survey Foot
Sheet No.	1 of 1

12.2.2024 - Item 7

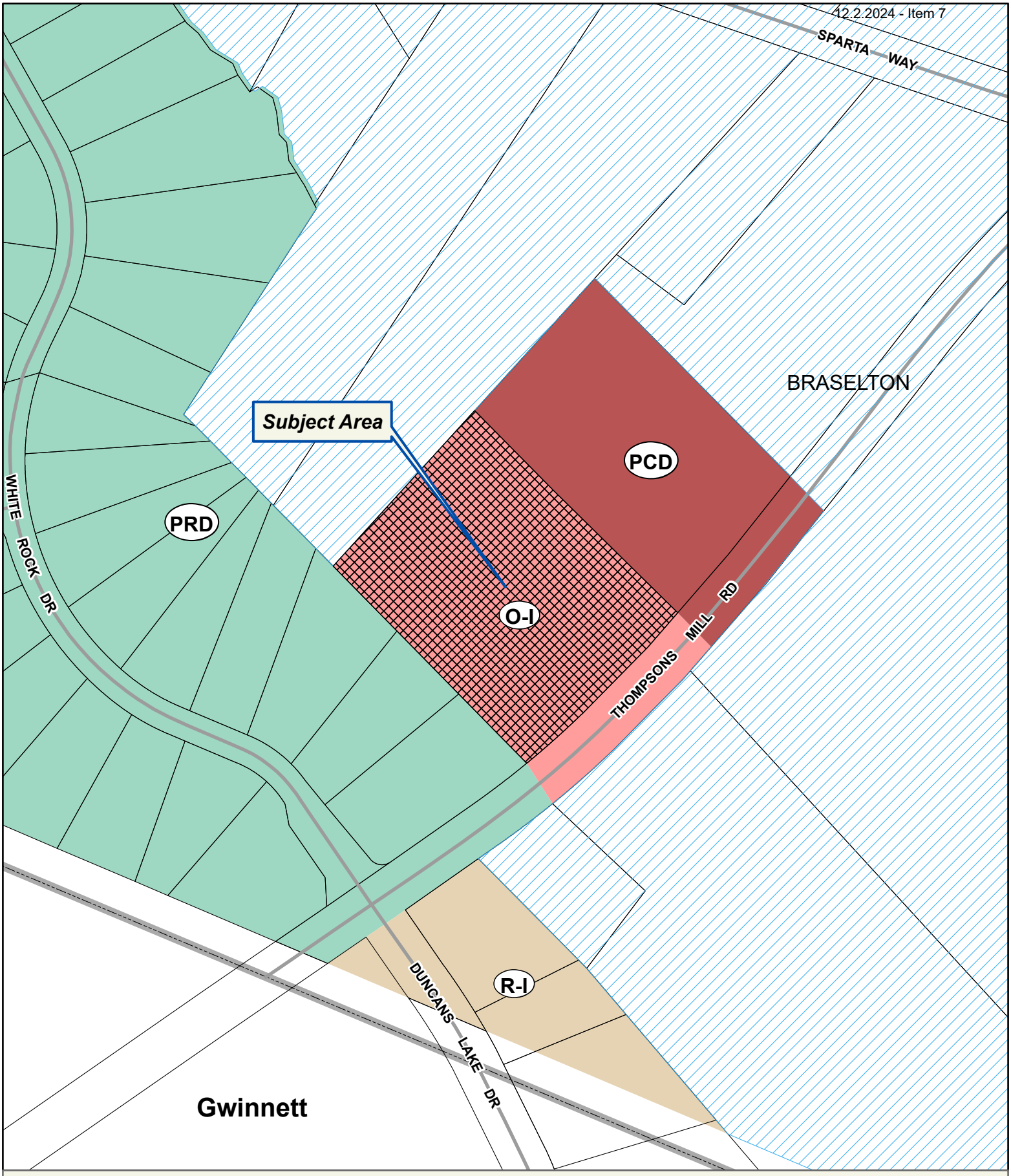


Applicant: CIVILSCAPES, INC. C/O MYLES MONTGOMERY
Tax Parcel #: 15041 000003C
Location: 2323 THOMPSONS MILL ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 12/02/2024**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: CIVILSCAPES, INC. C/O MYLES MONTGOMERY
Tax Parcel #: 15041 000003C
Location: 2323 THOMPSONS MILL ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 12/02/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: CIVILSCAPES, INC. C/O MYLES MONTGOMERY
Tax Parcel #: 15041 000003C
Location: 2323 THOMPSONS MILL ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 12/02/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

FILED & RECORDED 01/18/2022 4:10 PM
DEED BOOK 9040 PAGES 25 - 26
FILING FEES: $25.00
PT61: 069-2022-000448 TRANSFER TAX: $475.00
RECORDED BY: MB
CLERK: Charles Baker, C.S.C Hall County, GA

After recording, return to:
JENIFIR DIMO
STEWART, MELVIN & FROST, LLP
P.O. BOX 3280,
GAINESVILLE, GA 30503

LIMITED WARRANTY DEED

THIS INDENTURE is made this 18th day of **January, 2022**, between

NORVIN ONA
(hereinafter referred to as "Grantor")

And

MSF PARTNERS, LLC
(hereinafter referred to as "Grantee")
("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

W I T N E S S E T H

GRANTOR, in consideration of TEN DOLLARS and other good and valuable consideration, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public
Commission Expiration Date:
(NOTARIAL SEAL)

JENIFIR DIMO NOTARY PUBLIC COMMISSION EXPIRES MAY 31, 2025 HALL COUNTY, GA

NORVIN ONA (Seal)

84093

EXHIBIT A
Description of Property

All that tract or parcel of land lying and being in the Flowery Branch GMD No. 1419 of Hall County, Georgia and more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found at the intersection of the northwesterly right of way of Thompson Mill Road with the southwesterly right of way of Friendship Road aka S.R. #347; run thence South 51 degrees 07 minutes 13 seconds West along the northwesterly right of way of Thompson Mill Road, a distance of 39.43 feet to a point; run thence South 45 degrees 23 minutes 09 seconds West along the northwesterly right of way of Thompson Mill Road, a distance of 123.96 feet to a point; run thence South 44 degrees 44 minutes 18 seconds West along the northwesterly right of way of Thompson Mill Road, a distance of 50.09 feet to a point; run thence South 43 degrees 05 minutes 28 seconds West along the northwesterly right of way of Thompson Mill Road, a distance of 70.92 feet to an iron pin found; run thence South 40 degrees 36 minutes 33 seconds West along the northwest right of way of Thompson Mill Road, a distance of 74.93 feet to a point; run thence South 39 degrees 17 minutes 55 seconds West along the northwest right of way of Thompson Mill Road, a distance of 100 feet to a point; run thence South 39 degrees 12 minutes 55 seconds West along the northwest right of way of Thompson Mill Road, a distance of 75 feet to a point; run thence South 38 degrees 57 minutes 55 seconds West along the northwest right of way of Thompson Mill Road, a distance of 205 feet to an iron pin found; run thence South 40 degrees 38 minutes 19 seconds West along the northwest right of way of Thompson Mill Road, a distance of 84.48 feet to a point; run thence South 40 degrees 23 minutes 16 seconds West along the northwest right of way of Thompson Mill Road, a distance of 66.89 feet to an iron pin found at the southeast corner of property of Billy G. Miller and Cheryl A. Miller as shown at Deed Book 624, Page 480; run thence southwesterly along the northwesterly right of way of Thompson Mill Road and the southerly property line of said Miller property, a distance of 149.88 feet to an iron pin found and the TRUE POINT OF BEGINNING, and from said True Point of Beginning run thence South 40 degrees 40 minutes 25 seconds West along the northwest right of way of Thompson Mill Road, a distance of 26.87 feet to a point; run thence South 43 degrees 13 minutes 09 seconds West along the northwest right of way of Thompson Mill Road, a distance of 50.52 feet to a point; run thence South 44 degrees 42 minutes 30 seconds West along the northwest right of way of Thompson Mill Road, a distance of 52.34 feet to a point; run thence South 45 degrees 41 minutes 41 seconds West along the northwest right of way of Thompson Mill Road, a distance of 51.48 feet to a point; run thence South 46 degrees 41 minutes 38 seconds West along the northwest right of way of Thompson Mill Road, a distance of 52.50 feet to a point; run thence South 48 degrees 22 minutes 17 seconds West along the northwest right of way of Thompson Mill Road, a distance of 52.86 feet to a point; run thence South 50 degrees 09 minutes 23 seconds West along the northwest right of way of Thompson Mill Road, a distance of 50.13 feet to an iron pin found at the corner of property of The Springs at Clear Water subdivision; run thence North 45 degrees 44 minutes 46 seconds West along the property line of said subdivision, a distance of 330.58 feet to an iron pin found; run thence North 43 degrees 41 minutes 13 seconds West along said subdivision, a distance of 123.80 feet to an iron pin found; run thence North 42 degees 33 minutes 21 seconds East along the southerly line of property of Kaufman, a distance of 342.17 feet to an iron pin set at the most northwesterly corner of property shown as Tract One; run thence South 44 degrees 30 minutes 13 seconds East along the said property line of Tract One; a distance of 185.64 feet to a point; run thence South 44 degrees 30 minutes 13 seconds East along the southwesterly line of the Miller property, a distance of 289.21 feet to an iron pin found on the northwest right of way of Thompson Mill Road and the TRUE POINT OF BEGINNING. Being shown on that certain plat of survey by Jimmy D. Bullock, Registered Land Surveyor No. 1765, dated January 2, 2004.

84093 Description

FILED & RECORDED 01/18/2022 4:10 PM
DEED BOOK 9040 PAGES 27 - 38
FILING FEES: $25.00
RECORDED BY: MB
CLERK: Charles Baker, C.S.C Hall County, GA

STEWART MELVIN FROST
200 MAIN STREET
P O BOX 3280
GAINESVILLE, GA 30501
22-001300

When recorded return to PEACH STATE BANK & TRUST, P.O. BOX 290, GAINESVILLE, GA 30503

Space Above This Line For Recording Data

DEED TO SECURE DEBT

DATE AND PARTIES. The date of this Deed To Secure Debt (GA) (Security Instrument) is January 18, 2022. The parties and their addresses are:

GRANTOR:
MSF PARTNERS LLC
A Georgia Limited Liability Company
5039 B U BOWMAN DRIVE
SUITE 400
BUFORD, GA 30518-0000

GRANTEE (Lender):
PEACH STATE BANK & TRUST
Organized and existing under the laws of Georgia
P.O. BOX 290
GAINESVILLE, GA 30503

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.

A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Grantor's performance under this Security Instrument, Grantor does hereby irrevocably grant, bargain, transfer, convey and sell to Lender, with power of sale, the following described property:

AS DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO, AND BY REFERENCE MADE APART HEREOF.

The property is located in HALL County at 2323 THOMPSON MILL RD, BUFORD, Georgia 30519.

Wolters Kluwer Financial Services ©1996, 2022 Bankers Systems™

Initials: MSM BF

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument is unlimited. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. SECURED DEBTS. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 1001109900, dated January 18, 2022, from Grantor to Lender, with a loan amount of three hundred and eighty thousand dollars and zero cents ($380,000.00) and maturing on January 20, 2023. Grantor and Lender agree, by this affirmative statement pursuant to O.C.G.A. § 44-14-80, to establish a perpetual or indefinite security interest in the Property conveyed to secure the Secured Debts.

B. All Debts. All present and future debts from Grantor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Security Instrument will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

5. PAYMENTS. Grantor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.

6. WARRANTY OF TITLE. Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, bargain, transfer, convey and sell the Property to Lender, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

7. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, deed to secure debt, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Grantor receives from the holder.

Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Security Instrument. Grantor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time and frequency for the purpose of inspecting, valuating, or appraising the Property. Lender will give Grantor notice at the time of or before an on-site inspection, valuation, or appraisal for on-going due diligence or otherwise specifying a reasonable purpose. Any inspection, valuation or appraisal of the Property will be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection, valuation or appraisal for its own purpose, except as otherwise provided by law.

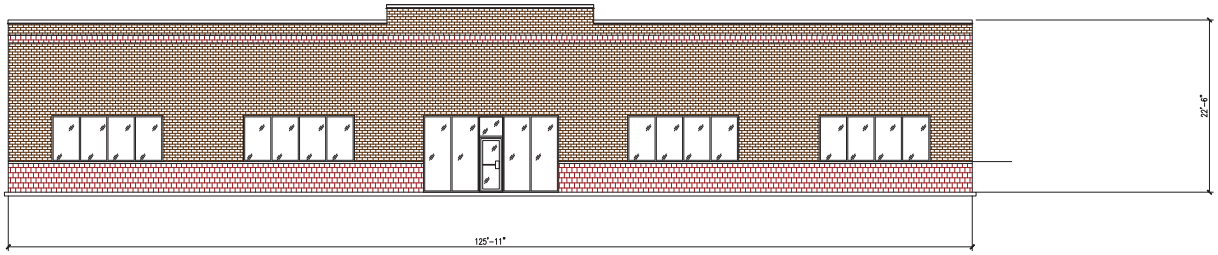
13. AUTHORITY TO PERFORM. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

14. ASSIGNMENT OF LEASES AND RENTS. Grantor irrevocably assigns, grants, bargains, transfers, conveys to Lender as additional security all the right, title and interest in the following (Property).

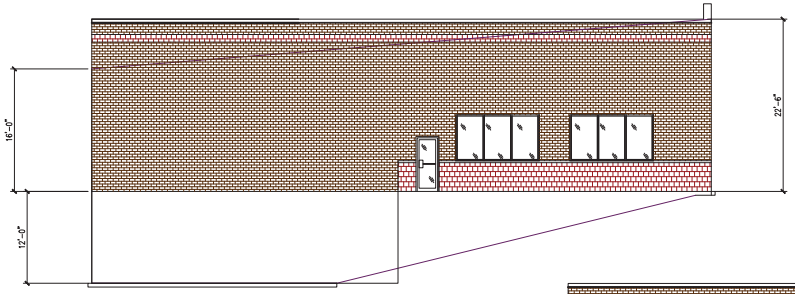
A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements (Leases).

B. Rents, issues and profits, including but not limited to security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

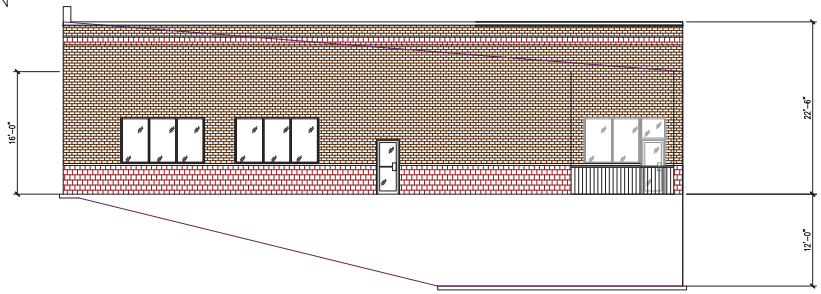
In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Grantor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Grantor may collect, receive, enjoy and use the Rents so long as Grantor is not in default. Grantor will not collect in advance any Rents due in future lease periods, unless Grantor first obtains Lender's written consent. Upon default, Grantor will receive any Rents in trust for Lender and Grantor will not commingle the Rents with any other funds. When Lender so directs, Grantor will endorse and deliver any payments of Rents from the Property to Lender. Amounts collected will be applied at Lender's discretion to the Secured Debts, the costs of managing, protecting, valuating, appraising and preserving the Property, and other necessary expenses. Grantor agrees that this Security Instrument is immediately effective between Grantor and Lender and effective as to third parties on the recording of this Assignment. As long as this Assignment is in effect, Grantor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Grantor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Grantor or any party to the Lease defaults or fails to observe any applicable law, Grantor will promptly notify Lender. If Grantor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance. Grantor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without



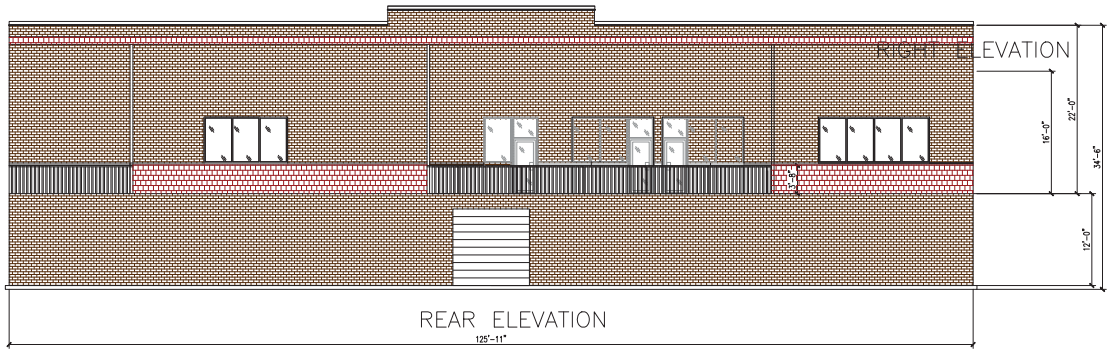
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

POST OFFICE BOX 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

TOM OLIVER
CHAIRMAN

DEBORAH LYNN, DISTRICT 1
BILLY POWELL, DISTRICT 2
STEVE GAILEY, DISTRICT 3
DEBORAH K. MACK, DISTRICT 4

JIM SHULER
COUNTY ADMINISTRATOR

PHIL SUTTON
ASSISTANT COUNTY
ADMINISTRATOR

MICHELLE SMALLWOOD
COMMISSION CLERK

JESSICA YORK
EXECUTIVE ASSISTANT

May 16, 2006

Dr. Norvin Ona
Mrs. Leslie Ona
2529 Ivy Plantation Drive
Buford, GA 30519

Dear Dr. & Mrs. Ona:

Please be advised that in its meeting of May 11, 2006, the Hall County Board of Commissioners voted to approve with conditions, your application to rezone from AR-IV to O-I, a 3.67± acre tract located on the northwest side of Thompsons Mill Road 300± ft. northeast of its intersection with White Rock Dr.; a.k.a. 2323 Thompsons Mill Road; Tax Parcel 15041 000003C. Proposed Use: Physicians office. Commission District 1.

The following conditions apply:

1. The development of the site shall occur as generally described in the project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. The vehicle parking areas shall be paved with either asphalt or concrete.
5. All conditions of zoning shall be made a part of any plat created for the property.

If you have any questions or concerns regarding the above, please contact me. Best regards.

Sincerely,

Michelle Smallwood
Commission Clerk

cc: Ms. Rosalyn Duncan Turner
425 Pine Forrest Drive
Lawrenceville, GA 30043

Planning & Zoning
Building Inspection
Tax Commissioner

Public Works & Utilities
Business License
Tax Assessor

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, October 24, 2024 2:48 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 12.2.24

Please find Environmental Health comments below:

Items1A/B, 2017 Athens Hwy, Fast Lube Solutions: Please be advised that proposed truck parking is over the proposed septic system included in approved civil plan HDV2021-0094.

Item 2, 6000 Wellspring Trail, Barnes: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan.

Item 3, 5552 Bogus Road, Barnes: 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 4, 2323 Thompsons Mill Road, Civilscapes: No comment. Public sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, October 29, 2024 10:34 AM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Cc: Stevens, Henry K; Nembhard, Nakia L
Subject: RE: Tentative Planning Agenda for December 2, 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 in red, below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Wednesday, October 23, 2024 1:00 PM
Subject: Tentative Planning Agenda for December 2, 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, December 2, 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, October 31rd .** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

****PLEASE NOTE**:** All items listed under Old Business were tabled from previous agendas and have had no changes to their applications. Please let me know if you have any questions.

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – November 18, 2024

OLD BUSINESS

1. **(A) 2017 Athens Highway | Rezone |** from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | **Proposed Use: Truck terminal** | ** Commission District 4 | **Fast Lube Solutions, LLC c/o Kevin Herbert, applicant**

   (B) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax

Parcel 15032E002012A | **Proposed Use: Truck terminal** | * Commission District 4 | **Fast Lube Solutions, LLC c/o Kevin Herbert, applicant**

2. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant**

3. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, applicant**

NEW BUSINESS

4. **2323 Thompsons Mill Road | Amend Conditions of Zoning |** on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | ** Commission District 1 | **Civilscapes Inc c/o Myles Montgomery, applicant** **No GDOT coordination required**

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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.

Kristie Turner (Planning)

From: William King (CDI: Public Works)
Sent: Friday, November 8, 2024 8:52 AM
To: Kristie Turner (Planning)
Subject: RE: Operating Agreement - MSF Partners

Seems appropriate to change our comments.

I would now say "Site is in the Braselton Sewer service area. However, there is no sewer infrastructure available to the site and this site already has an approved permit for development with an onsite treatment system."

Thanks!

William (Bill) H. King III, P.E.
Assistant Public Works & Utility Director
Hall County Community Development and Infrastructure
(office)770-531-6800 ext. 6799
(cell)770-329-0863

From: Kristie Turner (Planning) <kturner@hallcounty.org>
Sent: Thursday, November 7, 2024 4:33 PM
To: William King (CDI: Public Works) <wking@hallcounty.org>
Subject: FW: Operating Agreement - MSF Partners

This is the site we discussed last week. Clarification below is septic. Thanks for bringing that to my attention. Do you want to update your comments? This is on the 12-2 HCPC meeting.

Regards,

Kristie Turner
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-531-6853
kturner@hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Myles Montgomery <civilscapesdesign@yahoo.com>
Sent: Monday, November 4, 2024 8:52 AM
To: Kristie Turner (Planning) <kturner@hallcounty.org>
Subject: Re: Operating Agreement - MSF Partners

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.

Kristie,

Attached you will find the revised letter for MSF Partners Amendment to Conditional Use submittal. Site is served by on-site septic.

Let me know if you need anything else.

Have a great day,

Myles Montgomery
Civilscapes, Inc.
C) 770-315-8274

On Friday, November 1, 2024 at 12:35:05 PM EDT, Kristie Turner (Planning) <kturner@hallcounty.org> wrote:

Myles,

Per our conversation today, please clarify between the plans and the letter of intent the use of septic for this project. Thank you.

Regards,

Kristie Turner

Principal Planner

Hall County Community Development and Infrastructure

(direct office) 770-531-6853

kturner@hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: November 1, 2024

Subject: December 2, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 2, 2024 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant**
(B) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** Any new driveway or existing driveway modifications will require a permit from GDOT and/or the City of Gainesville.
c. **Utilities:** Gainesville sewer area. Sewer is on south side of Athens Highway.

2. **6000 Wellspring Trail | Amend Conditions of Zoning** | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services** | ** Commission District 3 | **Seth Barnes, applicant**

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

3. **5552 Bogus Road | Rezone** | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | ** Commission District 3 | **Seth Barnes, 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:** Access apron at Bogus Road must be paved to county standards regardless if gravel is permitted.
   If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.
   Unclear if new roadway proposed is to be County maintained? If so, the County does not typically accept gravel roadway into maintenance.
   c. **Utilities**: No Comment

NEW BUSINESS

4. **2323 Thompsons Mill Road | Amend Conditions of Zoning |** on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | ** Commission District 1 | **Civilscapes Inc c/o Myles Montgomery, applicant**

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

b. Traffic: No Comment

c. Utilities: Site is located in the Braselton Sewer Service Territory. However, the infrastructure is not directly available to the site and may require offsite easements.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, October 30, 2024 1:22 PM
To: Beth Garmon (CDI: Planning)
Cc: Kaitlyn Elliott (Planning)
Subject: Fire Comment

Monday, December 2, 2024 Hall County Planning Commission Meeting.

1. **2323 Thompsons Mill Road | Amend Conditions of Zoning |** on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | ** Commission District 1 | **Civilscapes Inc c/o Myles Montgomery, applicant**

   The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

ZONING NOTICE

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

APPLICANT: CIVILSCAPES, INC. C/O MYLES MONTGOMERY

REQUEST AMEND CONDITIONS OF ZONING FOR USES PERMITTED IN O-I

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: DEC 2, 2024
Time: 5:15 PM

&

COUNTY COMMISSION
Date: JAN 9, 2025
Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

ZONING NOTICE

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN OCT 24, 2024 AND NO LATER THAN NOV 03, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOV 03, 2024 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Myles Montgomery (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 10/29/24 (Date) **for** MSF Partners, LLC (Name application filed as).

Signature _____ (The original document is required)

Revised September 2021

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 706/2024

SUBJECT: **0 & 4435 Ridge Road | Rezone |** from Planned Residential Development (PRD) and 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**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan dated December 6, 2024, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 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:
    a. Commercial structures totaling no more than 16,000 square feet
    b. One hotel with a total of no more than 110 rooms
    c. Maximum of 274 multi-family residential units
    d. Maximum of 209 townhome residential units
    e. Maximum of 65 detached single-family residences
3. The development shall meet the following standards:
    a. The commercial buildings shall be no more than 3 stories in height.
    b. The hotel shall be no more than 5 stories in height.
    c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.
    d. Townhomes shall be no more than 4 total stories in height.
    e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.
    f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.
4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.
5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.

6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.
7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer
8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
9. 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.
10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.
12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.
13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.
14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.
15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).
16. 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.
17. The following statement regarding the potential impacts of agricultural operation 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."
18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.
20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.
21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.
22. There may be no more than 6 attached townhome units per building.
23. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.
24. Townhome garage door widths may be up to 67% of the front façade.
25. The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated December 6, 2024.
26. The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

Purpose of Request: **History:**

0 & 4435 Ridge Road | Rezone | from Planned Residential Development (PRD) and 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**

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
KE	BG	WLI	CR
Clerk			
JR			

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Storm Water Management Site Plan
Plat
Traffic Study
DRI Project Review
Maps
Renderings
Stacked Town Home Rendering
Deeds
Water Availability
Sewer Availability
Environmental Health Comments
4.8.2024 GDOT Letter
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **0 & 4435 Ridge Road | Rezone |** from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract| Zoned PRD & S-S, Tax Parcels 08154 000022 & 000017 **| Proposed Use: Mixed-use development | Scott Puckett, Inc., applicant**

The request before you is from Scott Puckett, Inc. to rezone from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) for a mixed-use development. This item is located within Commission District 1.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend approval with twenty-six (26) conditions **(3-0, Hunt and Sosebee absent).**

Staff recommendation: **Denial,** as the proposed use is inconsistent with the future land use classification of Mixed Use Corridor in the Comprehensive Plan.

Public Comment:

- October 21, 2024 HCPC: **No comments** were submitted in advance of the meeting.
- November 18, 2024 HCPC: **No comments** were submitted in advance of the meeting and **one (1) person spoke in support** during the public hearing.
- December 16, 2024 HCPC: The public comment portion was closed.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 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:

    a. Commercial structures totaling no more than 16,000 square feet
    b. One hotel with a total of no more than 110 rooms
    c. Maximum of 274 multi-family residential units
    d. Maximum of 209 townhome residential units
    e. Maximum of 65 detached single-family residences

3. The development shall meet the following standards:

    a. The commercial buildings shall be no more than 3 stories in height.
    b. The hotel shall be no more than 5 stories in height.
    c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.
    d. Townhomes shall be no more than 4 total stories in height.
    e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.
    f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.

4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.

6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.

7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer

8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property

and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

9. 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.

10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.

12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.

13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.

14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.

15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).

16. 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.

17. The following statement regarding the potential impacts of agricultural operation 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."

18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.

20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.

21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.

22. There may be no more than 6 attached townhome units per building.

23. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.

24. Townhome garage door widths may be up to 67% of the front façade.

25. The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated December 6, 2024.

26. The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Scott Puckett, Inc.

Request ..... Rezone | from Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) to Planned Commercial Development (PCD, 17.180.080)

Proposed Use ..... Mixed-use development

Size ..... 74.38± acres

Zoning ..... Current: Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) | Proposed: Planned Commercial Development (PCD, 17.180.080)

Location ..... **0 & 4435 Ridge Road** | Tax Parcels 08154 000022 & 000017

Commission District ..... One

Planning Commission Date ..... October 21, 2024
November 18, 2024
December 16, 2024

Staff Recommendation ..... **Denial**, as the proposed use is inconsistent with the future land use classification of Mixed Use Corridor in the Comprehensive Plan.

Record Number HZON24-0031

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

Vote: 3-0 (Hunt and Sosebee absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 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:
    a. Commercial structures totaling no more than 16,000 square feet

b. One hotel with a total of no more than 110 rooms
c. Maximum of 274 multi-family residential units
d. Maximum of 209 townhome residential units
e. Maximum of 65 detached single-family residences

3. The development shall meet the following standards:

    a. The commercial buildings shall be no more than 3 stories in height.
    b. The hotel shall be no more than 5 stories in height.
    c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.
    d. Townhomes shall be no more than 4 total stories in height.
    e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.
    f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.

4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.

6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.

7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer

8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

9. 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.

10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.
12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.
13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.
14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.
15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).
16. 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.
17. The following statement regarding the potential impacts of agricultural operation 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.”
18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.
20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.

21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.
22. There may be no more than 6 attached townhome units per building.
23. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.
24. Townhome garage door widths may be up to 67% of the front façade.
25. The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated December 6, 2024.
26. The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

Excerpts from the minutes of the December 12, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Tyler Smith, 340 Jesse Jewel Parkway, Suite 300, Gainesville, presented the request. The applicant is requesting to rezone a combined 74.38± acres zoned Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) within the Gateway Corridors Overlay District (GCOD, 17.420) to Planned Commercial Development (PCD, 17.180.080) for a mixed-use development. The proposed development includes: 4 buildings for commercial, retail, and restaurant uses; 1 hotel with 110 rooms; 274 multi-family residential units; 209 townhomes; and 65 single-family detached residences; along with various amenity features. The overall proposed density for the development is 7.46 dwelling units per acre; the calculated density does not include the hotel or commercial uses within the development.

Planning Commission Comments:

Mr. Braswell recalled from the previous meeting that a condition for 26 foot wide roads were required but now the applicant is requesting to do either 26 foot wide roads or have an additional fire access point connecting this property to the adjacent tax parcels 15048 000016 and 15048 000154 where future development for single-family homes has previously been approved. The applicant confirmed this was the request. Mr. Braswell asked about the variance request for the front setback on front loaded townhomes. The applicant explained that the right-of-way is proposed 16 feet from the garage door; however, the back of sidewalk will be set a total of 20 feet from the garage door providing for a 20-foot driveway.

Motion: A motion to approve, with conditions was made by Johnny Varner and seconded by Gina Pilcher. Vote: 3-0 (Hunt and Sosebee absent)

Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 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:

    a. Commercial structures totaling no more than 16,000 square feet
    b. One hotel with a total of no more than 110 rooms
    c. Maximum of 274 multi-family residential units
    d. Maximum of 209 townhome residential units
    e. Maximum of 65 detached single-family residences

3. The development shall meet the following standards:

    a. The commercial buildings shall be no more than 3 stories in height.
    b. The hotel shall be no more than 5 stories in height.
    c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.
    d. Townhomes shall be no more than 4 total stories in height.
    e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.
    f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.

4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.

6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.

7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer

8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision

that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

9. 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.

10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.

12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.

13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.

14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.

15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).

16. 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.

17. The following statement regarding the potential impacts of agricultural operation 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.”

18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.

20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.

21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.

22. There may be no more than 6 attached townhome units per building.

23. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.

24. Townhome garage door widths may be up to 67% of the front façade.

25. The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated December 6, 2024.

26. The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

Summary of Revisions for December 16, 2024 Planning Commission meeting

On Friday, December 6, 2024 an updated site plan was provided to Planning staff for the application of Scott Puckett, LLC to rezone 0 & 4435 Ridge Road from PRD and S-S to PCD for a mixed-use development. The applicant has identified the following changes to the site plan that differ from the previous concept:

1. Modified site layout to include 26 foot wide internal streets in order to meet emergency access requirements
2. Modification of buffers to allow for 50 foot buffers along all external boundaries within the single-family section of the development.
3. A variance request to allow for a reduction from 50 feet to 40 feet for the transitional buffer where adjacent to parcel 15048 000065.

4. Proposed secondary fire safety access from adjacent community, shown as future development
5. A variance request to allow front loaded townhomes a front setback of 16 feet.

Updated development summary as shown below:

	Previous	Updated
Townhomes Total	224	209
Front Loaded	118	115
Rear Loaded	106	94
Single Family Detached	65	65
Residential Density	7.60 DUA	7.37 DUA
Non-Impacted Stream Buffer	24%	23.5.0%
Southern Transitional Buffer	25 ft	50 ft

Summary of Revisions for November 18, 2024 Planning Commission meeting

Dear Board of Commissioners,

On Friday, November 1, 2024 an updated site plan was provided to Planning staff for the application of Scott Puckett, LLC to rezone 0 & 4435 Ridge Road from PRD and S-S to PCD for a mixed-use development. The applicant has identified the following changes to the site plan that differ from the previous concept:

1. Addition of a 50-foot buffer along the southern boundary of the development.
2. Modified site layout to show front-loaded townhomes with varied setbacks from street on the southern portion of the development, rather than single-family detached lots.
3. Variation of front setbacks of townhomes on the north side of the development. The site plan does not indicate the proposed setbacks for these units.
4. Modified entrance to a boulevard/median design at the single-family section of the development.
5. Increased width to 26 feet where street connects multi-family to single-family sections.
6. Updated development summary as shown below:

	Previous	Updated
Townhomes Total	207	224
Front Loaded	99	118
Rear Loaded	108	106
Single Family Detached	74	65
Residential Density	7.46 DUA	7.60 DUA
Non-Impacted Stream Buffer	24.2%	24.0%
Southern Transitional Buffer	25 ft	50 ft

Staff recommends DENIAL of the applicant's request. However, if the Planning Commission chooses to approve this request, Staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated August 22, 2024, and as described in the project narrative dated August 23, 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:

    a. Commercial structures totaling no more than 16,000 square feet
    b. One hotel with a total of no more than 110 rooms
    c. Maximum of 274 multi-family residential units
    d. Maximum of 207 townhome residential units
    e. Maximum of 74 detached single-family residences

3. The development shall meet the following standards:

    a. The commercial buildings shall be no more than 3 stories in height.
    b. The hotel shall be no more than 3 stories in height
    c. The multi-family residential buildings shall be no more than 3 total stories in height
    d. Townhomes shall be no more than 4 total stories in height.
    e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.

4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

5. All single-family homes and townhomes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.

6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.

7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer

8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the

subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

9. 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.

10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.

12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.

13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.

14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.

15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420) standards. No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).

16. 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.

17. The following statement regarding the potential impacts of agricultural operation 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."

18. 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:

1. 17.180.060.B.5. – Buffers

A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.

- The applicant has proposed a 25 foot transitional buffer.

2. 17.180.060.B.9. – Architectural Standards

C) Townhouse garages. Townhouses fronting an arterial or collector street shall be rear-loaded. Townhouses fronting a minor street may be rear-loaded or front-loaded.

ii) Front-loaded. Garage doors shall constitute no more than 50 percent of the width of the individual townhouse unit.

- For the townhomes, the submitted narrative propose a maximum garage door width of 67 percent of the front façade.

3. 17.420.050.H.1.b. – GCOD Architectural standards for non-residential buildings

Building height. Any non-residential building located within 250 feet of a residential or agricultural use street shall be limited to no more than three stories in height.

- The applicant has proposed no more than 5 stories in height for the hotel.
- The applicant has proposed a 3-4 story split for multi-family units

4. 16.60.160. – Width of right-of-way.

C. Standard cul-de-sac. The right-of-way shall extend to a minimum 60-foot radius measured from the center of the cul-de-sac, and the total width shall be evenly divisible by ten feet.

- The applicant is proposing a reduction of the minimum radius by:
  1. Proposing hammerhead with 28 foot radius in lieu of cul-de-sac in Townhome portion of the development
  2. Proposing two of the curves in the townhome section of the development have a 20 foot inside radius and 30 foot centerline radius

5. Title 16 – Subdivision

- General design requirements for subdivision road regulations are outlined within Chapter 16. Variances must be specified and justified for consideration.
  - The applicant requests a variance to allow a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

Summary Analysis

The applicant is requesting to rezone a combined 74.38± acres zoned Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) within the Gateway Corridors Overlay District (GCOD, 17.420) to Planned Commercial Development (PCD, 17.180.080) for a mixed-use development. The proposed development includes: 4 buildings for commercial, retail, and restaurant uses; 1 hotel with 110 rooms; 274 multi-family residential units; 207 townhomes; and 74 single-family detached residences; along with various amenity features. The overall proposed density for the development is 7.46 dwelling units per acre; the calculated density does not include the hotel or commercial uses within the development.

The property is currently undeveloped and wooded, is impacted by both the County Studied and FEMA flood zones, and includes a stream, which runs through the southern portion of the assemblage. According to both the narrative and the site plan, the applicant proposes that some residential lots will include portions of all associated stream buffers. This proposal references Section 8.170.070, which permits properties between 10 and 49.9 acres to reduce the 75 foot impervious setback area, provided that the combined total of the undisturbed buffer and impervious setback does not exceed 12 percent of the total property area affected by the development.

The subject property was rezoned from Agricultural Residential (AR-III, 17.100) and Suburban Shopping (S-S, 17.140) to Suburban Shopping (S-S, 17.140) and Planned Residential Development (PRD, 17.180.060) on September 12, 2019, for a 116-lot residential subdivision and shopping center with seven conditions. No permits were applied for under the previous zoning, and no development has occurred.

Per the narrative and site plan, the commercial portion of the proposed development will consist of a hotel with 110 rooms, and four commercial buildings totaling approximately 16,000 square feet to include retail and/or restaurants. The four commercial buildings are located at the northwest corner of the subject property and will have rooftop space, outdoor seating, and a central plaza. These four buildings will not exceed three stories in height. The proposed hotel will also be located at the northwest corner of the subject property, near the food and beverage structures, and is proposed to not exceed five stories in height.

Furthermore, the site plan and narrative indicted that the residential portion of the proposed development will consist of three to four story multi-family residential buidings, three to four story townhomes, and one to two story detached single-family homes with a maximum height of 35 feet. The detached single-family homes will have a minimum of 1,800 square feet of heated floor space. The townhomes and detached single family will have two-car garages with the townhomes featuring both front-loaded and rear-loaded garage styles.

Per the site plan, four access points are proposed that will serve the development. One entrance is located on Friendship Road and three entrances are located on Ridge Road with one of the entrances on the Ridge Road proposed to be a gated emergency access only. Furthermore, the site plan illustrates that the residential internal roads are proposed to be public and will have a 50 foot wide right-of-way with a three foot landscape strip and five foot wide sidewalks on both sides of the internal streets for pedestrian connectivity. The narrative proposes driveways to be a minimum of 20 feet long measured

from back of the sidewalk to garage door and states that 217 parking spaces are provided for commercial uses, 55 spaces for the hotel, 410 spaces for multi-family, 414 for townhome, and 148 spaces for single-family detached homes.

The development also designates 27.8 acres as open space with an amenity area included, constituting 37.3% of the total site area. The open space is proposed to include stream buffers, planted and undisturbed exterior buffers, stormwater management facilities, and multiple open areas for passive recreational use and walking trails. The proposed amenity areas will consist of two swimming pools, tennis courts, pickleball courts, parks, as well as mulched walking trails connecting the neighborhood to the shared greenspaces and amenity areas. The site plan shows two clustered mail kiosk areas with required parking.

The developer proposes to include one monument sign on Friendship Road and one monument sign on Ridge Road, and the applicant intends to submit a master sign package for various other signs throughout the development for review prior to construction.

Water service will be provided by the City of Gainesville Department of Water Resources, as confirmed in an email dated April 25, 2024 and sanitary sewer services will be provided by Hall County Sewer, as confirmed in a letter dated September 13, 2024.

The traffic impact study for the proposed development indicates that “Hall County Access Regulations” require northbound right-turn lanes at access C and D (along Ridge Road) for subdivisions with more than 24 lots. However, the analysis shows that right-turn volumes at access D are below the required threshold, and a waiver is recommended for the right-turn lane at this location. Southbound left-turn lanes are required at both access C and access D. The recommended improvements include constructing an eastbound right-turn lane at access A (on Friendship Road/SR 347), a southbound left-turn lane and northbound right-turn lane at access C, and a southbound left-turn lane at access D, along with seeking a waiver for the northbound right-turn lane. Coordination and approval from Hall County Engineering and Georgia Department of Transportation will be required for these recommendations.

The project was submitted to the Georgia Mountains Regional Commission for Development of Regional Impact review, and a report was provided by Adam Hazell on October 8, 2024 that states that the proposed action does not present any potential adverse inter-jurisdictional impacts.

Several variances have been identified as part of this request. Any deficiencies identified as part of the plan will be required to comply with the requirements of the PCD and PRD code sections unless specially granted by the board in the conditions of approval.

Per section 17.180.080B.8: “If residential uses are proposed in conjunction with the planned commercial development, then the applicable requirements of the planned residential development shall be provided.”

The proposed development standards for the residential portion of this 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	74.38± acres

Number of Units		Single-family: 74 lots Townhomes: 207 units Multi-family: 274 units Total: 555
Density	2 units per acre maximum	7.46 units per acre*
Minimum Lot Area	8,000 sq. ft.	8,000 sq. ft. (single-family detached) Townhomes: Min. 22 feet width
Maximum Building Height		Single-family: Max. 35 feet Townhomes: 4 stories Multi-family: 4 stories
Minimum Open Space	30%	37.3% (Includes conservation, stormwater, and passive and active areas)
Exterior Buffer	50 feet	25-foot transitional buffer*
Front Setback (Internal)	25 feet	Single-family: 25 feet Townhomes: 20 feet for front-loaded* & 6 feet for rear-loaded* Multi-family: Not applicable
Side Setback (Internal)	5 feet	Single-family: 25 feet Townhomes: 5 feet Multi-family: Not applicable
Rear Setback (Internal)	20 feet	Single-family: 20 feet Townhomes: 20 feet Multi-family: Not applicable
Parking	Single-family: 2 spaces per unit Townhome: 2 spaces per unit	Single-family: 148 2-car garages Townhomes: 414

	Multi-family: 1.5 spaces per unit	Multi-family: 410
Minimum Heated Floor Space		Single-family: 1,800 square feet Townhomes: 3-4 bedrooms Multi-family: 1-3 bedrooms
Garage – % of front façade	55% when recessed a minimum of 20 feet 40% when semi-flush between 5 and 20 feet behind front wall plan of residence	Not specified *
Minimum Sidewalk Width	5 feet	5 feet
Cluster Mailbox Unit (CBU)	CBU with 13 short-term parking spaces	CBU with 29 parking spaces provided
Note: Items marked with an asterisk (*) do not conform to 17.180.060 or are unspecified in the application.		

The non-residential development standards are compared with the Gateway Corridors Overlay District standards in the table below:

Standard	Compliance	Proposed Work	Notes
17.420.050.C – Transitional buffers	Complies	25-foot transitional buffer	Applicant proposes to include a 25-foot transitional buffer adjacent to residential property.
17.420.050.D – Other landscape and screening standards	Complies	10-foot landscape strip along street frontage	Applicant proposed to include a 10-foot landscape strip along Friendship Road and Ridge Road.
17.420.050.E – Parking lot design	Unknown	272 parking spaces for the commercial and hotel portion of the development.	Applicant proposes 272 parking spaces to be shared across the commercial and Hotel uses, 13.5 spaces per 1,000 sq.ft. of commercial and 1 space for 2 rooms were taken into consideration. The calculation for parking varies based on the type of restaurant proposed; however, the code does

			allow for a 25% reduction for shared parking in some cases.
17.420.050.F – Outdoor lighting	Complies	Applicant proposes semi-cutoff, non-spill, type of lighting.	Applicant proposes outdoor lighting that complies with GCOD standards.
17.420.050.G – Interparcel access	Complies	Interconnectivity is supported within the development	The applicant has proposed interconnectivity within the development, facilitating access between the commercial, multi-family, and residential uses.
17.420.050.H – Architectural standards for non-residential buildings - Limited to 3 stories	Does not comply	Hotel is proposed at a maximum height of 5 stories. * Commercial buildings proposed to be maximum of 3 stories.	The applicant has not provided any architectural renderings but is requesting a variance from the height standards for the Gateway Corridors Overlay District (GCOD). According to the narrative, the applicant has stated that the building materials and design will comply with GCOD standards.
17.420.060 – Signs	Unknown	Two monument signs; one for the commercial portion and one for the residential portion of the development.	The applicant has not provided renderings of the signage. However, the narrative indicates that a master sign package will be submitted, which will include street, wall, internal directional, temporary, and various other signs for the mixed-use development.
Note: Items marked with an asterisk (*) do not conform to 17.420.050 or are unspecified in the application.			

Based on the future land-use plan, staff finds the requested zoning designation *is inconsistent* with the Hall County Comprehensive Plan future land use designation as Mixed Use Corridor. The intent of the Mixed Use corridor is to support retail activities, office-based employment, civic uses, and single-family residential with low-impact industrial or higher density residential only where the same is found on adjacent properties. The proposed mixed use development has a residential density of 7.46 units per acre.

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 does not appear to be suitable given the context of the surrounding area. The surrounding area consists of a variety of land uses, which include residential, agricultural, industrial, and commercial uses.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed development may adversely affect the existing use or usability of adjacent or nearby properties as the proposed density of 7.46 dwelling units per acre is higher than those of nearby residential parcels.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to have reasonable economic use as it is currently zoned Suburban Shopping (S-S, 17.140) and Planned Residential Development (PRD, 17.180.060).**

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; **Per the submitted traffic study, the analysis shows that right-turn volumes at Access D on Ridge Road are below the required threshold, and a waiver is recommended for the right-turn lane at this location. Southbound left-turn lanes are required at both Access C and Access D on Ridge Road. The recommended improvements include constructing an eastbound right-turn lane at Access A on Friendship Road (SR 347), a southbound left-turn lane and northbound right-turn lane at Access C, and a southbound left-turn lane at Access D, along with seeking a waiver for the northbound right-turn lane.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is inconsistent with the Comprehensive Plan Mixed Use Corridor. This corridor supports higher density residential where the same is found on adjacent properties. The proposed development is a mixed-use development proposing a density of 7.46 dwelling units per acre.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject properties are currently undeveloped. However, the properties were previously approved in 2019 to allow for a mixed-use**

development that included 116 single-family residential lots as well as a shopping center. No construction permits have been issued for the previously approved development.

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD, 17.180.080). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. The proposed density is higher than that found on surrounding properties.**

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed density is higher than that found on immediately surrounding properties but in general the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and a variety of housing types as well as restaurants.**

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, although the development as proposed cannot be developed in any of the existing residential or multi-family districts without being rezoned to Planned Commercial Development (PCD, 17.180.080).**

15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

A Planned Commercial Development (PCD, 17.180.080) provides for the maximum attainable commercial usage of a property while employing the best aspects of prior site planning and development controls to ensure the protection of surrounding residential uses, safe access by motorists, minimum traffic congestion; and a development which is consistent with long-range plans

of the county. A limited number of carefully planned residential uses may also be included in a planned commercial development.

17.380.050. - Submission requirements for a rezoning request

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal 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.**

C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **This standard is not applicable to the applicant's request.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **The applicant submitted a traffic study conducted by Traffic Impact Group LLC. The analysis shows that right-turn volumes at Access D are below the required threshold, and a waiver is recommended for the right-turn lane at this location. Southbound left-turn lanes are required at both Access C and Access D. The recommended improvements include constructing an eastbound right-turn lane at Access A on Friendship Road (SR 347), a southbound left-turn lane and northbound**

right-turn lane at Access C, and a southbound left-turn lane at Access D, along with seeking a waiver for the northbound right-turn lane.

Development Support and Constraints

Hall County Environmental Health
In an email dated September 16, 2024, Emily McGahee stated "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."

Hall County Fire Marshal
In an email dated September 19, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1) The residential portion of the development has only one entrance off Ridge Rd. The residential development calls for 207 townhomes and 74 single family dwellings. The Rules and Regulations of the State of Georgia 120-3-3 states that developments of one and two family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire access roads. If approved a second access will have to be installed.

2) The town home rear alley or street is considered a fire apparatus access and will have to meet the minimum 20' width requirement of the International Fire Code Chapter 5, Section 503.2.1, if approved the town home rear alley or street shall not be less than 20' wide.

3) If approved all commercial buildings greater than 12,000 SF or 2 stories or greater in height will be required to have an emergency responder radio frequency test completed to determine the radio signal strength inside the building, any building failing the test will be required to have a bi-directional antenna system designed, installed, and certified.

Hall County Public Works and Utilities
In a memo dated September 19, 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 stream buffer and impervious setback from wrested vegetation not centerline of stream

Traffic:
Hall County commercial standards will apply. This will include but not limited to left and right (decel) lanes. GDOT coordination/comments will also be required due to the proximity to a state controlled intersection.

Utilities:

Friendship Road Sewer. Property lies in the top of the system and will served by that project by Hall County.

Georgia Department of Transportation
In an email dated September 16, 2024, Veronica Chavers, stated that GDOT coordination is required.

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)
Scott Puckett, Inc.
3215 Thompson Mill Roa
Buford, GA 30519
Phone 678-761-4399
Email Address wspuckett@gmail.com

Property Owner (Name & Mailing Address)
We Flip, LLC
4045 Ridge Road
Buford , GA 30519
Phone 770-815-0419
Email Address

Proposed Use Mixed Use Development

Contact Person (Name & Mailing Address)
M. Tyler Smith, Smith, Gilliam, Williams & Miles, P.A.
P.O. Box 1098
Gainesville, GA 30503-1098
Phone 770-536-3381
Email Address tsmith@sgwmfirm.com

Status of Applicant
- ☐ Owner
- ☒ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action
Existing Zoning: SS (-017) AR-III(-022)
Rezone to: PCD
Fee:$
Receipt #:
Check #:

Tax Parcel Number 08-154-000-017; 08-154-000-022
Acreage 21.22; 50.17
Location Address 4435 Ridge Road, Buford, GA 30519

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

Sign Scott Puckett Date: 8/23/2024
Scott Puckett, CEO, Scott Puckett, Inc.

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

HALL COUNTY
We Love it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) We Flip, LLC - Wayne McLeroy

Address 4045 Ridge Rd
Buford, GA 30519

Phone Number 770-815-0419

Name of applicant(s) Scott Puckett Inc

Address 3215 Thompson Mill Rd
Buford GA 30519

Phone Number 678-761-4399

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)
Wayne McLeroy

Personally appeared before me
Wayne McLeroy

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

Notary Public

JENNIFER L WHALEY NOTARY PUBLIC BARROW COUNTY, GEORGIA COMM. EXPIRES 04/07/2027

2-26-24
Date

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

HALL COUNTY
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not WM

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: Wayne McLeroy Date: 3-5-24

Applicant's/Owner's Name (Printed): Wayne McLeroy

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not SP

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 4-5-2024

Applicant's/Owner's Name (Printed): Scott Puckett, CEO, Scott Puckett, Inc.

Project Narrative

Rezoning Application of Scott Puckett, Inc.

August 23, 2024

Scott Puckett, Inc. presents this narrative regarding its application to rezone two tracts of property to PCD for a Planned Commercial Development. The subject parcels are:

Tax Parcel	Size
08154 000017	24.21 acres
08154 000022	50.165 acres

Provided with the application is a proposed site plan dated August 22, 2024. The PCD includes one hotel with approximately 110 rooms; four buildings for commercial, retail, and/or restaurant use, surrounding a central plaza; 274 multi-family residential units; 207 Townhomes; 74 single-family detached residential lots; and amenities including swimming pools, tennis courts, pickleball courts, parks, and walking trails.

A. Characteristics

The proposed design allows for flexible placement, arrangement, and orientation of commercial and residential structures given the property's characteristics, including streams located on the property. The subdivision will be a mixed-use development consisting of hotel, commercial (to include commercial, retail, and/or restaurant uses), multi-family housing, townhomes, and single-family homes. The community will have four entrances, one on Friendship Road and three on Ridge Road. One of the entrances on Ridge Road will be gated emergency access only. Submitted with the rezoning application is the Traffic Impact Analysis for the development prepared by Traffic Impact Group, LLC. The proposed design will maximize natural features through creative site planning. Grading will be in accordance with site characteristics, topography, and the presence of streams.

B.1: Commercial Structures

The proposed commercial portion of the development abuts Friendship Road. The hotel, located at the corner of Friendship Road and Ridge Road, will include approximately 110 guest rooms. The applicant anticipates the hotel will not exceed 5 stories. Gateway Corridor standards limit the height of non-residential buildings located within 250 feet of a residential or agricultural use street to three stories. Accordingly, the applicant requests a variance from Gateway Corridor standards to allow for a five-story hotel. The applicant is in discussion with a nationally-recognized hotel line to operate the hotel, which (a) will not have exterior entry to units, and (b) will have a hotel lobby and indoor entrance to units. Although the hotel will be located on the commercial portion of the development, the applicant requests flexibility on the final location of the hotel to factor in parking, traffic flow, and aesthetics from the surrounding roads.

The commercial portion of the development will include four buildings totaling approximately 16,000 square feet. The applicant anticipates the commercial buildings will not exceed 3 stories. The commercial portion of the development will include patios and outdoor seating and will surround a Central Plaza.

The facades of the commercial buildings will be in accordance with Gateway Corridor standards.

B.2 Entrances, Exits, and Parking

The site plan depicts the entrances, exits, and parking for the development. Access to the commercial development is by two entrances, one on Friendship Road and one on Ridge Road. (There are two additional access points to the development, also on Ridge Road, which will primarily serve the residential portion of the development.) Parking is depicted on the site plan and will include 217 parking spaces for the commercial component (13.5 spaces per 1,000 square feet of commercial building space) and 55 spaces for the hotel (1 space per 2 rooms).

B.3 Buffers

The site plan calls for a 10-foot landscape strip along Friendship Road and along Ridge Road. The eastern portion of the commercial development will include a 25-foot transitional border, which runs throughout the single-family residential portion of the development. The materials utilized in the landscape strip and transitional border will be in accordance with Gateway Corridor Standards.

Hall County Ordinance 17.180.060.B.5 provides for a minimum 50-foot planted buffer along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The southeastern property line abuts another residential development, the PRD zoning of which requires a 50-foot undisturbed buffer, and the entirety of that buffer is outside the residential lots in that development. Approximately two-thirds of the southwestern property line abuts a residential development, the PRD zoning of which too requires a 50-foot undisturbed buffer on its perimeter, but as to that parcel the buffer is included as part of the residential lots. In those areas, combined with the 25-foot buffer proposed by the applicant for the subject development, there will be 75 feet of buffer. The applicant requests the 25-foot buffer to make the development viable given the extensive stream buffers that run throughout the property. For this development, portions of the 25-foot transitional buffer will be included as part of some of the single-family residential lots.

The site plan includes existing stream buffers and calls for creek buffers with mulch trails to connect neighborhoods to shared green spaces and amenities.

B.4 Lighting

All outdoor lighting will be the semi-cutoff type and in accordance with applicable Hall County and Gateway Corridor standards.

B.5 Signage

The development anticipates one monument sign for the development on Friendship Road and one monument sign at the entrance of the single-family residential development on Ridge Road, all in accordance with County standards.

The applicant proposes that prior to issuance of sign permits, other than general signs permitted pursuant to Hall County Ordinance 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Hall County Director of Planning and Development, or her designee.

B.6 Type and Number of Uses Proposed for the Commercial Development

As noted above, the commercial portion of the development will include one hotel and four commercial buildings. The applicant anticipates the hotel will have 110 guest rooms. The sizes of the commercial buildings as shown on the site plan are:

One building consisting of 4,000 square feet,
One building consisting of 2,000 square feet, and
Two buildings, each 5,000 square feet.

The applicant anticipates that one or more of the commercial buildings will be for food and beverage, to feature patios and outdoor seating. The commercial portion of the development surrounds a Central Plaza.

B.7 Development Controls

The hotel will not exceed 5 stories in height. The commercial buildings will not exceed 3 stories in height. Facades shall be in compliance with Gateway Corridor Standards and will be depicted on elevations to be presented.

The applicant proposes that prior to issuance of a building permit for the commercial structures, the owner/developer shall submit architectural design guidelines listing a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or its designee.

B.8 Residential Uses

a. Characteristics

The site plan for the subject tract provides for 274 multi-family residential units, 207 townhomes, and 74 single-family detached residential lots. The multi-family buildings will include 3-story and 4-story buildings. (The plan calls for some 4-story structures to accommodate 3/4 splits based upon topography.) Townhomes will be no more than 4 stories, 99 of which are front-loaded and 108 of which are rear loaded. Each single-family detached residence will be a one-story or two-story home and will not exceed a height of 35 feet.

Multi-family units will have 1 to 3 bedrooms (approximately 45% 1 bedroom, 35% 2 bedroom, and 20% 3 bedroom). The Townhomes will have 3-4 bedrooms. The single-family detached residences will include a minimum of 1,800 square feet of conditioned area. The single-family detached homes will have 3-5 bedrooms.

b. Streets and Common Open Spaces

The project will include an open space / amenity areas of approximately 27.8 acres total, approximately 37% of the total site area. Of the total 27.8 acres, 23.6 acres is conservation area, 1.6 acres is Passive Area, and 2.6 acres is Active Area. The common areas are to include amenity areas including two swimming pools, tennis courts, pickleball courts, parks, and mulched trails connecting the neighborhoods to the shared green spaces and amenity areas. The development will include sidewalks as well as walking trails for connectivity. The subdivision streets will be public, and the applicant requests variances to the minimum radius requirements to accommodate the street system as shown on the site plan as more particularly set forth below.

c. Parking and Mailboxes

Parking for the residential development is in accordance with Hall County Code requirements. There are 410 Multi-Family parking spaces (1.5 spaces per unit). There are 414 parking spaces for the Townhomes (2 per home) and 148 parking spaces for the Single-Family Detached portion of the development (2 per home). The project includes two Cluster Mailbox Units, one with 103 mailboxes and 5 parking spaces, and the other with 183 mailboxes and 8 parking spaces.

d. Architectural Style and Proposed Siding

The architectural style of the Single Family and townhome residence community will be a traditional 1-story to 2-story single-family detached home with 2-car garages. Architectural renderings will be provided for both single-family residences and town homes. The homes will have brick and stone accents on the front of the homes. The remaining front facade will be Board and Batten, shake, or fiber cement lap siding. The sides and rear of the home will be fiber cement

lap siding. The facades of all residences will comply with § 17.180.060.B.9.a of the Hall County Code.

e. Development Controls

Each Single-Family detached residential lot will have a minimum width of 50 feet and a minimum size of 8,000 square feet. There will be a minimum of 10 feet between Single-Family detached structures. The Townhomes will have a minimum width of 22 feet. All grass areas and all front and side yards will be sodded.

The setbacks for the Townhomes (for which applicant seeks a variance) are:

(a) 20' front setback for Front Loaded Townhomes,
(b) 6' front setback for Rear Loaded Townhomes,
(c) 5' side setback, and
(d) 20' rear setback.

The setbacks for the Single-Family Detached homes are:

(a) 25' front setback,
(b) 5' side setback, and
(c) 20' rear setback.

There will be a 50-foot undisturbed stream buffer, from the top of the stream bank (point of rested vegetation), in accordance with Hall County Ordinance 8.170.070.A. Section 8.170.070.B provides for an additional impervious surface setback of 25 feet or a variation thereof for a variable distance. Section 8.170.070.D provides:

> **On properties of 50 acres or larger, the impervious setback area may be reduced such that the sum of the undisturbed buffer area and the impervious setback area do not exceed eight percent of the total property area of the development activity. However, in no case shall the 50-foot undisturbed buffer be reduced or altered to achieve this percentage.**

The applicant requests reduction of the impervious setback area accordingly as shown on the site plan. The walking trails within the stream buffer will be mulch. Some of the stream buffer area will be included as a part of the individual lots (subject to the buffer requirements). If a variance is allowed for inclusion of those stream buffer areas within the lots, Scott Puckett, Inc. requests that the variance be allowed.

The sewer easement runs through the development, including some of the single-family residential lots. However no structures will be placed within the sewer easement, and construction will be in a manner to maintain the structural integrity of the sewer line. The development will not violate the terms of the sewer line easement.

f. Development Schedule

Depending upon permitting and approvals, the applicant anticipates a 24- to 36-month development period.

g. Model Homes and Construction Trailers

The applicant requests approval of up to 2 construction trailers and 2 to 4 model homes.

C. Variance Requests

The applicant requests the following variances:

1. Gateway Corridor standards limit the height of non-residential buildings located within 250 feet of a residential or agricultural use street to three stories. Accordingly, the applicant requests a variance from Gateway Corridor standards to allow for a five-story hotel.

2. The applicant requests, if required, a variance to allow the stream buffer to be included within and as part of some single-family residential lots, subject to buffer requirements.

3. The Hall County Code does not address townhome developments. The applicant requests a variance from subdivision setback provisions to allow the setbacks for the townhomes as depicted on the site plan: (a) 20’ front setback for Front Loaded Townhomes, (b) 6’ front setback for Rear Loaded Townhomes (c) 5’ side setback, and (d) 20’ rear setback.

4. The applicant requests a variance to allow hammerheads (28’ radius) in lieu of cul-de-sacs in the Townhome portion of the development where indicated on the site plan.

5. The Hall County subdivision street design standards (Ordinance 16.60.200) provide for a minimum curve radius of 125 feet. The applicant requests a variance to allow a reduction in the turning radius on the subdivision road depicted on the site plan. For example, two of the curves in the Townhome section of the development have a 20’ inside radius and 30’ centerline radius.

6. The applicant requests a reduction of the impervious surface buffer provided for by Hall County Ordinance Section 8.170.070.B, as allowed by Hall County Ordinance 8.170.070.D, as set forth above and on the site plan.

7. The applicant requests a variance to allow a private easement for rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

8. The applicant requests a variance from the Front-Loaded Townhome garage widty limitations set forth in Hall County Ordinance minimums to allow the garages as depicted on the site plans and elevations. 17.180.060(9)(c)(ii), which limits garage doors to 50 percent of the width of the townhouse unit, to allow garage doors to occupy up to 67 percent of the width of the townhouse unit.

10. The applicant requests a variance to allow the height of Multi-Family units to accommodate 3-4 splits.

11. The applicant requests a variance from the 50-foot transitional buffer provided for by Hall County Ordinance 17.180.060.B to allow a 25-foot transitional buffer. If required, the applicant also requests a variance to allow portions of the 25-foot transitional buffer to be included as part of some of the single-family residential lots as depicted on the site plan.

Lot Diagrams (scale 1"=25')

Car size shown as typical 18' x 6'

Development Summary

Current Zoning	ARIII and S-S	
Proposed Zoning	PCD and GCOD	
Existing Site Acreage	74.38 ac	
Land Uses		**Parking Provided**
Comm./Retail/Rest.	16,000 sf	217 sp (13.5/1000)
Hotel	110 rms	55 sp (1/2 rms)
Multi-family	274 un	410 sp (1.5/un)
Townhomes	209 un	
Front-loaded	*115 un*	*460 sp (4/un)*
Rear-loaded (stacked)	*94 un*	*229 sp (2.4/un)*
Single-family Detached	65 lots	130 sp (2/un)
Residential Density	563 un	7.60 un/ac
Single-family Density	289 un	3.88 un/ac
Open Space	27.3 ac (1,191,850 sf) - 36.7%	
Conservation Area	*1,027,890 sf*	
Passive Area	*52,480 sf*	
Active Area	*111,480 sf - 9.2%*	
Impervious Setback and Stream Buffer		
Existing	*18.37 ac (800,068 sf) - 24.7%*	
Non-impacted	*17.51 ac (762,975 sf) - 23.5%*	

06 DECEMBER 2024

NELSON

RIDGE ROAD
HALL COUNTY | GEORGIA
ZP 9

NELSON

RIDGE ROAD
HALL COUNTY | GEORGIA

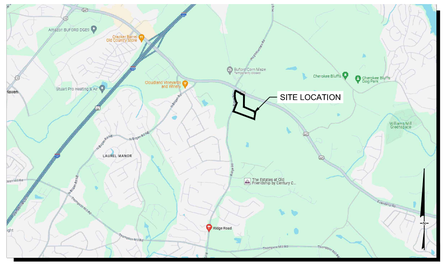
12.16.2024 Item 1

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

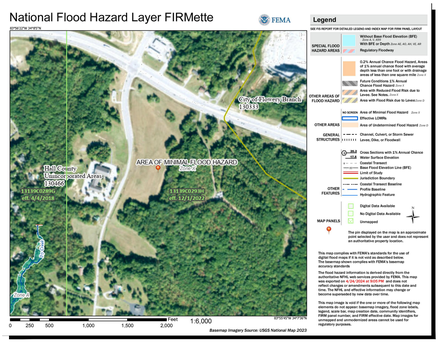
NOTE:

THROUGHOUT THE CONSTRUCTION PROCESS, THE APPLICANT IS PROPOSING TO MITIGATE EROSION AND STORMWATER RUNOFF CONCERNS BY INSTALLING VEGETATIVE AND STRUCTURAL BMPS (BEST MANAGEMENT PRACTICES) THROUGHOUT THE PROPERTY. THE DESIGN ENGINEER WILL PROPOSE TECHNIQUES THAT ARE CONSISTENT WITH THE GSWCC FIELD MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA. SOME OF THOSE BMPS INCLUDE SILT AND TREE PROTECTION FENCES, TEMPORARY SEDIMENT BASINS, DISTURBED AREA STABILIZATION WITH SODDING AND/OR SEEDING, SLOPE STABILIZATION MATTING, DUST CONTROL MEASURES, ETC. TO ENSURE NO SEDIMENT WILL LEAVE THE PROPERTY DURING CONSTRUCTION.

ONCE CONSTRUCTION IS COMPLETED AND THE DEVELOPMENT IS FULLY STABILIZED, THE STORMWATER MANAGEMENT FACILITIES ONSITE WILL THEN SATISFY ALL RUNOFF CONCERNS. THE FACILITIES INSTALLED ARE ANTICIPATED TO INCLUDE DETENTION AND WATER QUALITY TREATMENT METHODS VIA RUNOFF REDUCTION VOLUME (RRV). RRV WILL BE ACHIEVED WITH A COMBINATION OF STORMWATER BMPS SUCH AS BIO-RETENTION PONDS, ENHANCED GRASS SWALES, ETC. ALL DETENTION FACILITIES ARE ANTICIPATED TO BE A SURFACE PONDS WITH OUTLET CONTROL STRUCTURES TO SATISFY CHANNEL PROTECTION REQUIREMENTS AND RELEASE STORMWATER AT A CONTROLLED RATE.



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

RIDGE ROAD

A MASTER PLANNED MIXED-USE DEVELOPMENT

AT

4435 RIDGE ROAD,
BUFORD, GEORGIA 30519

HALL COUNTY

FOR

THE AGENCY REDEFINING REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

STORMWATER MANAGEMENT EXHIBIT

0 75 150 300 450

SCALE: 1" = 150'
DATE: 04/24/2024
PROJECT: 22087.00A

24 HOUR CONTACT:
CHAD LAGOMARSINO

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

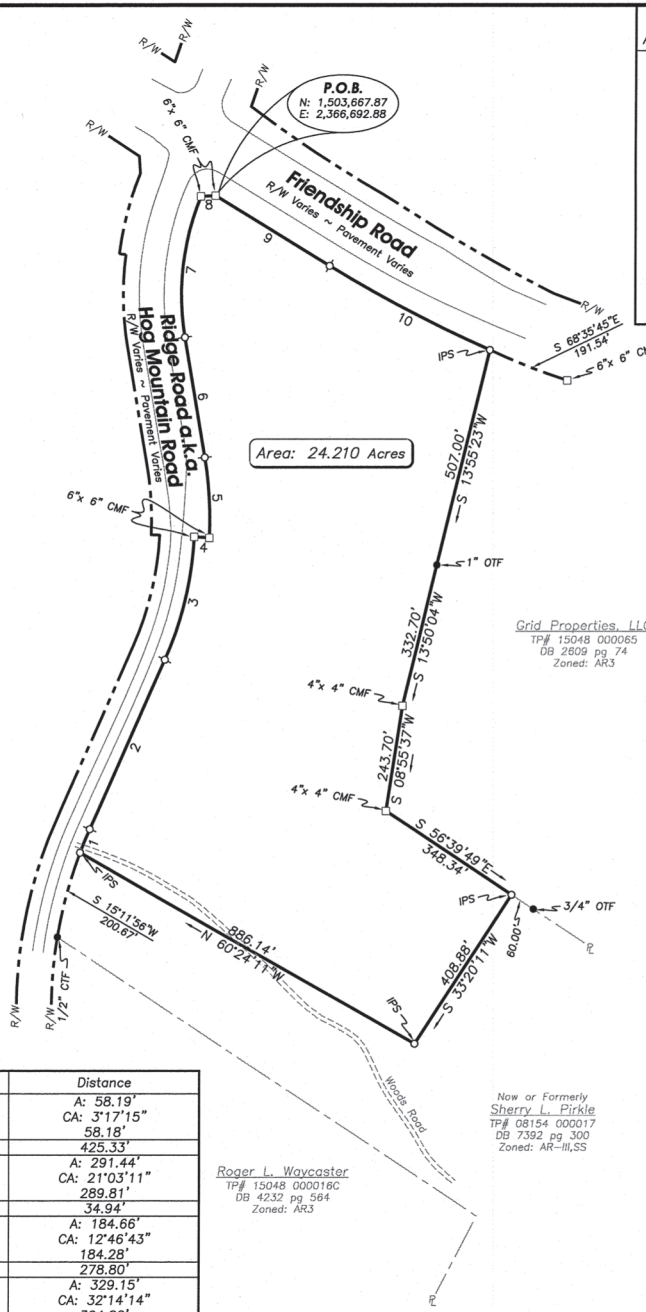
E2
SHEET

J:\2022\22087\00A\Dsk\Concepts & Exhibits\Concepts\22087.00A - Site-Concept-1.dwg - RLambeth - 9/16/2024 4:13 PM

12.16.2024 - Item 1

eFiled & eRecorded
DATE: 12/12/2017
TIME: 11:18 AM
PLAT BOOK: 00875
PAGE: 00205
RECORDING FEE: 8.00
PARTICIPANT ID: 9040303858
CLERK: Charles Baker
Hall County, GA
NOTE: JPP

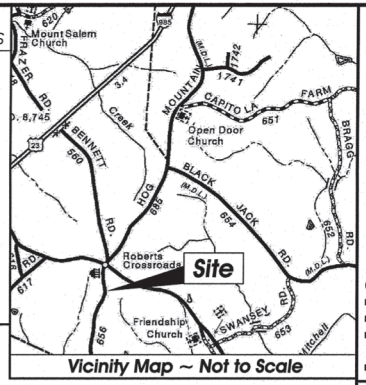
THIS AREA RESERVED FOR RECORDING INFORMATION



Course	Bearing	Distance
1	Rad: 1014.10' Tan: 29.10' Chd: N 22°31'15"E	A: 58.19' CA: 3°17'15" 58.18'
2	N 24°09'53"E	425.33'
3	Rad: 793.16' Tan: 147.38' Chd: N 13°38'18"E	A: 291.44' CA: 21°03'11" 289.81'
4	S 86°29'37"E	34.94'
5	Rad: 827.97' Tan: 92.72' Chd: N 03°18'03"W	A: 184.66' CA: 12°46'43" 184.28'
6	N 09°38'57"W	278.80'
7	Rad: 585.00' Tan: 169.06' Chd: N 06°28'10"E	A: 329.15' CA: 32°14'14" 324.82'
8	N 87°25'44"E	33.64'
9	S 58°27'24"E	306.79'
10	Rad: 2965.66' Tan: 208.93' Chd: S 62°28'25"E	A: 417.17' CA: 8°03'34" 416.82'

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

℄	CENTERLINE
CMF	CONC MONUMENT FOUND
CTF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
IPS	1/2" CAPPED REBAR SET STAMPED LSF 1010
NTS	NOT TO SCALE
OTF	OPEN TOP PIPE FOUND
℄	PROPERTY LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RBF	REBAR FOUND
SWB	STATE WATERS BUFFER
TP	TAX PARCEL NUMBER
○	1/2" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
⌀	COMPUTED POINT (NO PIN)



Vicinity Map ~ Not to Scale

ABE CONSULTING INC.
COMPREHENSIVE ENGINEERING SERVICES:
■ CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
■ LAND SURVEYING ■ CONSTRUCTION STAKING
■ LANDSCAPE ARCHITECTURE ■ LAND PLANNING
SOIL MAPPING & SEPTIC SYSTEMS
■ WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
706-613-8900 ■ 706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

BOUNDARY SURVEY FOR:

Susan & Sherry Pirkle

Ridge Road
Buford, Ga.
Hall County
1419th G.M.D.

Being that parcel of land described in DB 7392 pg 300, Hall County, Ga records

TOTAL PROJECT AREA: 24.210 ACRES
TAX PARCEL #: Portion of 08154 000017
EXISTING ZONING: AR-III,SS

This property does not lie within the "Future Flood Zone of Hall County as per Gainesville–Hall County GIS.

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13139C 0293F DATED 9-29-2006.

COPYRIGHT © 2013 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES. REPRODUCTIONS, MODIFICATIONS, OR ASSIGNMENTS ARE STRICTLY PROHIBITED.

SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,074 FEET AND AN ANGULAR ERROR OF 4 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NETWORK LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,029 FEET. A TOPCON GTS 301 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS PLAT IS BASED AND THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 11-27-17.

SURVEYOR'S NOTES:

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
3. UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN RED INK, PLACED ACROSS THE REGISTRANT'S SEAL.
5. BEARINGS ARE BASED ON GRID NORTH, GEORGIA, WEST ZONE DERIVED FROM GPS OBSERVATIONS UTILIZING THE eGPS NETWORK.
6. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 2729 LAND SURVEYOR STACY C. CARROLL

STACY C. CARROLL, GEORGIA RLS #2729 DATE LSF# 1010

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 2729 LAND SURVEYOR STACY C. CARROLL

LSF# 1010

DATE PREPARED: 12-5-17

PROJECT #: 17-027-50

REVISIONS	DATE
...	...

GRAPHIC SCALE
0' 100' 200' 400' 600'
SCALE: 1"= 200'

GRID NORTH
(Ga.– West Zone)

SHEET # 1 of 1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2494169&key1=875&key2=205&county=69&countyname=HALL&userid=151495&appid=28 1/1

12.16.2024 - Item 1

eFiled & eRecorded
DATE: 11/3/2017
TIME: 2:26 PM
PLAT BOOK: 00875
PAGE: 00109
RECORDING FEE: 8.00
PARTICIPANT ID: 9040303858
CLERK: Charles Baker
Hall County, GA
NOTE: JP

THIS AREA RESERVED FOR RECORDING INFORMATION

OWNER/ DEVELOPER: We Flip, LLC.
4054 RIDGE ROAD
BUFORD, GA 30519

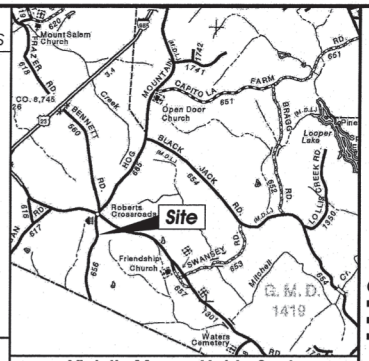
AUTHORIZED AGENT: ABE CONSULTING, INC.
CONTACT: ABE ABOUHAMDAN, PE
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
706.613.8900

HALL COUNTY - STREAM BUFFER PROTECTION
ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

℄	CENTERLINE
CMF	CONC MONUMENT FOUND
CTF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
IPS	1/2" CAPPED REBAR SET STAMPED LSF 1010
NTS	NOT TO SCALE
OTF	OPEN TOP PIPE FOUND
ℙ	PROPERTY LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RBF	REBAR FOUND
SWB	STATE WATERS BUFFER
TP	TAX PARCEL NUMBER
○	1/2" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
⊙	COMPUTED POINT (NO PIN)
△	ROCK FOUND



Vicinity Map ~ Not to Scale

CONSULTING INC.
COMPREHENSIVE ENGINEERING SERVICES:
■ CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
■ LAND SURVEYING ■ CONSTRUCTION STAKING
■ LANDSCAPE ARCHITECTURE ■ LAND PLANNING
SOIL MAPPING & SEPTIC SYSTEMS
■ WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
706-613-8900 ■ 706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

Ridge Road a.k.a. Hog Mountain Road
80' R/W ~ 24' Paved

1596.4' along right of way to the Southwest end of right of way miter at Friendship Road

P.O.B.

Sherry L. Pirkle
TP# 08154 000017
DB 7392 pg 300
Zoned: AR-III,SS

Grid Properties, LLC
TP# 15048 000065
DB 2609 pg 74
Zoned: AR3

Oakland Leasing, LLC
TP# 15048 000015
DB 7828 pg 247
PB 53 pg 150
Zoned: AR3

Jean L. Stephens
TP# 15048 000011
DB 873 pg 36
Zoned: AR3

Roger L. Waycaster
TP# 15048 000016C
DB 4232 pg 564
Zoned: AR3

Terri J. Chandler
TP# 15048 000016
DB 6435 pg 490
Zoned: AR3

Charles D. Bell
TP# 15048 000007
DB 6960 pg 227
Zoned: AR3

Arc: 201.00' Rad: 1014.10' Chord: N 15°11'56"E 200.67'
S 60°24'11"E 886.14'
1159.20' N 56°33'31"W
S 56°39'49"E 348.34'
408.34'
N 33°20'11"E 408.88'
60.00'
S 56°36'25"E 388.42'
S 56°48'37"E 338.60'
S 63°18'01"E 160.37'
S 63°38'25"E 255.40'
S 62°57'30"E 233.56'
N 01°59'59"W 455.75'
N 56°17'12"E 157.01'
S 38°42'07"E 1220.56'
1860.92' N 55°10'32"W
744.20' S 45°37'11"W
S 43°22'33"W 199.53'

Rock Found
Axle Found
3/4" OTF
1/2" OTF
1" OTF
2" OTF
4"x 4" CMF
1/2" CTF
IPS

Area: 50.165 Acres

Woods Road

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit

HALL COUNTY 11-3-17 DEPT. OF PUBLIC HEALTH

RECORDING PERMIT
BY E. Galmon 11/3/17
HALL COUNTY PLANNING COMMISSION

COUNTY ENGINEER APPROVED HALL COUNTY, GEORGIA

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13139C 0293F DATED 9-29-2006.

SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,074 FEET AND AN ANGULAR ERROR OF 4 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NETWORK LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 509,452 FEET.
A TOPCON GTS 301 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS PLAT IS BASED AND THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 10-16-17.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 1 5-6-67, 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 CONFRIMED 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 1 5-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 2729 LAND SURVEYOR STACY C. CARROLL

STACY C. CARROLL, GEORGIA RLS #2729 DATE LSF# 1010

SURVEYOR'S NOTES:

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
3. UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN RED INK, PLACED ACROSS THE REGISTRANT'S SEAL.
5. BEARINGS ARE BASED ON GRID NORTH, GEORGIA, WEST ZONE DERIVED FROM GPS OBSERVATIONS UTILIZING THE eGPS NETWORK.
6. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

A portion of this property is within the Future Flood Zone of Hall County

The purpose of this survey is to subdivide 50.165 acres from the parent tract leaving a remainder of 27.43± Acres.

Boundary & Division Survey for:

We Flip, LLC.

Ridge Road
Buford, Ga.
Hall County
1419th G.M.D.

Being that parcel of land described in DB 7392 pg 300, Hall County, Ga records

TOTAL PROJECT AREA: 50.165 ACRES
TAX PARCEL #: Portion of 08154 000017
EXISTING ZONING: AR-III,SS

COPYRIGHT © 2017 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES. REPRODUCTIONS, MODIFICATIONS, OR ASSIGNMENTS ARE STRICTLY PROHIBITED.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 2729 LAND SURVEYOR STACY C. CARROLL
LSF# 1010

DATE PREPARED: 10-18-17
PROJECT #: 17-027-50

REVISIONS	DATE
...	...

GRAPHIC SCALE
0' 100' 200' 400' 600'
SCALE: 1"= 200'

GRID NORTH
Ga.-West Zone

SHEET # 1 / 1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2491205&key1=875&key2=109&county=69&countyname=HALL&userid=151495&appid=28 1/1

Traffic Impact Analysis - REVISED

Ridgeview

Hall County, Georgia

16 August 2024

TRAFFIC IMPACT GROUP, LLC
1050 Crown Pointe Pkwy, Suite 500
Atlanta, GA 30338
470.808.1252

TRAFFIC IMPACT GROUP, LLC

Ridgeview - Hall County -

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Georgia.

REV
08/16/2024

Scott P. Israelson, P.E., PTOE
License No. 39784

TRAFFIC IMPACT GROUP, LLC

Executive Summary

Project Description

Ridgeview Estates is a proposed development in Hall County, Georgia. The site is on the southeast corner of Friendship Road (SR 347) & Ridge Road.

The new site plan shows 16,000 SF of retail space, a 110-room hotel, 481 units of multi-family and townhome units, and 74 single-family homes. Hall County requires a TIA for developments generating 1,000 daily trips or more. This REVISED analysis is needed due to site plan changes.

The proposed development is expected to generate 101 new entering trips and 206 new exiting trips in the AM peak hour, and 257 new entering and 172 new exiting trips in the PM peak hour. This site will also experience internal capture trips, which have been included in the driveway analysis.

Traffic Impacts

Ridge Road & Project Accesses

Hall County Access Regulations require deceleration for subdivisions with more than 24 lots. By County standards, this would require northbound right-turn lanes at Accesses C and D.

The County allows a waiver of turn lanes based on traffic operations and safety. Analysis shows that the south access (Access D) is expected to see right turns that would fall below thresholds for a right-turn lane. It is **recommended** to seek a waiver of a right-turn lane at Access D.

County Regulations would also require southbound left-turn lanes at both accesses.

Recommended Improvements

Friendship Road (SR 347) & Access A

- The site plan shows eastbound right-turn lane as part of the development.

Ridge Road & Access C

- Construct a southbound left-turn lane and northbound right-turn lane.

Ridge Road & Access D

- Construct a southbound left-turn lane.
- Seek a waiver to avoid a northbound right-turn lane.

TRAFFIC IMPACT GROUP, LLC

Table of Contents

I. Introduction 2
Figure 1 – Site Plan 3
Figure 2 – Vicinity Map 4
II. Existing Conditions 5
A. Existing Roadway Conditions 5
B. Existing Intersection Geometry 5
C. Traffic Volumes 5
Figure 3 – Existing Traffic Volumes 6
III. Methodology 7
A. Base Assumptions 7
B. Background Growth 7
C. Trip Generation 7
D. Trip Distribution 8
Figure 5 – Trip Distribution 9
Figure 6 – Site Trips 10
Figure 7 – Full Build Volumes 11
IV. Turn Lanes 12
A. Right-Turn Lanes 12
B. Left-Turn Lanes 13
V. Capacity Analysis 14
A. Friendship Road (SR 347) & Ridge Road/Hog Mountain Road 15
B. Friendship Road (SR 347) & Access A 16
C. Ridge Road & Access C 17
D. Ridge Road & Access D 17
VI. Summary and Conclusion 18
Appendix 19

TRAFFIC IMPACT GROUP, LLC

I. Introduction

Ridgeview Estates is a proposed development in Hall County, Georgia. The site is located on the southeast corner of Friendship Road (SR 347) & Ridge Road.

The new site plan shows 16,000 SF of retail space, a 110-room hotel, 481 units of multi-family and townhome units, and 74 single-family homes. The property will have two full-access driveways to Ridge Road and one right-in/right-out driveway to Friendship Road (SR 347).

Hall County requires a TIA for developments generating 1,000 daily trips or more. This REVISED analysis includes site plan changes.

The study area included the following intersections:

- Friendship Road (SR 347) & Ridge Road
- Friendship Road (SR 347) & project access
- Ridge Road & project accesses

The study analyzed the following scenarios:

- Existing Conditions
- Full Build Conditions

The AM peak hour and PM peak hour were analyzed.

Figure 1 shows the most recent site plan. **Figure 2** shows the project vicinity map.

27 FEBRUARY 2024

NELSON

RIDGE ROAD
HALL COUNTY | GEORGIA
CP 2A

Site Plan

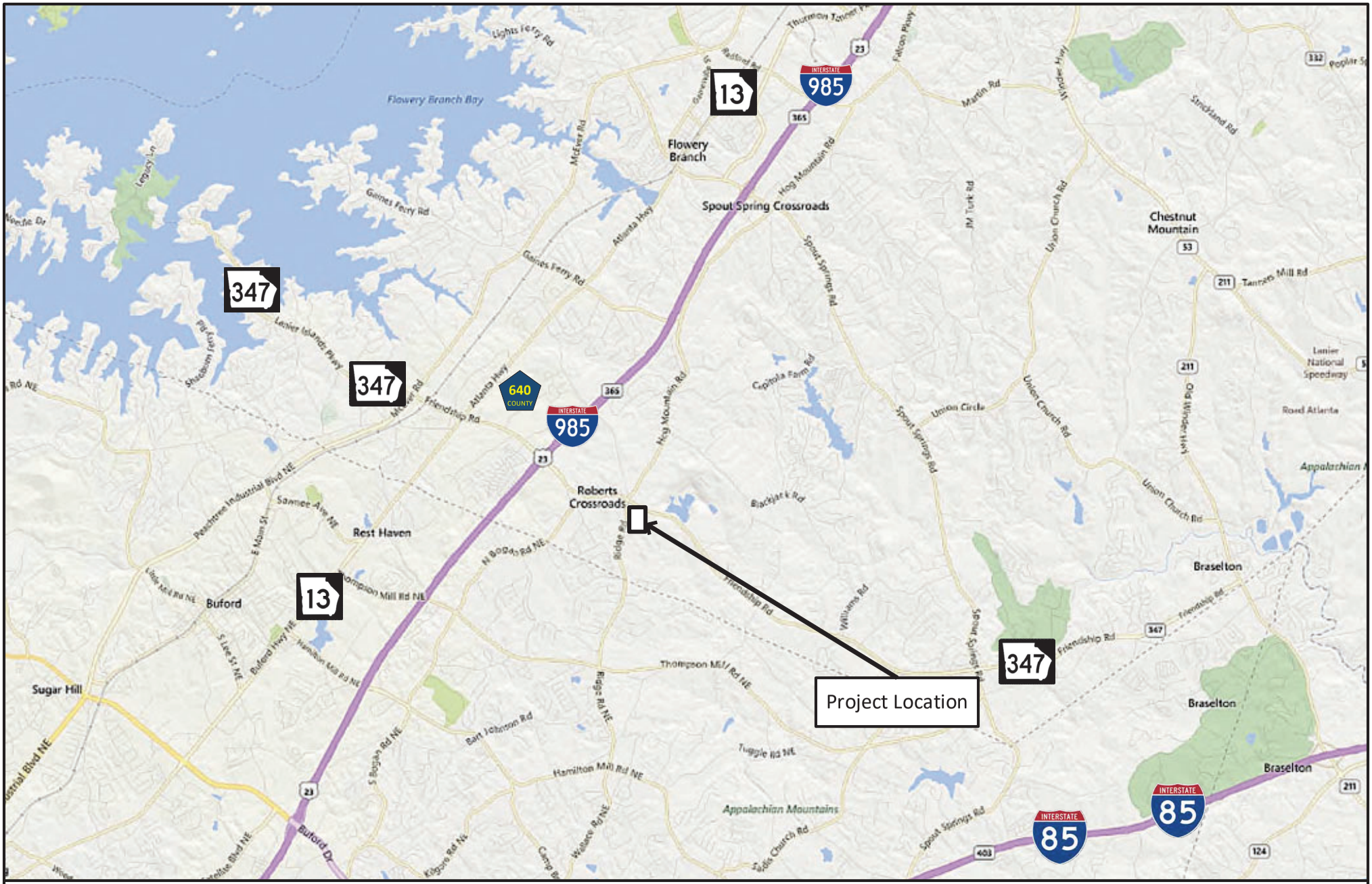
Figure 1

Ridgeview Estates – Hall County

Date: 5 March 2024

TRAFFIC IMPACT GROUP, LLC

12.16.2024 - Item 1



Vicinity Map

Figure 2

Ridgeview Estates – Hall County

Date: 1 March 2024

TRAFFIC IMPACT GROUP, LLC

12.16.2024 - Item 1

II. Existing Conditions

A. EXISTING ROADWAY CONDITIONS

Table 2.1 presents a summary of the existing roadway conditions in the study area. **Figure 3** shows the roadways in the study area.

Table 2.1 - Existing Roadways

Street Name	Functional Class	Typical Section	Posted Speed	AADT
Friendship Road (SR 347)	Minor Arterial	Six-lane divided	45 mph	26,300
Ridge Road	Major Collector	Two-lane undivided	45 mph	5,690

B. EXISTING INTERSECTION GEOMETRY

Friendship Road (SR 347) & Ridge Road is signalized with protected-permitted phasing for all left turns. The eastbound and westbound approaches consist of a left-turn lane, three through lanes, and a right-turn lane. The northbound and southbound approaches have a left-turn lane, one through lane, and a right-turn lane.

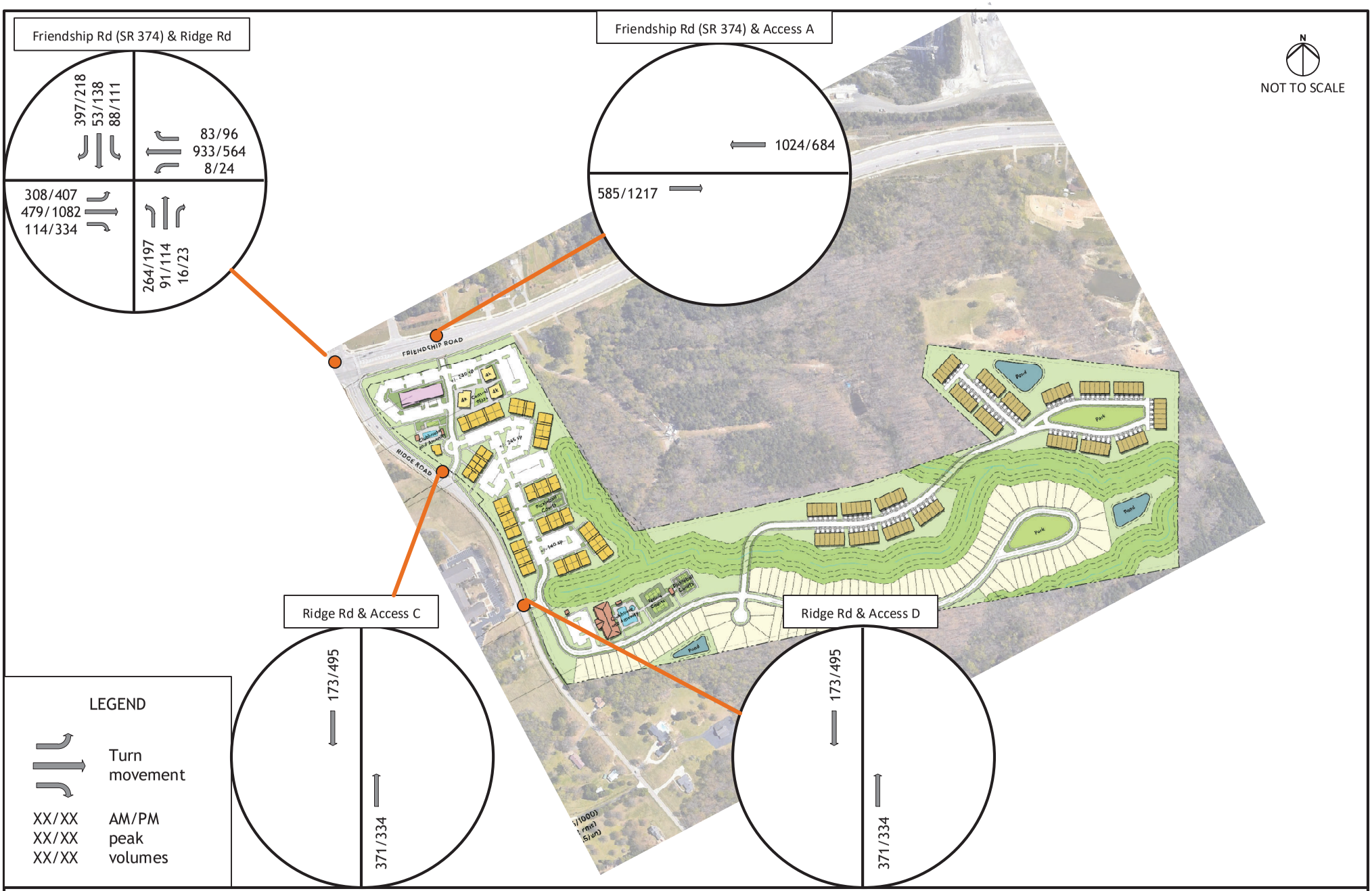
Access A is a proposed right-in/right-out driveway to Friendship Road (SR 347) and will provide access for the commercial part of development. Right-turn lane is proposed as part of development.

Access C is proposed to be a full-access driveway to Ridge Road and will provide access for the commercial and the northern multifamily portion of the development. It will be located approximately 600 feet south of Friendship Road (SR 347).

Access D is proposed to be a full-access driveway to Ridge Road and will provide access for the residential part of development. It will align with the St Mary and St Martha Church driveway.

C. TRAFFIC VOLUMES

Traffic data collection for study area intersections was performed on February 15, 2024. **Figure 3** displays existing traffic volumes. These volumes can be found in the Appendix. Current Average Annual Daily Traffic (AADT) volumes were retrieved from the GDOT Traffic Data website.



Existing Traffic Volumes

Figure 3

Ridgeview Estates – Hall County

Date: 5 March 2024

TRAFFIC IMPACT GROUP, LLC

12.16.2024 - Item 1

III. Methodology

A. BASE ASSUMPTIONS

Intersection capacity analysis was conducted using Synchro v11.0. Trip generation was calculated using the 11th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Right-turn and left-turn lanes were examined using Hall County Access Regulations on Ridge Road.

B. BACKGROUND GROWTH

The average annual background growth rate is calculated using historical AADT volumes. Calculations show that the background growth in the study area is 9.12% per year. These calculations can be found in the Appendix. Existing volumes were increased by 9% to estimate background growth for Full Build 2025 conditions.

C. TRIP GENERATION

The new site plan shows 16,000 SF of retail space, a 110-room hotel, 481 units of multi-family and townhome units, and 74 single-family homes. The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development. Table 3.1 contains the summary of the land uses and sizes used for trip generation estimates.

Table 3.1 - ITE Trip Generation

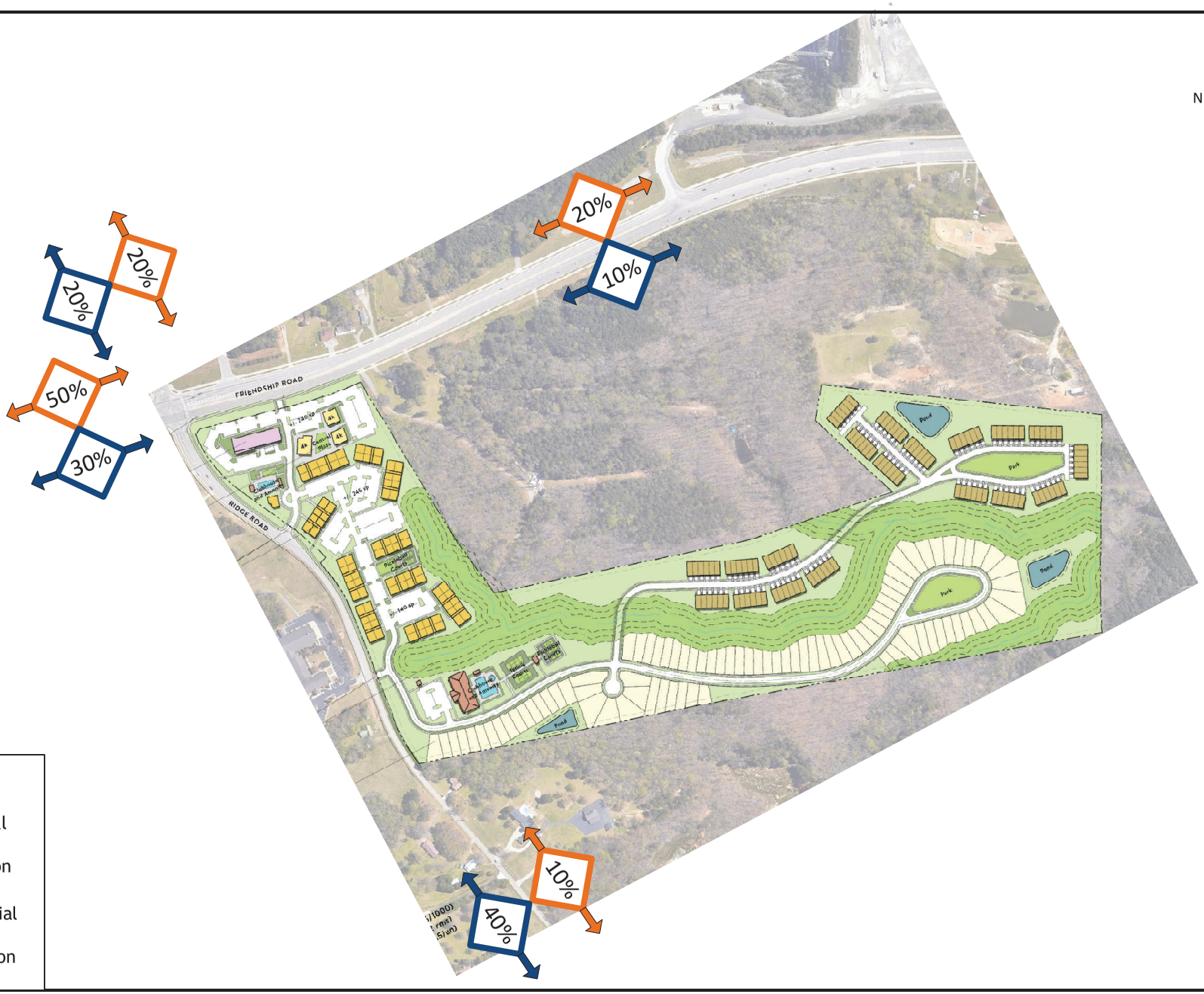
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	**ITE Code**	**Size**		**Daily Trips**	**Enter**	**Exit**	**Enter**	**Exit**
Single-Family Detached Housing	210	74	Dwelling Units	765	14	43	47	28
Multifamily Housing (Low-Rise)	220	481	Dwelling Units	3242	41	131	154	91
Hotel	310	110	Rooms	879	27	21	28	26
Strip Retail Plaza (<40k)	822	16	Th.Sq.Ft. GFA	871	23	15	55	54
Unadjusted Peak Hour Trips				**5757**	**105**	**210**	**284**	**199**
Internal Capture Reduction - from NCHRP No 684								
Internal Capture Reduction		*Retail*			*-3*	*-1*	*-7*	*-17*
		Residential			*-1*	*-2*	*-14*	*-9*
		Hotel			*0*	*-1*	*-6*	*-1*
Total New Peak Hour Trips to Adjacent Network					**101**	**206**	**257**	**172**

This retail/service development generates “internal capture” trips summarized in the table above. Internal capture trip reduction is a method to estimate interaction between different uses within the same development. While each land use in a development generates vehicle trips, some people will visit more than one land use within the development. This phenomenon of multiple land uses adjacent to each other ultimately results in fewer vehicle trips to the external road network, and less impact, than free-standing retail, office, or residential areas.

This reduction was calculated in accordance with *NCHRP Report No. 684, Enhancing Internal Trip Capture for Mixed-use Development*.

D. TRIP DISTRIBUTION

Trips for this proposed development were assigned to the surrounding roadway network based on existing traffic patterns and engineering judgment for the residential and commercial land uses. The proposed trip distribution for this project can be found in **Figure 5**, and the projected site trips are shown in **Figure 6**. Full Build 2025 volumes are shown in **Figure 7**.



Trip Distribution

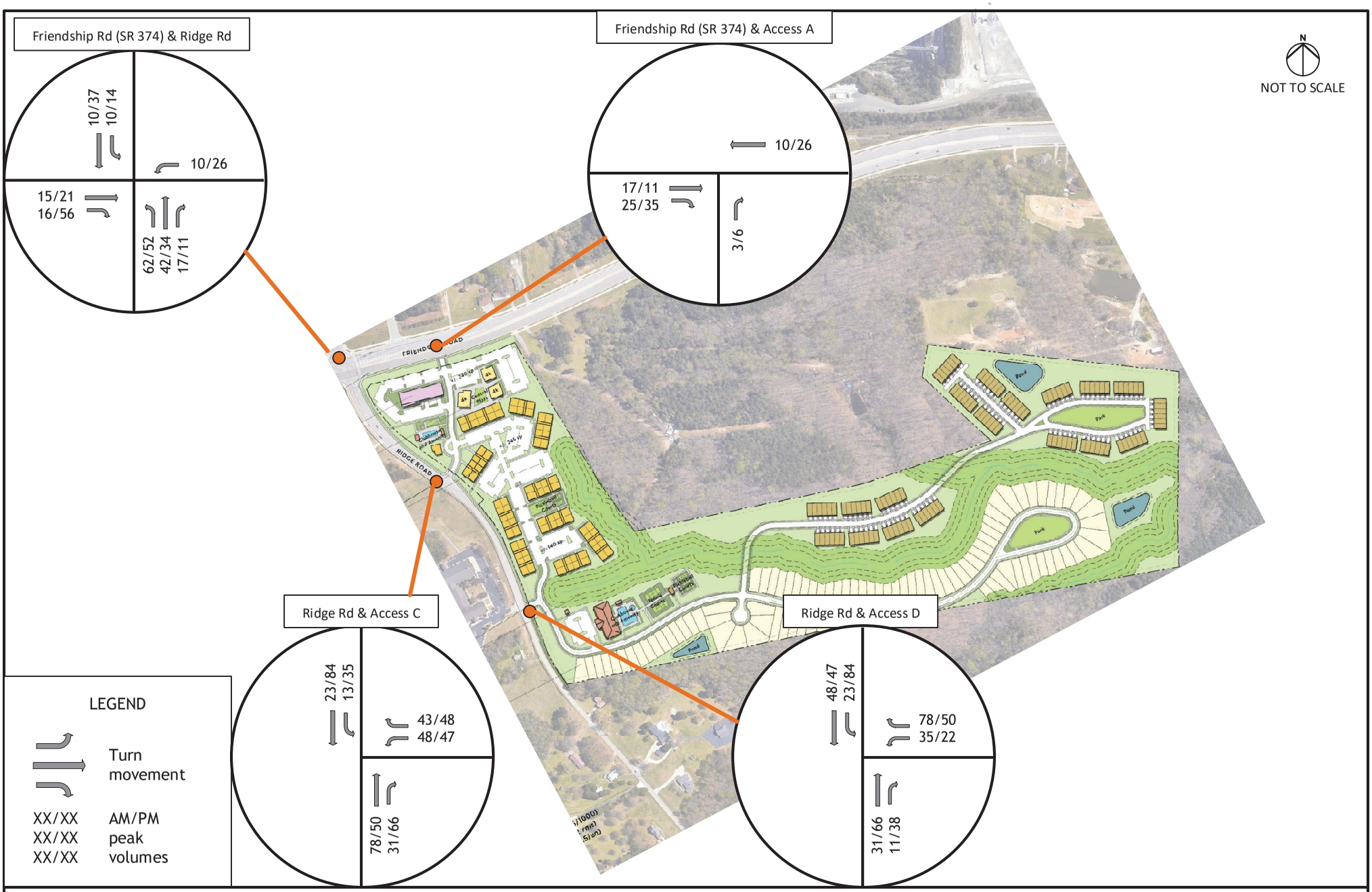
Figure 5

Ridgeview Estates – Hall County

Date: 5 March 2024

TRAFFIC IMPACT GROUP, LLC

12.16.2024 - Item 1



Site Trips

Figure 6

Ridgeview Estates – Hall County

Date: 16 August 2024

TRAFFIC IMPACT GROUP, LLC

12.16.2024 - Item 1

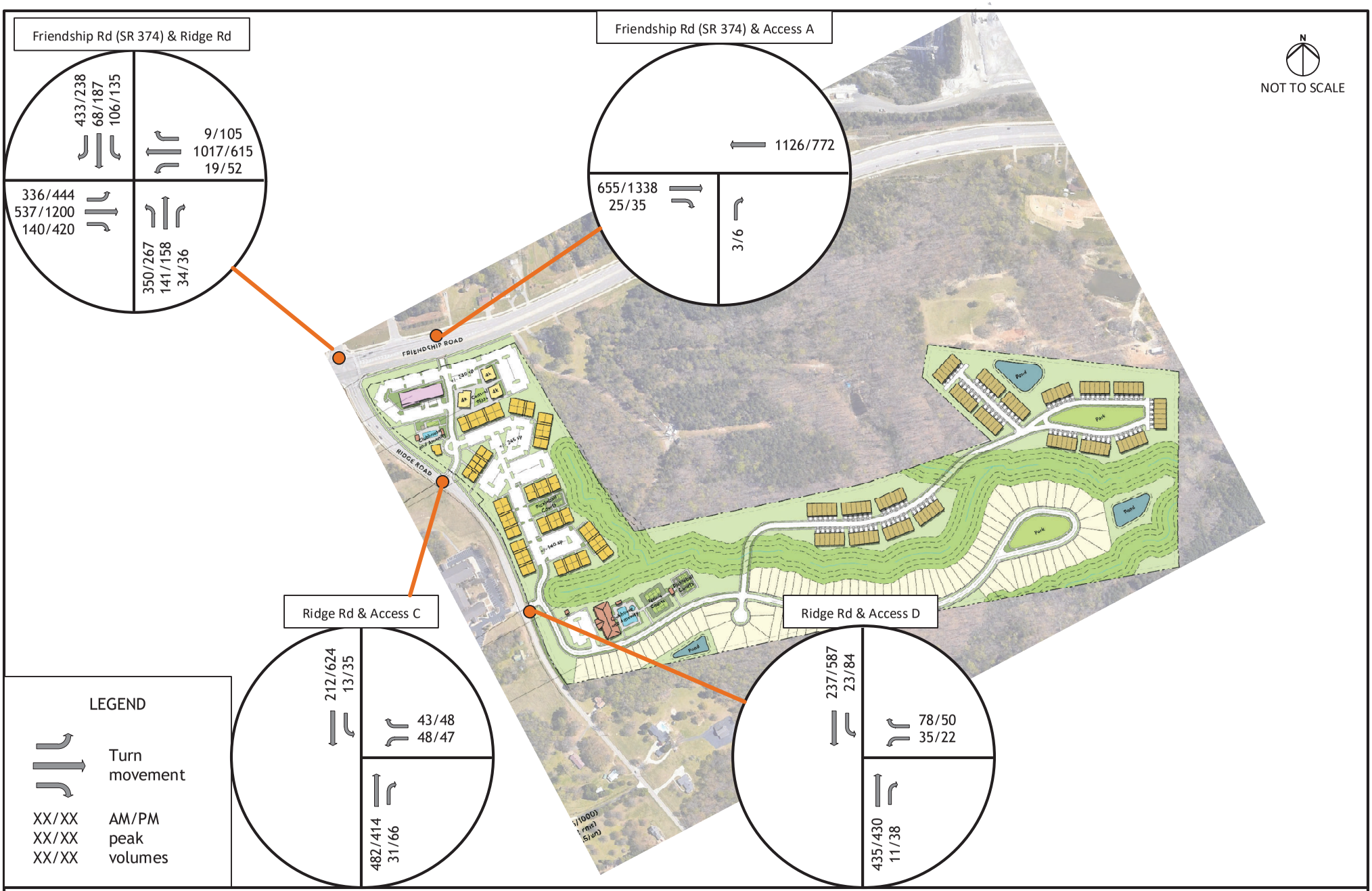


Figure Name

Figure No

Ridgeview Estates – Hall County

Date: 16 August 2024

TRAFFIC IMPACT GROUP, LLC

12.16.2024 - Item 1

IV. Turn Lanes

A. Right-Turn Lanes

The site plan shows right-turn lane at Access A as part of development.

Hall County Access Regulations require deceleration for subdivisions with more than 24 lots. By County standards, this would require northbound right-turn lanes at Accesses C and D.

The County allows a waiver of turn lanes based on traffic operations and safety.

The National Cooperative Highway Research Program (NCHRP) Report 279 *Intersection Channelization Design Guide* was used to determine right-turn lane and left-turn lane thresholds for this study.

For public officials that do not have formal thresholds for determining when new access requires turn lane treatments, the NCHRP Report 279 is a useful tool in assisting the impacts from development. Specifically, this report allows the traffic engineering professional to input roadway type, posted speed, advancing volume (and opposing volume for left turns), and number of turning vehicles. The result is a plot on a graph defined by the above inputs as either recommending turn lanes or not.

Table 4.1 shows the volumes for right-turn analysis to determine turn lane thresholds.

Table 4.2 - Right-Turn Lane Analysis

Driveway	AM/ PM	Approach	Posted Speed	Advancing Vol	RT Vol	Turn Lane needed?
Ridge Rd & Access C	AM	NB	45	466	39	No
	PM			400	65	Yes
Ridge Rd & Access D	AM	NB	45	443	9	No
	PM			426	32	No

Based on Full Build volumes, a right-turn lane is recommended for Access C but not Access D. it is **recommended** to seek a waiver of a northbound right-turn lane at Access D.

B. Left-Turn Lanes

For left-turn deceleration lanes, County regulations provide tabular thresholds based on daily traffic volumes and number of lots. The table below shows County standards:

Average Daily Traffic (ADT)	Number of Lots (equal to or greater than the following)
>6000	100
4001 – 6000	125
2001 – 4000	150
1000 – 2000	175
< 1000	200

Ridge Road has a daily traffic volume of 5,690 vehicles per day.

The development will have 236 apartment units, 113 townhomes, and 92 single-family units spread over two accesses to Ridge Road. By County standards, southbound left-turn lanes would be required. The County allows a waiver of turn lanes based on traffic operations and safety.

Table 4.2 shows the volumes used in the analysis.

Table 4.2 - Left-Turn Lane Analysis

Driveway	AM/ PM	Approach	Posted Speed	Advancing Vol	Opposing Vol	LT Vol	Turn Lane needed?
Ridge Rd & Access C	AM	SB	45	210	466	14	No
	PM			608	400	41	Yes
Ridge Rd & Access D	AM	SB	45	244	443	21	No
	PM			579	426	72	Yes

Based on Full Build volumes, southbound left-turn lanes are appropriate for both driveways.

V. Capacity Analysis

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" (LOS) to measure how traffic operates in intersections. There are currently six levels of service ranging from A to F. Level of Service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro software was used to determine the level of service for intersections in the study area. All worksheet reports from the analyses can be found in the Appendix.

Table 5.1 shows the control delay per vehicle associated with LOS A through F for signalized and unsignalized intersections.

Table5.1 - Highway Capacity Manual Levels of Service and Control Delay

Signalized Intersection		Unsignalized Intersection	
Level of Service	**Control Delay per Vehicle (sec)**	**Level of Service**	**Control Delay per Vehicle (sec)**
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

A. FRIENDSHIP ROAD (SR 347) & RIDGE ROAD/HOG MOUNTAIN ROAD

Friendship Road (SR 347) & Ridge Road is signalized with protected-permitted phasing for the westbound left-turn movement, and permitted phasing for all other left turns. The eastbound and westbound approaches consist of a left-turn lane, three through lanes, and a right-turn lane. The northbound and southbound approaches have a left-turn lane, one through lane, and a right-turn lane.

Table 5.2 shows the current LOS, control delay, and 95th percentile queue length for existing conditions.

Table 5.2 - Intersection LOS, Delay, and Queue by Movement - Existing												
Friendship Rd & Ridge Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	32.9	13.4	1.9	11.5	32.1	0.5	38.3	32.2	0.1	24.3	34.6	21.8
LOS	C	B	A	B	C	A	D	C	A	C	C	C
Q(veh)	268	94	19	18	241	0	219	92	0	73	62	158
Overall	C (25.5)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	19.8	15.8	3.1	14.1	32.4	0.9	26.3	31.5	0.2	25	43.8	10.9
LOS	B	B	A	B	C	A	C	C	A	C	D	B
Q(veh)	217	208	48	17	152	0	147	109	0	88	138	63
Overall	B (19.6)											

Table 5.3 shows the expected LOS, control delay, and 95th percentile queue length for Full Build conditions.

Table 5.3 - Intersection LOS, Delay, and Queue by Movement - Full Build												
Friendship Rd & Ridge Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	29.3	14.5	1.2	13.3	70.3	0.1	47.7	32.2	0.3	25.7	38.2	13.2
LOS	C	B	A	B	E	A	D	C	A	C	D	B
Q(veh)	271	109	12	17	357	0	330	129	0	82	77	92
Overall	D (38.2)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	28.1	19.1	3.5	17.9	35.4	0.8	36	33.8	0.3	28.2	58.9	8.5
LOS	C	B	A	B	D	A	D	C	A	C	E	A
Q(veh)	307	242	54	31	165	0	195	143	0	102	219	51
Overall	C (23.7)											

B. FRIENDSHIP ROAD (SR 347) & ACCESS A

Access A is proposed to be a right-in/right-out driveway to Friendship Road (SR 347). A right-turn lane is proposed as part of development.

Table 5.4 shows the expected LOS, control delay, and 95th percentile queue length for Full Build conditions.

Table 5.4 - FB				
Friendship Rd & Access A				
AM	Eastbound		WBT	NB
Movement	EBT	EBR	WBT	NBR
Delay (s)	Free		Free	11.6
LOS				B
Q(veh)				0
PM	Eastbound		WBT	NB
Movement	EBT	EBR	WBT	NBR
Delay (s)	Free		Free	16.2
LOS				C
Q(veh)				3

Friendship Road (SR 347) - looking east towards future Access A

C. RIDGE ROAD & ACCESS C

Access C is proposed to be a full-access driveway to Ridge Road.

Table 5.6 shows the expected LOS, control delay, and 95th percentile queue length for Full Build conditions.

Table 5.6 - Full Build						
Ridge Rd & Access C						
AM	Eastbound		Westbound		Northbound	
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Delay (s)	15.8		Free		8.6	Free
LOS	C				A	
Q(veh)	23				0	
Ridge Rd & Access C						
PM	Eastbound		Westbound		Northbound	
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Delay (s)	21.7		Free		8.5	Free
LOS	C				A	
Q(veh)	33				0	

D. RIDGE ROAD & ACCESS D

Access D is proposed to be a full-access driveway to Ridge Road aligned with the St Mary and St Martha church driveway.

Table 5.7 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 5.7 - Full Build						
Ridge Rd & Access D						
AM	Eastbound		Westbound		Northbound	
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Delay (s)	14.8		Free		8.4	Free
LOS	B				A	
Q(veh)	25				0	
Ridge Rd & Access D						
PM	Eastbound		Westbound		Northbound	
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Delay (s)	18.5		Free		8.6	Free
LOS	C				A	
Q(veh)	20				8	

VI. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed Ridgeview Estates development in Hall County, Georgia.

This analysis was necessary due to Hall County guidelines that require a TIA for developments that generate 1000 or more daily trips.

Trip Generation

The proposed development is expected to generate 120 new entering trips and 206 new exiting trips in the AM peak hour, and 217 new entering and 122 new exiting trips in the PM peak hour. This site will also experience internal capture and pass-by/diverted link trips, which have been included in the driveway analysis.

Traffic Impacts

Ridge Road & Project Accesses

Hall County Access Regulations require deceleration for subdivisions with more than 24 lots. By County standards, this would require northbound right-turn lanes at Accesses C and D.

The County allows a waiver of turn lanes based on traffic operations and safety. Analysis shows that the south access (Access D) is expected to see right turns that would fall below thresholds for a right-turn lane. It is **recommended** to seek a waiver of a right-turn lane at Access D.

County Regulations would also require southbound left-turn lanes at both accesses.

Recommended Improvements

The following summarizes recommended improvements:

Friendship Road (SR 347) & Access A

- The site plan shows eastbound right-turn lane as part of the development.

Ridge Road & Access C

- Construct a southbound left-turn lane and northbound right-turn lane.

Ridge Road & Access D

- Construct a southbound left-turn lane.
- Seek a waiver to avoid a northbound right-turn lane.

Appendix

Background Information

Traffic Volumes

Trip Generation

Signal Timing

Capacity Analysis

Turn Lane Analysis

Background Information

0000139_0487 / 139-0487 / SR347/Friendship Rd W of Hog Mtn Rd Summary

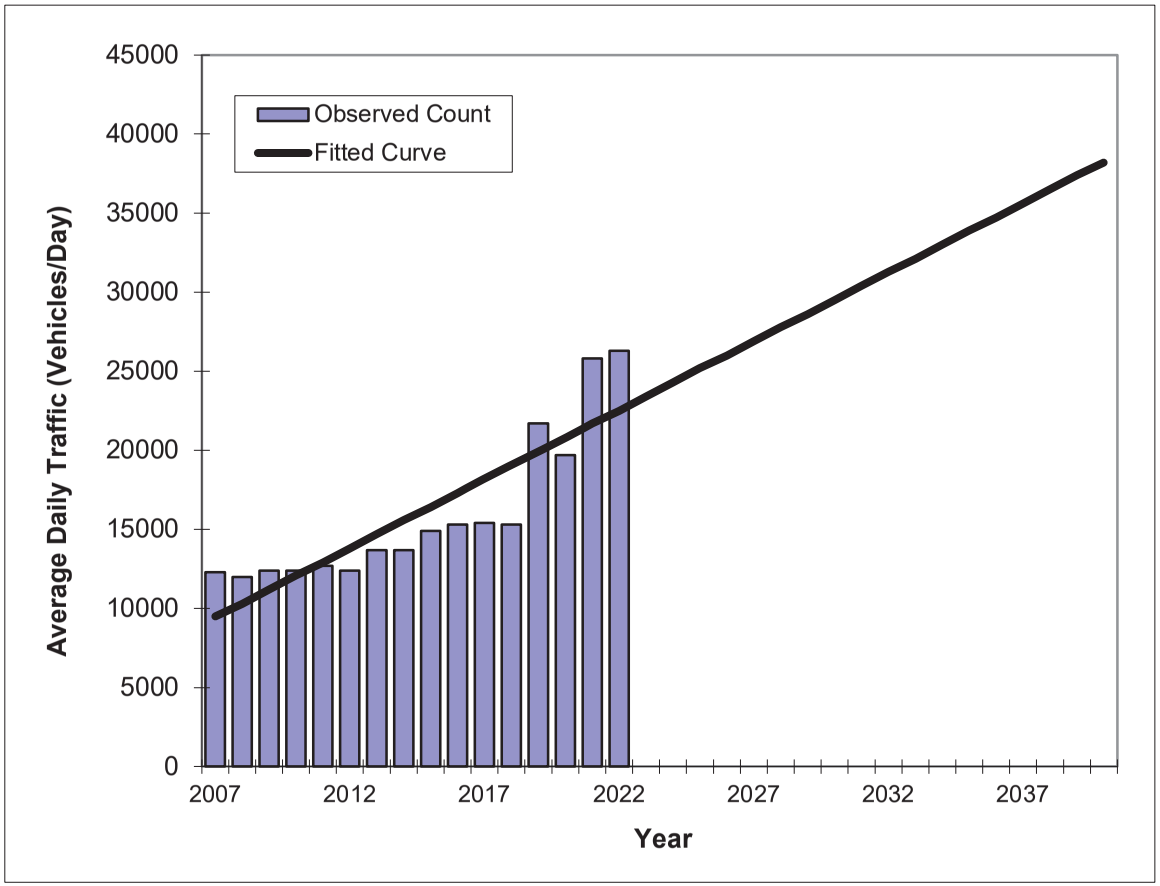
	AADT	SU AADT	CU AADT	K-Factor	D-Factor
2022	26300	1536	329	0.1074	0.68
2021	25800	1503	322	0.1074	0.68
2020	19700	-	-	0.1099	0.74
2019	21700	-	-	0.1099	0.74
2018	15300	-	-	-	-
2017	15400	-	-	-	-
2016	15300	891	233	0.106	0.7
2015	14900	866	226	0.106	0.7
2014	13700	-	-	0.09	-
2013	13680	-	-	0.09	-
2012	12440	-	-	-	-
2011	12660	-	-	-	-
2010	12380	-	-	-	-
2009	12350	-	-	-	-
2008	11960	-	-	-	-
2007	12270	-	-	-	-
2006	14030	-	-	-	-
2005	13280	-	-	-	-
2004	9110	-	-	-	-
2003	12950	-	-	-	-

Traffic Trends - V2.0

SR347 -- west of Hog Mtn Rd

Location	0

County:	Buford
Station #:	139-0487
Highway:	SR347



Year	Traffic (ADT/AADT) Count*	Trend**
2007	12300	9500
2008	12000	10300
2009	12400	11200
2010	12400	12100
2011	12700	12900
2012	12400	13800
2013	13700	14700
2014	13700	15600
2015	14900	16400
2016	15300	17300
2017	15400	18200
2018	15300	19100
2019	21700	19900
2020	19700	20800
2021	25800	21700
2022	26300	22500
2007 Opening Year Trend		
2007	N/A	9500
2022 Mid-Year Trend		
2022	N/A	22500
2027 Design Year Trend		
2027	N/A	26900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	871
Trend R-squared:	75.75%
Trend Annual Historic Growth Rate:	9.12%
Trend Growth Rate (2022 to Design Year):	3.91%
Printed:	21-Feb-24

Straight Line Growth Option

*Axle-Adjusted

12.16.2024 - Item 1

Prepared by National Data & Surveying Services

Ridge Rd & Holiday Rd/Friendship Rd/SR 347

Peak Hour Turning Movement Count

ID: 24-180045-001
City: Buford

Day: Thursday
Date: 02/15/2024

PEAK HOURS

AM: 07:15 AM - 08:15 AM
NOON: NONE
PM: 05:00 PM - 06:00 PM

COUNT PERIODS

AM: 7:00 AM - 09:00 AM
NOON: NONE
PM: 4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	2834	0	3308
PHF	0.92		0.95

SOUTHBOUND (Ridge Rd)

AM	397	53	88	0	475	AM
NOON	0	0	0	0	0	NOON
PM	218	138	111	0	616	PM
	1	1	1	0		

EASTBOUND (Holiday Rd/Friendship Rd/SR 347)

AM	NOON	PM	
1601	0	980	
7	0	1	0
301	0	406	1
479	0	1082	3
114	0	334	1
AM	NOON	PM	

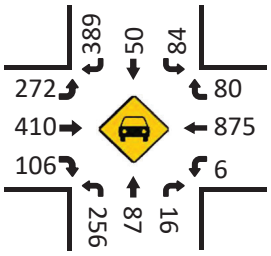
WESTBOUND (Holiday Rd/Friendship Rd/SR 347)

PM	NOON	AM	
96	0	83	1
564	0	933	3
23	0	6	1
1	0	2	0
1217	0	585	
PM	NOON	AM	

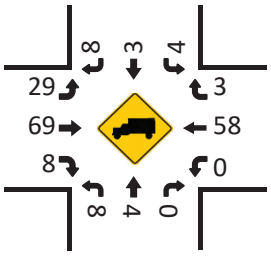
NORTHBOUND (Ridge Rd)

	0	1	1	1		
PM	495	0	197	114	23	PM
NOON	0	0	0	0	0	NOON
AM	173	0	264	91	16	AM

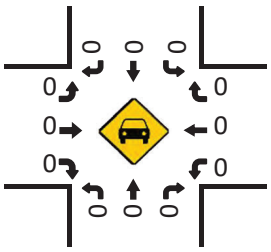
Cars (AM)



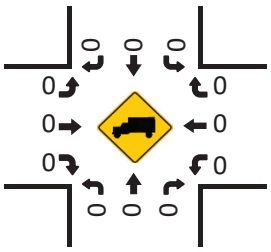
HT (AM)



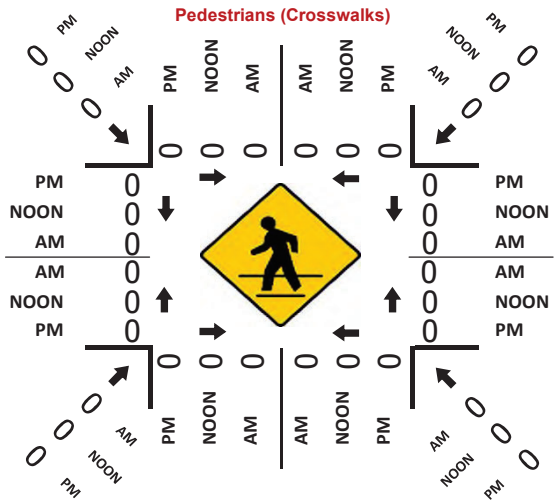
Cars (NOON)



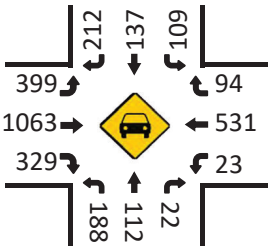
HT (NOON)



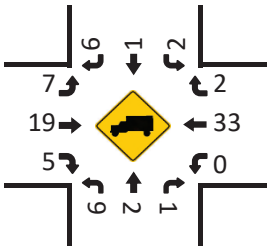
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Ridgeview Estates - Hall County

Vistro File: C:\...\Hall County vistro.vistro
Report File: C:\...\vistro am.pdf

Scenario 1 AM Full Build
08/12/2024

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
1	Friendship Rd & Ridge Rd	Final Base	264	91	16	88	53	397	308	479	114	8	933	8	2759
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	62	42	17	10	10	0	0	15	16	10	0	0	182
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**350**	**141**	**34**	**106**	**68**	**433**	**336**	**537**	**140**	**19**	**1017**	**9**	**3190**

ID	Intersection Name	Volume Type	Northbound		Southbound		Westbound		Total Volume
			Thru	Right	Left	Thru	Left	Right	
3	Ridge Rd & Access C	Final Base	371	0	0	173	0	0	544
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	78	31	13	23	48	43	236
		Other	0	0	0	0	0	0	0
		Future Total	**482**	**31**	**13**	**212**	**48**	**43**	**829**

ID	Intersection Name	Volume Type	Northbound		Southbound		Westbound		Total Volume
			Thru	Right	Left	Thru	Left	Right	
4	Ridge Rd & Access D	Final Base	371	0	0	173	0	0	544
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	31	11	23	48	35	78	226
		Other	0	0	0	0	0	0	0
		Future Total	**435**	**11**	**23**	**237**	**35**	**78**	**819**

ID	Intersection Name	Volume Type	Northbound	Eastbound		Westbound	Total Volume
			Right	Thru	Right	Thru	
7	Friendship Rd & Access a	Final Base	0	585	0	1024	1609
		Growth Factor	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0
		Net New Trips	3	17	25	10	55
		Other	0	0	0	0	0
		Future Total	**3**	**655**	**25**	**1126**	**1809**

Ridgeview Estates - Hall County

Vistro File: C:\...\Hall County vistro.vistro
Report File: C:\...\vistro pm.pdf

Scenario 2 PM Full Build
08/13/2024

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
1	Friendship Rd & Ridge Rd	Final Base	197	114	23	111	138	218	407	1082	334	24	564	96	3308
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	52	34	11	14	37	0	0	21	56	26	0	0	251
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**267**	**158**	**36**	**135**	**187**	**238**	**444**	**1200**	**420**	**52**	**615**	**105**	**3857**

ID	Intersection Name	Volume Type	Northbound		Southbound		Westbound		Total Volume
			Thru	Right	Left	Thru	Left	Right	
3	Ridge Rd & Access C	Final Base	334	0	0	495	0	0	829
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	50	66	35	84	47	48	330
		Other	0	0	0	0	0	0	0
		Future Total	**414**	**66**	**35**	**624**	**47**	**48**	**1234**

ID	Intersection Name	Volume Type	Northbound		Southbound		Westbound		Total Volume
			Thru	Right	Left	Thru	Left	Right	
4	Ridge Rd & Access D	Final Base	334	0	0	495	0	0	829
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	66	38	84	47	22	50	307
		Other	0	0	0	0	0	0	0
		Future Total	**430**	**38**	**84**	**587**	**22**	**50**	**1211**

ID	Intersection Name	Volume Type	Northbound	Eastbound		Westbound	Total Volume
			Right	Thru	Right	Thru	
7	Friendship Rd & Access a	Final Base	0	1217	0	684	1901
		Growth Factor	1.09	1.09	1.09	1.09	-
		In Process	0	0	0	0	0
		Net New Trips	6	11	35	26	78
		Other	0	0	0	0	0
		Future Total	**6**	**1338**	**35**	**772**	**2151**

Trip Generation

Project Information	
Project Name:	Hall Co Ridgeview
No:	
Date:	02/14/2024
City:	Hall County
State/Province:	GA
Zip/Postal Code:	
Country:	
Client Name:	Agency
Analyst's Name:	SPI
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	daily		am		pm	
		Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing (General Urban/Suburban)	74 Dwelling Units	383	382	14	43	47	28
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		383	382	14	43	47	28
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	481 Dwelling Units	1621	1621	41	131	154	91
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		1621	1621	41	131	154	91
310 - Hotel (General Urban/Suburban)	110 Rooms	440	439	27	21	28	26
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		440	439	27	21	28	26
822 - Strip Retail Plaza (<40k) (General Urban/Suburban)	16 1000 Sq. Ft. GLA	436	435	23	15	55	54
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		436	435	23	15	55	54
Total		2880	2877	105	210	284	199
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		2880	2877	105	210	284	199

Project Name:	Ridgeview
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	23	23	1.00	15	15
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	55	55	1.00	174	174
Hotel	1.00	27	27	1.00	21	21

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	4		2	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	2	35	0		0
Hotel	16	3	2	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	2		0	3	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	0	0		0
Hotel	0	1	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	3	20	23	20	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	54	55	54	0	0
Hotel	0	27	27	27	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	14	15	14	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	2	172	174	172	0	0
Hotel	1	20	21	20	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Ridgeview
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	55	55	1.00	54	54
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	201	201	1.00	119	119
Hotel	1.00	28	28	1.00	26	26

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	1		16	2	14	3
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	50	25	0		4
Hotel	0	4	18	0	1	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4	0	0	8	0
Retail	0		0	0	92	5
Restaurant	0	28		0	32	20
Cinema/Entertainment	0	2	0		8	0
Residential	0	6	0	0		3
Hotel	0	1	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	7	48	55	48	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	14	187	201	187	0	0
Hotel	6	22	28	22	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	17	37	54	37	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	9	110	119	110	0	0
Hotel	1	25	26	25	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Signal Timing

GDOT

MaxTime Timing Sheet

Hall 18

Administration

Cross Black_White.jpg

Unit Information

Controller ID	0
Main St.	SR 347
Side St.	Hog Mtn.Rd.

Adapter	IP Address	Subnet Mask	Default Gateway	ARP	DHCP
1	10.251.144.246	255.255.255.240	10.251.144.241	Disable	
2	10.20.70.51	255.255.255.0	0.0.0.0	Disable	

Serial Ports:

Port	Description	Function	Address	Baud	Bits	Stop	Parity	Flow	CTS	RTS
1	Port 2/C21S	None	1	9600	8	1	None	None	0	0
2	Aux_P3/C22S	None	1	9600	8	1	None	None	0	0
3	SDLC Port 1	None	1	9600	8	1	None	None	0	0
4	Com A/C50S	None	1	9600	8	1	None	None	0	0
5	FIO	None	1	9600	8	1	None	None	0	0
6	DISPLAY/C60M	None	1	9600	8	1	None	None	0	0
7	SP7	None	1	9600	8	1	None	None	0	0
8	SP8/Com B	None	1	9600	8	1	None	None	0	0

Unit Parameters

Startup Flash	0	Auto Ped Clr	Disable	Red Revert	5.0	Backup Time	900	Ext Mode	Enable
All Red Exit	6	Grn Flash Freq.	60	Yel Flash Freq.	60	MCE Enable	Enable	Free Seq.	1
MCE Seq.	1	Start Yellow	0.0	Start Red	0.0	Start Clear Hold	6		

Phase Parameters

Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Walk Time	0	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0
Clear Time	0	23	0	37	0	23	0	38	0	0	0	0	0	0	0	0	0	0	0	0
Don't Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Green	5	16	0	8	0	16	0	8	0	0	1	1	1	1	1	1	1	1	1	1
Min Green 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Passage	3.0	5.0	0.0	3.0	0.0	5.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max-1	20	75	0	35	0	75	0	35	0	0	1	1	1	1	1	1	1	1	1	1
Max-2	0	75	0	50	0	75	0	50	0	0	0	0	0	0	0	0	0	0	0	0
Max-3	15	45	0	25	0	45	0	25	0	0	1	1	1	1	1	1	1	1	1	1
Yel Change	3.0	4.0	3.0	4.0	3.0	4.0	3.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Add Red Clear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Added Initial	0.0	2.3	0.0	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	0.0	2.3	0.0	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time B4 Reduce	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars B4 Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Min Gap	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Dyn Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dyn Max Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Advance Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Ped	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alt Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alt Ped Clr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pre Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pre Clearance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Capacity Analysis

Existing Conditions

Existing AM
Hall County Ridgeview

existing AM
02/28/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	308	479	114	24	933	83	264	91	16	88	53	397
Future Volume (vph)	308	479	114	24	933	83	264	91	16	88	53	397
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	300		300	0		0	0		0	200		200
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1641	4550	1495	1805	4893	1583	1752	1827	1615	1719	1792	1583
Flt Permitted	0.141			0.449			0.531			0.693		
Satd. Flow (perm)	244	4550	1495	853	4893	1583	980	1827	1615	1254	1792	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			158			218			218			354
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		810			362			421			289	
Travel Time (s)		12.3			5.5			6.4			4.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	10%	14%	8%	0%	6%	2%	3%	4%	0%	5%	6%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	335	521	124	26	1014	90	287	99	17	96	58	432
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	5.0	16.0	16.0	5.0	16.0	16.0	5.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	10.0	22.0	22.0	10.0	22.0	22.0	10.0	14.0	14.0	10.0	14.0	14.0
Total Split (s)	23.0	44.0	44.0	10.0	31.0	31.0	14.0	25.0	25.0	11.0	22.0	22.0
Total Split (%)	25.6%	48.9%	48.9%	11.1%	34.4%	34.4%	15.6%	27.8%	27.8%	12.2%	24.4%	24.4%
Yellow Time (s)	3.5	4.0	4.0	3.0	4.0	4.0	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	1.5	2.0	2.0	2.0	2.0	2.0	1.5	2.0	2.0	1.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag

Existing AM
Hall County Ridgeview

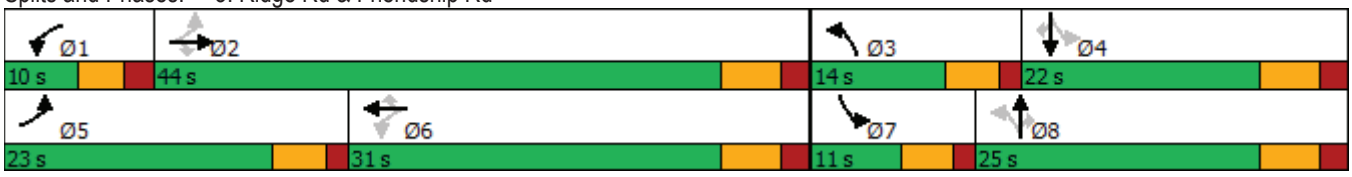
existing AM
02/28/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	45.9	41.2	41.2	28.7	22.7	22.7	25.2	17.2	17.2	18.6	11.6	11.6
Actuated g/C Ratio	0.56	0.50	0.50	0.35	0.27	0.27	0.30	0.21	0.21	0.22	0.14	0.14
v/c Ratio	0.79	0.23	0.15	0.07	0.76	0.15	0.75	0.26	0.03	0.30	0.23	0.82
Control Delay	32.9	13.4	1.9	11.5	32.1	0.5	38.3	32.2	0.1	24.3	34.6	21.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	32.9	13.4	1.9	11.5	32.1	0.5	38.3	32.2	0.1	24.3	34.6	21.8
LOS	C	B	A	B	C	A	D	C	A	C	C	C
Approach Delay		18.6			29.1			35.2			23.5	
Approach LOS		B			C			D			C	
Queue Length 50th (ft)	112	46	0	6	175	0	126	47	0	38	28	39
Queue Length 95th (ft)	#268	94	19	18	241	0	#219	92	0	73	62	#158
Internal Link Dist (ft)		730			282			341			209	
Turn Bay Length (ft)	300		300							200		200
Base Capacity (vph)	442	2294	831	354	1493	634	382	439	553	316	349	594
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.76	0.23	0.15	0.07	0.68	0.14	0.75	0.23	0.03	0.30	0.17	0.73

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 82.7
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.82
Intersection Signal Delay: 25.5 Intersection LOS: C
Intersection Capacity Utilization 71.4% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Ridge Rd & Friendship Rd



Existing PM
Hall County Ridgeview

existing pm
02/28/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	407	1082	334	24	564	96	197	114	23	111	138	218
Future Volume (vph)	407	1082	334	24	564	96	197	114	23	111	138	218
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	300		300	0		0	0		0	200		200
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1752	5085	1599	1805	4893	1583	1770	1863	1538	1770	1881	1568
Flt Permitted	0.286			0.237			0.454			0.680		
Satd. Flow (perm)	528	5085	1599	450	4893	1583	846	1863	1538	1267	1881	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			352			218			218			229
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		810			362			421			289	
Travel Time (s)		12.3			5.5			6.4			4.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	2%	1%	0%	6%	2%	2%	2%	5%	2%	1%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	428	1139	352	25	594	101	207	120	24	117	145	229
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	5.0	16.0	16.0	5.0	16.0	16.0	5.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	10.0	22.0	22.0	10.0	22.0	22.0	10.0	14.0	14.0	10.0	14.0	14.0
Total Split (s)	31.0	45.0	45.0	10.0	24.0	24.0	16.0	24.0	24.0	11.0	19.0	19.0
Total Split (%)	34.4%	50.0%	50.0%	11.1%	26.7%	26.7%	17.8%	26.7%	26.7%	12.2%	21.1%	21.1%
Yellow Time (s)	3.5	4.0	4.0	3.0	4.0	4.0	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	1.5	2.0	2.0	2.0	2.0	2.0	1.5	2.0	2.0	1.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag

Existing PM
Hall County Ridgeview

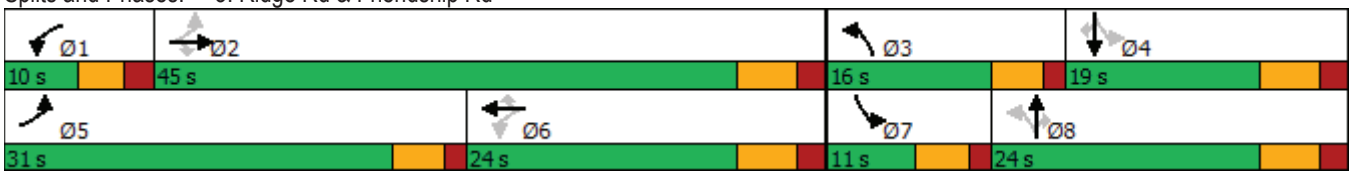
existing pm
02/28/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	43.6	38.9	38.9	23.0	16.9	16.9	26.9	17.5	17.5	17.9	10.9	10.9
Actuated g/C Ratio	0.54	0.48	0.48	0.29	0.21	0.21	0.33	0.22	0.22	0.22	0.14	0.14
v/c Ratio	0.72	0.46	0.37	0.12	0.58	0.20	0.52	0.30	0.05	0.37	0.57	0.56
Control Delay	19.8	15.8	3.1	14.1	32.4	0.9	26.3	31.5	0.2	25.0	43.8	10.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.8	15.8	3.1	14.1	32.4	0.9	26.3	31.5	0.2	25.0	43.8	10.9
LOS	B	B	A	B	C	A	C	C	A	C	D	B
Approach Delay		14.4			27.3			26.3			24.0	
Approach LOS		B			C			C			C	
Queue Length 50th (ft)	127	124	0	6	105	0	79	54	0	42	72	0
Queue Length 95th (ft)	217	208	48	17	152	0	147	109	0	88	138	63
Internal Link Dist (ft)		730			282			341			209	
Turn Bay Length (ft)	300		300							200		200
Base Capacity (vph)	683	2553	978	213	1103	526	410	432	524	319	306	447
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.45	0.36	0.12	0.54	0.19	0.50	0.28	0.05	0.37	0.47	0.51

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 80.7
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 19.6 Intersection LOS: B
Intersection Capacity Utilization 72.4% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 3: Ridge Rd & Friendship Rd



Full Build Conditions

Hall County Ridgeview
3: Ridge Rd & Friendship Rd

Full Build AM
08/13/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	336	537	140	19	1017	9	350	141	34	106	68	433
Future Volume (vph)	336	537	140	19	1017	9	350	141	34	106	68	433
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	300		300	0		0	0		0	200		200
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1641	4550	1495	1805	4893	1583	1752	1827	1615	1719	1792	1583
Flt Permitted	0.152			0.421			0.491			0.660		
Satd. Flow (perm)	263	4550	1495	800	4893	1583	906	1827	1615	1194	1792	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			218			279			218			471
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		810			362			421			289	
Travel Time (s)		12.3			5.5			6.4			4.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	10%	14%	8%	0%	6%	2%	3%	4%	0%	5%	6%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	365	584	152	21	1105	10	380	153	37	115	74	471
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	5.0	16.0	16.0	5.0	16.0	16.0	5.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	10.0	22.0	22.0	10.0	22.0	22.0	10.0	14.0	14.0	10.0	14.0	14.0
Total Split (s)	28.0	42.0	42.0	10.0	24.0	24.0	17.0	27.0	27.0	11.0	21.0	21.0
Total Split (%)	31.1%	46.7%	46.7%	11.1%	26.7%	26.7%	18.9%	30.0%	30.0%	12.2%	23.3%	23.3%
Yellow Time (s)	3.5	4.0	4.0	3.0	4.0	4.0	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	1.5	2.0	2.0	2.0	2.0	2.0	1.5	2.0	2.0	1.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag

Hall County Ridgeview
3: Ridge Rd & Friendship Rd

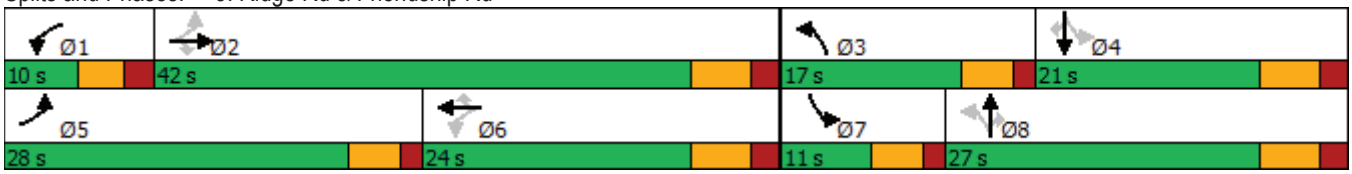
Full Build AM
08/13/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	44.4	39.6	39.6	24.1	18.1	18.1	28.3	18.7	18.7	17.2	10.2	10.2
Actuated g/C Ratio	0.54	0.48	0.48	0.29	0.22	0.22	0.34	0.23	0.23	0.21	0.12	0.12
v/c Ratio	0.76	0.27	0.18	0.07	1.03	0.02	0.88	0.37	0.07	0.40	0.34	0.78
Control Delay	29.3	14.5	1.2	13.3	70.3	0.1	47.7	32.2	0.3	25.7	38.2	13.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.3	14.5	1.2	13.3	70.3	0.1	47.7	32.2	0.3	25.7	38.2	13.2
LOS	C	B	A	B	E	A	D	C	A	C	D	B
Approach Delay		17.6			68.7			40.5			18.2	
Approach LOS		B			E			D			B	
Queue Length 50th (ft)	122	53	0	5	~234	0	172	73	0	44	37	0
Queue Length 95th (ft)	#271	109	12	17	#357	0	#330	129	0	82	77	92
Internal Link Dist (ft)		730			282			341			209	
Turn Bay Length (ft)	300		300							200		200
Base Capacity (vph)	526	2180	829	294	1070	564	433	486	589	286	326	673
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.69	0.27	0.18	0.07	1.03	0.02	0.88	0.31	0.06	0.40	0.23	0.70

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 82.7
Natural Cycle: 90
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.03
Intersection Signal Delay: 38.2 Intersection LOS: D
Intersection Capacity Utilization 82.7% ICU Level of Service E
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Ridge Rd & Friendship Rd



Hall County Ridgeview
3: Ridge Rd & Friendship Rd

Full Build PM
08/13/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	444	1200	420	52	615	105	267	158	36	135	187	238
Future Volume (vph)	444	1200	420	52	615	105	267	158	36	135	187	238
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	300		300	0		0	0		0	200		200
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1752	5085	1599	1805	4893	1583	1770	1863	1538	1770	1881	1568
Flt Permitted	0.245			0.208			0.315			0.652		
Satd. Flow (perm)	452	5085	1599	395	4893	1583	587	1863	1538	1215	1881	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			442			279			218			279
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		810			362			421			289	
Travel Time (s)		12.3			5.5			6.4			4.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	2%	1%	0%	6%	2%	2%	2%	5%	2%	1%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	467	1263	442	55	647	111	281	166	38	142	197	251
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	5.0	16.0	16.0	5.0	16.0	16.0	5.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	10.0	22.0	22.0	10.0	22.0	22.0	10.0	14.0	14.0	10.0	14.0	14.0
Total Split (s)	30.0	44.0	44.0	10.0	24.0	24.0	18.0	25.0	25.0	11.0	18.0	18.0
Total Split (%)	33.3%	48.9%	48.9%	11.1%	26.7%	26.7%	20.0%	27.8%	27.8%	12.2%	20.0%	20.0%
Yellow Time (s)	3.5	4.0	4.0	3.0	4.0	4.0	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	1.5	2.0	2.0	2.0	2.0	2.0	1.5	2.0	2.0	1.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag

Hall County Ridgeview
3: Ridge Rd & Friendship Rd

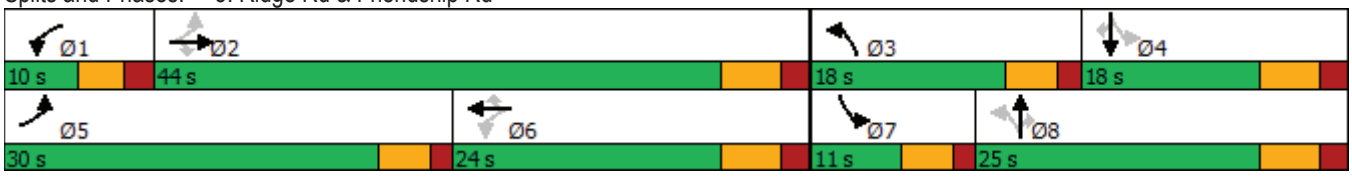
Full Build PM
08/13/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	45.1	38.4	38.4	23.3	17.2	17.2	29.8	17.9	17.9	18.5	11.5	11.5
Actuated g/C Ratio	0.53	0.45	0.45	0.27	0.20	0.20	0.35	0.21	0.21	0.22	0.14	0.14
v/c Ratio	0.82	0.55	0.46	0.29	0.65	0.20	0.74	0.42	0.08	0.47	0.78	0.56
Control Delay	28.1	19.1	3.5	17.9	35.4	0.8	36.0	33.8	0.3	28.2	58.9	8.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.1	19.1	3.5	17.9	35.4	0.8	36.0	33.8	0.3	28.2	58.9	8.5
LOS	C	B	A	B	D	A	D	C	A	C	E	A
Approach Delay		17.8			29.5			32.5			30.1	
Approach LOS		B			C			C			C	
Queue Length 50th (ft)	158	196	0	14	120	0	117	79	0	54	106	0
Queue Length 95th (ft)	#307	242	54	31	165	0	#195	143	0	102	#219	51
Internal Link Dist (ft)		730			282			341			209	
Turn Bay Length (ft)	300		300							200		200
Base Capacity (vph)	623	2330	972	191	1039	556	388	418	514	303	266	461
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.54	0.45	0.29	0.62	0.20	0.72	0.40	0.07	0.47	0.74	0.54

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 85.1
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.82
Intersection Signal Delay: 23.7 Intersection LOS: C
Intersection Capacity Utilization 80.9% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Ridge Rd & Friendship Rd



Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	48	43	482	31	13	212
Future Vol, veh/h	48	43	482	31	13	212
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	4	0	0	6
Mvmt Flow	52	47	524	34	14	230

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	782	524	0	0	558	0
Stage 1	524	-	-	-	-	-
Stage 2	258	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	366	557	-	-	1023	-
Stage 1	598	-	-	-	-	-
Stage 2	790	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	361	557	-	-	1023	-
Mov Cap-2 Maneuver	361	-	-	-	-	-
Stage 1	598	-	-	-	-	-
Stage 2	779	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.8	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	433	1023	-
HCM Lane V/C Ratio	-	-	0.228	0.014	-
HCM Control Delay (s)	-	-	15.8	8.6	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.9	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	655	25	0	1126	0	3
Future Vol, veh/h	655	25	0	1126	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	14	0	0	6	0	0
Mvmt Flow	712	27	0	1224	0	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	356
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.9
Pot Cap-1 Maneuver	-	-	0	-	0	551
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	551
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	551	-	-	-
HCM Lane V/C Ratio	0.006	-	-	-
HCM Control Delay (s)	11.6	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	35	78	435	11	23	237
Future Vol, veh/h	35	78	435	11	23	237
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	4	0	0	6
Mvmt Flow	38	85	473	12	25	258

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	787	479	0	0	485	0
Stage 1	479	-	-	-	-	-
Stage 2	308	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	363	591	-	-	1088	-
Stage 1	627	-	-	-	-	-
Stage 2	750	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	355	591	-	-	1088	-
Mov Cap-2 Maneuver	355	-	-	-	-	-
Stage 1	627	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.8	0	0.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	490	1088	-
HCM Lane V/C Ratio	-	-	0.251	0.023	-
HCM Control Delay (s)	-	-	14.8	8.4	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	1	0.1	-

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	48	414	66	35	624
Future Vol, veh/h	47	48	414	66	35	624
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	4	0	0	6
Mvmt Flow	49	51	436	69	37	657

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1167	436	0	0	505	0
Stage 1	436	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	216	625	-	-	1070	-
Stage 1	656	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	208	625	-	-	1070	-
Mov Cap-2 Maneuver	208	-	-	-	-	-
Stage 1	656	-	-	-	-	-
Stage 2	463	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.7	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	314	1070	-
HCM Lane V/C Ratio	-	-	0.318	0.034	-
HCM Control Delay (s)	-	-	21.7	8.5	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.3	0.1	-

Hall County Ridgeview
10: Access A & Friendship Rd

Full Build PM
08/13/2024

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑	↱		↑↑↑		↱
Traffic Vol, veh/h	1338	35	0	772	0	6
Future Vol, veh/h	1338	35	0	772	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	14	0	0	6	0	0
Mvmt Flow	1408	37	0	813	0	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	704
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.9
Pot Cap-1 Maneuver	-	-	0	-	0	329
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	329
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	329	-	-	-
HCM Lane V/C Ratio	0.019	-	-	-
HCM Control Delay (s)	16.2	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	22	50	430	38	84	587
Future Vol, veh/h	22	50	430	38	84	587
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	4	0	0	6
Mvmt Flow	23	53	453	40	88	618

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1267	473	0	0	493	0
Stage 1	473	-	-	-	-	-
Stage 2	794	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	188	595	-	-	1081	-
Stage 1	631	-	-	-	-	-
Stage 2	449	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	173	595	-	-	1081	-
Mov Cap-2 Maneuver	173	-	-	-	-	-
Stage 1	631	-	-	-	-	-
Stage 2	413	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.5	0	1.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	341	1081	-
HCM Lane V/C Ratio	-	-	0.222	0.082	-
HCM Control Delay (s)	-	-	18.5	8.6	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.8	0.3	-

Turn Lane Analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlle

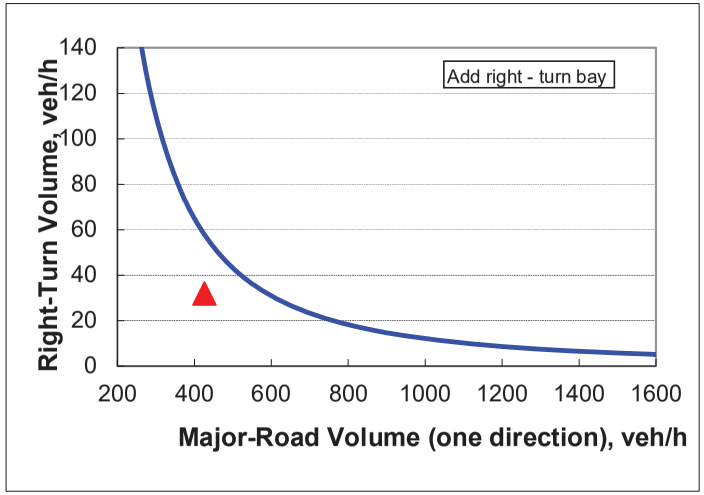
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	426
Right-turn volume, veh/h:	32

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	58
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Georgia Mountains Regional Commission

DRI Review Findings

TO: Kristie Turner, Principal Planner
Hall County Planning and Development
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director

DATE: October 8, 2024

SUBJECT: DRI Project Review, Hall County

PROJECT: **DRI-4280,** Ridgeview (2nd application)

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affair's Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does not present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.

P.O. Box 1720 • Gainesville, Georgia 30503 • Phone 770-538-2626 • FAX 770-538-2625

Georgia Mountains Regional Commission

DRI # 4280, Ridgeview

STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does not present any potential adverse interjurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

Summary of Staff Review

- This is a project that was previously reviewed as a DRI (#4183) under the same name. The developer subsequently amended their project scope, sufficiently enough to warrant a re-review.

- The updated Ridgeview is a 74 acre mixed-use development in Hall County on the southeast corner of Friendship Road (SR 347) & Ridge Road. The updated breakdown of uses is as follows:

	DRI report numbers June 10, 2024 DRI 4183 Ridgeview	New proposal	Difference
Food & Bev	12,000 SQFT	16,000 SQFT	+ 4,000 SQFT
Single-family	92 Lots	74 Lots	-18 Lots
Townhome	113 Units	207 Units	+ 94 Units
Multi-Family	236 Units	274 Units	+ 38 Units
Total Residential	441 Units	555 Units	+ 114 Units

- *(Same as before.)* The site is located in southern Hall County, near the City of Buford and just a mile from Exit 4 on I-985. The area is evolving from rural/suburban development to more suburban residential, commercial, and industrial uses. This part of Hall County is a rapidly suburbanizing area, which has seen multiple DRIs reviewed in the past several years. The proximity to the Mall of Georgia, Margaritaville at Lake Lanier Islands, and multiple employment centers has made it a growing destination for new residential and warehousing development. Immediately across the interchange is a large amount of commercial development catering to area residents and employees. As a result

of the area's growth, ample water and sewer is available to the property. ***No regional concerns regarding utilities.***

- The site is located at the intersection of Friendship Road, the primary east/west arterial serving south Hall County, and Ridge Road a primary north/south collector in the area. The intersection is the first with a stoplight when traveling from the I-985 interchange.

  The revised site plan retains two full-access driveways to Ridge Road and one right-in/right-out driveway to Friendship Road (SR 347). The Friendship Road access and northern Ridge Road access would be connected via a small internal road. According to the updated traffic assessment provided, the development "*is expected to generate 101 new entering trips and 206 new exiting trips in the AM peak hour, and 257 new entering and 172 new exiting trips in the PM peak hour.*" Proposed improvements still include an eastbound right-turn lane on Friendship Road, southbound left-turn lanes for both Ridge Road access points plus a northbound right-turn lane for the northern Ridge Road access (where less entry traffic is anticipated).

  Sidewalks are proposed for internal pedestrian circulation, and there are now public destinations immediately adjacent to the site necessitating external pedestrian connections. However, the County may consider additional pedestrian network options for possible future expansions in the event future development invites new connections. ***No regional concerns regarding transportation infrastructure.***

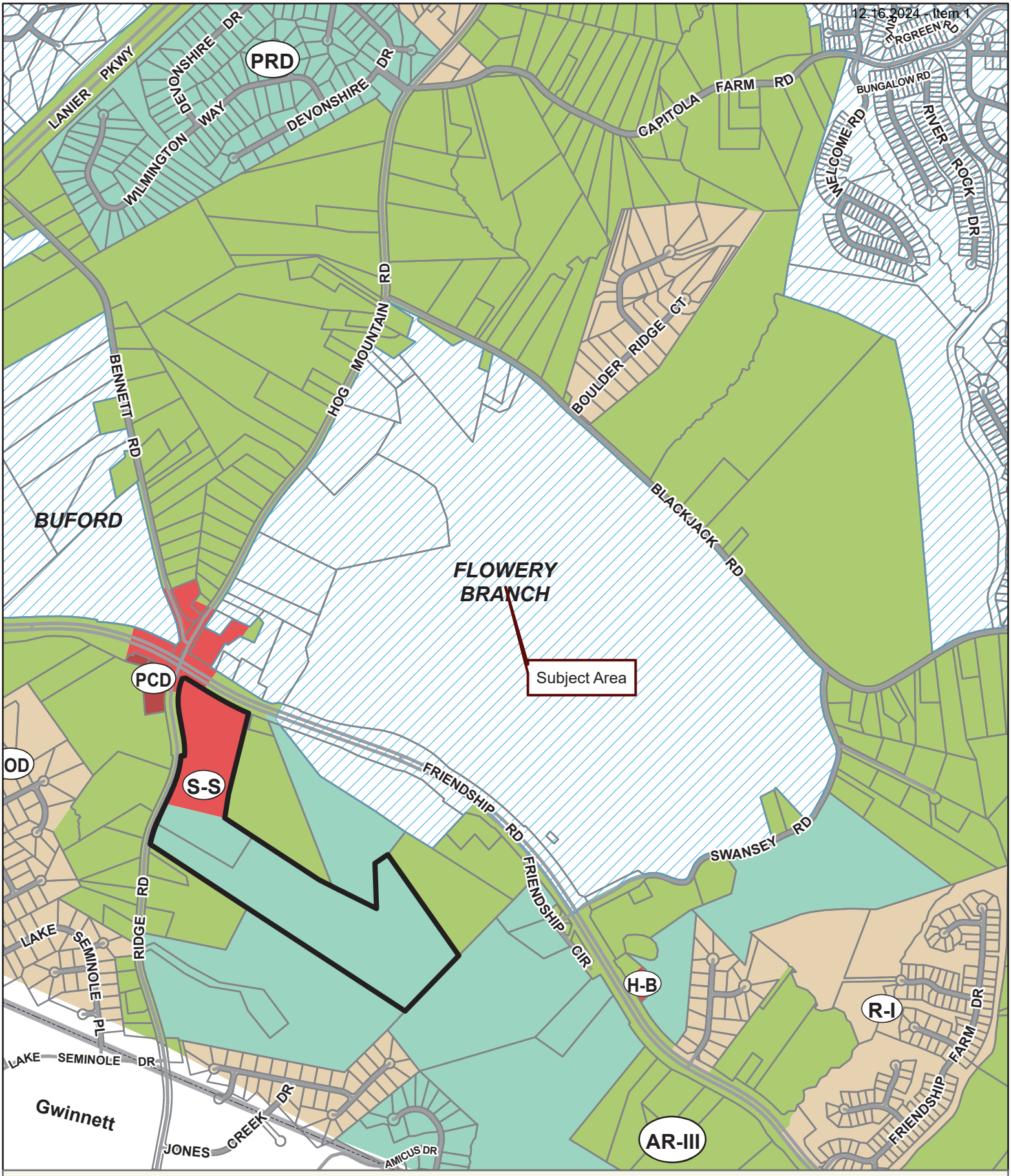
- *(Same as before.)* There are no critical environmental features on the site, though intermittent stream channels are present. Roughly 30% of the property is be built out with impervious surfaces, while *"channel protection, water quality and detention ponds (will be employed) throughout the site."* The property all drains into Mitchell Creek, a primary tributary for the upper portions of the Middle Oconee River, and is not part of a critical water supply watershed. ***Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.***

Georgia Mountains Regional Commission

CONSISTENCY REVIEW	
Is the proposed DRI compliant with …	**Comment**
The GMRC Regional Plan?	Yes.
Other State or regional plans for the area?	Yes
Applicable Service Delivery Agreements and/or land use management measures?	Yes
Projected capacity for utilities and services?	Yes
Are there any potential inter-jurisdictional conflicts identified by the GMRC?	No significant or standing conflict was raised or identified by staff.

Outside Comments Received
(Copies of any comments received can be found as submitted attached to this report.)

NA

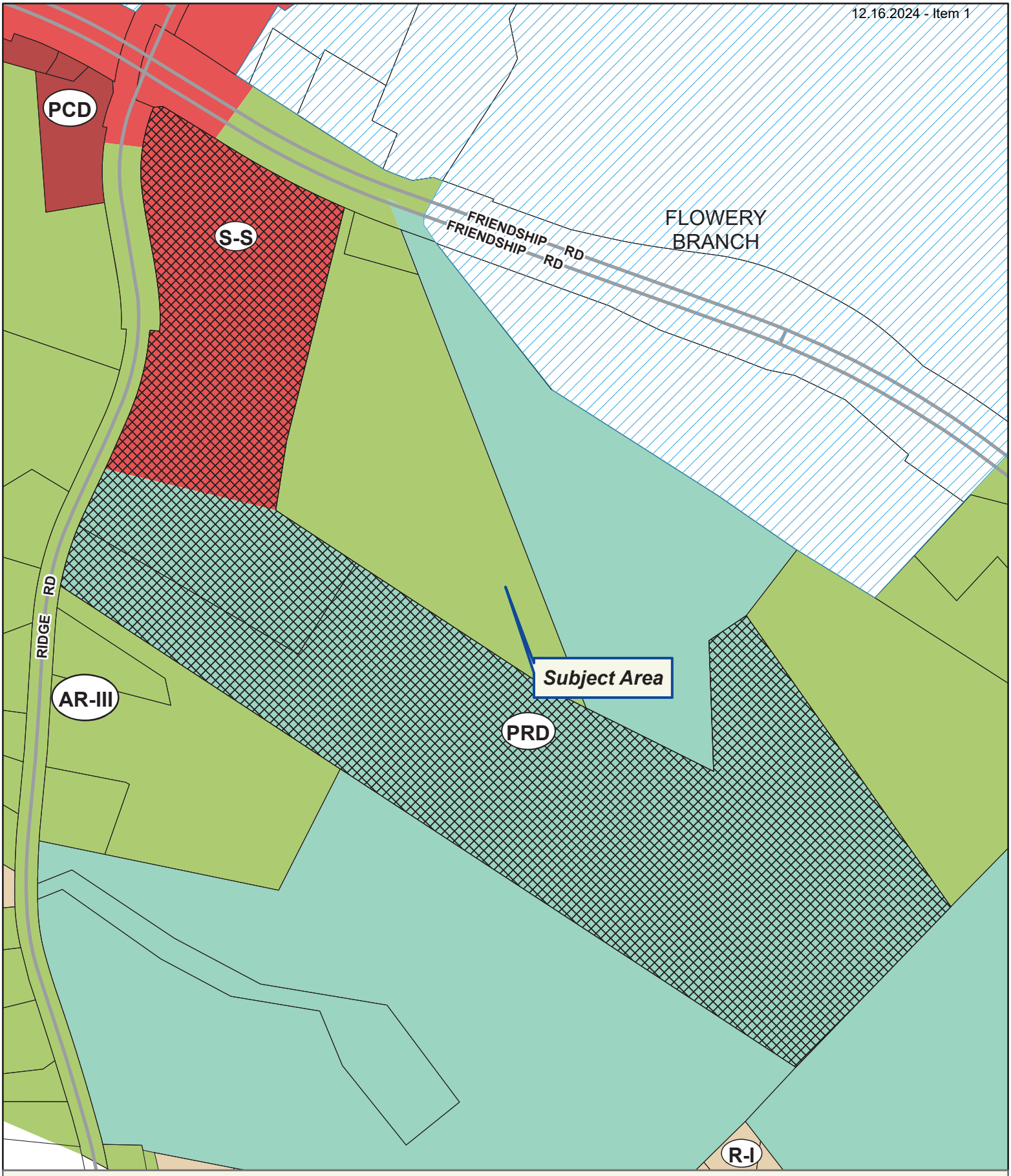


Applicant: SCOTT PUCKETT
Tax Parcel #: 08154 000022 & 000017
Location: 0 & 4435 RIDGE ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 10/21/2024**

0 200 400 800
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure

N

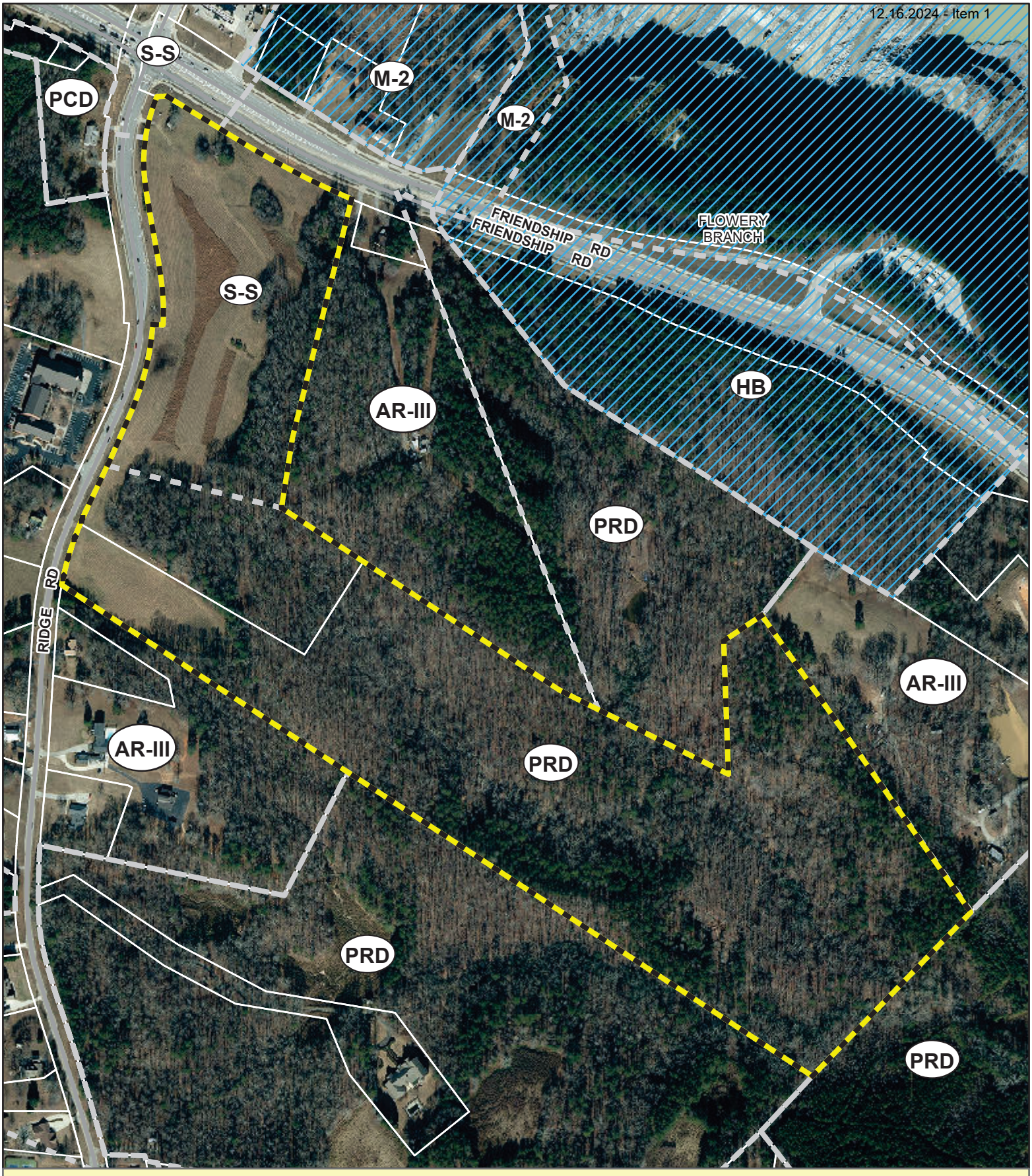


Applicant: SCOTT PUCKETT
Tax Parcel #: 08154 000022 & 000017
Location: 0 & 4435 RIDGE ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 10/21/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: SCOTT PUCKETT
Tax Parcel #: 08154 000022 & 000017
Location: 0 & 4435 RIDGE ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 10/21/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

12.16.2024 - Item 1

12.16.2024 - Item 1

THE PLACE

12.16.2024 - Item 1

THE PLACE
BURGER
RIDGE ROAD

THE PLACE
45
The BUTCHER
NORTH
STANBURRY

THE PLACE
THE PLACE

12.16.2024 - Item 1

THE PLACE
BURGER
BURGERS FROZEN CUSTARD FRIES SHAKES HOT DOGS SODA BURGERS
RIDGE ROAD

THE PLACE
THE PLACE
THE PLACE

THE PLACE
The BUTCHER
45
NORTH
ITALIA

12.16.2024 - Item 1

12.16.2024 - Item 1

THE PLACE
THE PLACE

1 East Elevation

SW 7048 Urban Bronze

Oakridge Onyx Black Laminate Architectural Roofing Shingles

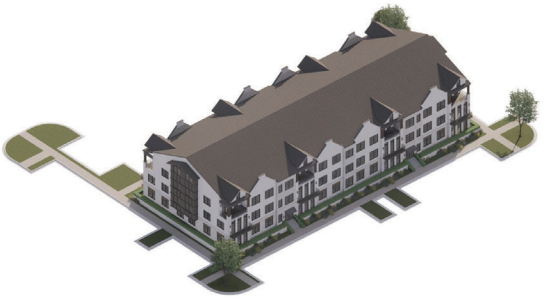
White Wash Red Brick

Colonial White Board & Batten Vinyl Siding

2 North Elevation

LOCATION - KEY PLAN

3D VIEWS



0 5 10 20 40 80

15 AUGUST 2024

NELSON

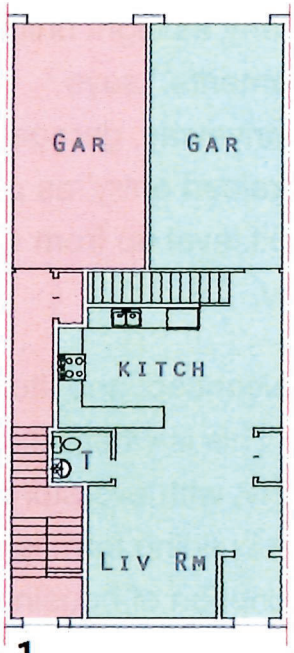
RIDGE ROAD
HALL COUNTY | GEORGIA

ZP 5

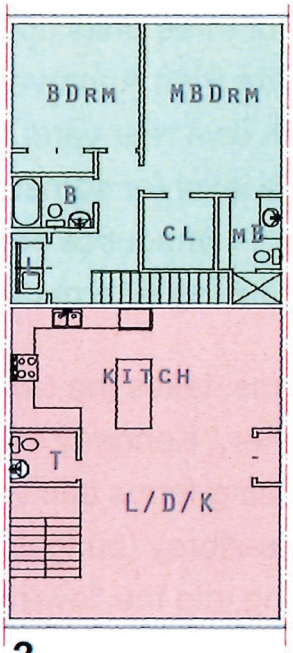
12.16.2024 - Item 1

12.16.2024 - Item 1

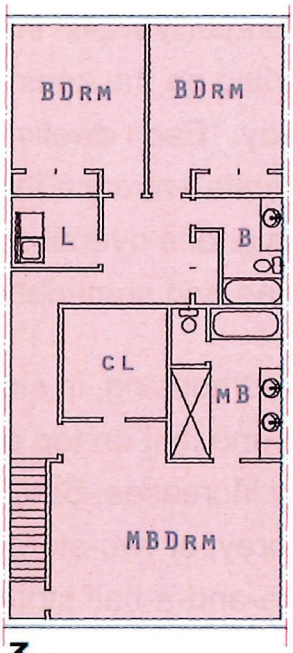
Stacked Townhomes



1



2



3

Green - 2BD
Red - 3BD

FILED & RECORDED
DATE: 10/1/2018
TIME: 9:14AM
DEED BOOK: 8157
PAGES: 221-224
FILING FEES: $16.00
PT61: 0692018007245
TRANSFER TAX: $5,084.10
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #3216-0013 (KOF/jlw)

Parcel #: 08154000017

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the 21st day of September, 2018, by and between,

SHERRY L. PIRKLE and SUSAN L. PIRKLE

as party or parties of the first part, hereinafter called Grantor, and

WE-FLIP, LLC,
a Georgia limited liability company

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 OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) 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,

All that tract or parcel of land lying and being in the 1419th G.M.D. of Hall County, Georgia, as shown on that certain Boundary Survey for Susan & Sherry Pirkle, dated December 5, 2017, containing 24.210 acres (being a portion of tax parcel 08154-000017), prepared by ABE Consulting, Inc., certified by Stacy C. Carroll, GRLS No. 2729, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference made thereto.

Said property is conveyed subject to all permitted easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 21st day of September, 2018
in the presence of:

GRANTOR(S):

Unofficial Witness

Sherry L. Pirkle (SEAL)
Sherry L. Pirkle

Notary Public
My Commission expires:

[NOTARY SEAL]

JENNIFER L WHALEY NOTARY PUBLIC BARROW COUNTY EXPIRES GEORGIA APRIL 7, 2019

Signed, sealed and delivered
this 21st day of September, 2018
in the presence of:

GRANTOR(S):

Unofficial Witness

Susan L. Pirkle (SEAL)
Susan L. Pirkle

Notary Public
My Commission expires:

[NOTARY SEAL]

JENNIFER L WHALEY NOTARY PUBLIC BARROW COUNTY EXPIRES GEORGIA APRIL 7, 2019

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 1419th G.M.D. of Hall County, Georgia, as shown on that certain Boundary Survey for Susan & Sherry Pirkle, dated December 5, 2017, containing 24.210 acres (being a portion of tax parcel 08154-000017), prepared by ABE Consulting, Inc., certified by Stacy C. Carroll, GRLS No. 2729, and being more particularly described according to said survey as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, commence at a 6"x6" concrete monument found at the mitered intersection of the northeasterly right of way line of Ridge Road a/k/a Hog Mountain Road (right of way varies) (pavement varies) with the southeasterly right of way line of Friendship Road (right of way varies) (pavement varies); run thence along said mitered intersection North 87 degrees 25 minutes 44 seconds East a distance of 33.64 feet to a 6"x6" concrete monument found at the southeasterly right of way line of Friendship Road (right of way varies) (pavement varies), said concrete monument marks the TRUE PLACE OR POINT OF BEGINNING;

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED and continuing along the aforesaid right of way line of Friendship Road South 58 degrees 27 minutes 24 seconds East a distance of 306.79 feet to a point; continuing thence along said right of way line in a southeasterly direction along the arc of a curve for a distance of 417.17 feet to an iron pin set (said arc having a radius of 2,965.66 feet and a chord bearing and distance of South 62 degrees 28 minutes 25 seconds East, 416.82 feet); thence leaving said right of way line of Friendship Road run South 13 degrees 55 minutes 23 seconds West a distance of 507.00 feet to a 1-inch open top pipe found; run thence South 13 degrees 50 minutes 04 seconds West a distance of 332.70 feet to a 4"x4" concrete monument found; run thence South 08 degrees 55 minutes 37 seconds West a distance of 243.70 feet to a 4"x4" concrete monument found; run thence South 56 degrees 39 minutes 49 seconds East a distance of 348.34 feet to an iron pin set; run thence South 33 degrees 20 minutes 11 seconds West a distance of 408.88 feet to an iron pin set; run thence North 60 degrees 24 minutes 11 seconds West a distance of 886.14 feet to an iron pin set on the northeasterly right of way line of Ridge Road a/k/a Hog Mountain Road (right of way varies) (pavement varies); run thence along said right of way line of Ridge Road a/k/a Hog Mountain Road in a generally northeasterly direction along the arc of a curve for a distance of 58.19 feet to a point (said arc having a radius of 1,014.10 feet and a chord bearing and distance of North 22 degrees 31 minutes 15 seconds East, 58.18 feet); continuing along said right of way line North 24 degrees 09 minutes 53 seconds East a distance of 425.33 feet to a point; continuing along said right of way line in a generally northeasterly direction along the arc of a curve for a distance of 291.44 feet to a 6"x6" concrete monument found (said arc having a radius of 793.16

feet and a chord bearing and distance of North 13 degrees 38 minutes 18 seconds East, 289.81 feet to a concrete monument found); continuing along said right of way line South 86 degrees 29 minutes 37 seconds East a distance of 34.94 feet to a 6"x6" concrete monument found; continuing along said right of way line in a generally northwesterly direction along the arc of a curve for a distance of 184.66 feet to a point (said arc having a radius of 827.97 feet and a chord bearing and distance of North 03 degrees 18 minutes 03 seconds West, 184.28 feet; continuing along said right of way line North 09 degrees 38 minutes 57 seconds West a distance of 278.80 feet to a point; continuing along said right of way line in a generally northeasterly direction along the arc of a curve for a distance of 329.15 feet to a 6"x6" concrete monument found at the mitered intersection of the aforesaid right of way line of Ridge Road a/k/a Hog Mountain Road (right of way varies) (pavement varies) with the southeasterly right of way line of Friendship Road (right of way varies) (pavement varies) (said arc having a radius of 585.00 feet and a chord bearing and distance of North 06 degrees 28 minutes 10 seconds East, 324.82 feet); run thence along the aforesaid mitered intersection North 87 degrees 25 minutes 44 seconds East a distance of 33.64 feet to a 6"x6" concrete monument found at the southeasterly right of way line of Friendship Road, said concrete monument marks the TRUE PLACE OR POINT OF BEGINNING.

Said Boundary Survey is recorded at Plat Book 875, Page 205, Hall County, Georgia Records.

BK7997PG651

FILED
HALL CO., GA.

17 NOV 13 PM 12:34

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JP

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid $ 3009.90

Date 11-13-17

Charles Baker
Superior Court Clerk

By JP

PT61 069-2017-008318

After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #3216-0004 (KOF/jlw)

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the 7th day of November, 2017, by and between,

SHERRY L. PIRKLE and SUSAN L. PIRKLE

as party or parties of the first part, hereinafter called Grantor, and

WE-FLIP, LLC,
a Georgia limited liability company

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 OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) 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,

All that tract or parcel of land lying and being located in the 1419th G.M.D., Hall County, Georgia, being 50.165 acres according to that Boundary and Division Survey for WE Flip, LLC, prepared by ABE Consulting Inc., certified by Stacy C. Carroll (Georgia Registered Land Surveyor No. 2729) dated October 18, 2017, and as recorded in Plat Book 875, Page 109, Hall County, Georgia records.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

BK7997PG652

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, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 12th day of November, 2017
in the presence of:

Unofficial Witness

Notary Public
My Commission expires: _____

[NOTARY SEAL]

GRANTOR(S):

Sherry L. Pirkle (SEAL)
Sherry L. Pirkle

KELLY O FABER NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA DECEMBER 19, 2017

Signed, sealed and delivered
this 12th day of November, 2017
in the presence of:

Unofficial Witness

Notary Public
My Commission expires: _____

[NOTARY SEAL]

GRANTOR(S):

Susan L. Pirkle (SEAL)
Susan L. Pirkle

KELLY O FABER NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA DECEMBER 19, 2017

BK7997PG653

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for the year 2018, not yet due and payable.

2. Right-of-Way Easement from Bonnie Lee Harrison to Department of Transportation dated July 1, 2011 recorded in Deed Book 6858, Page 420, Hall County, Georgia Deed Records.

3. All matters pertaining to said parcel as shown on plat of survey for J. C. Pirkle prepared by Patton-Patton, Inc,. Surveyors, dated November 25, 1994.

4. All matters as shown on plat of survey for We-Flip, LLC prepared by Stacy C. Carroll, Registered Land Surveyor No. 2729 of ABE Consulting, Inc. dated October 18, 2017.

Kristie Turner (Planning)

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Thursday, August 29, 2024 1:30 PM
To: Amanda Graham
Cc: Tyler Smith; Jill Ballard; Kristie Turner (Planning)
Subject: Re: 4435 Ridge Road Water Availability / Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Kristie,

Are you handling this one? If so, we're still good with water availability. If not, will you pass it along please?

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Gainesville Water Resources

From: Amanda Graham <agraham@sgwmfirm.com>
Sent: Friday, August 23, 2024 3:20:17 PM
To: Dconstantini@gainesvillega.gov <Dconstantini@gainesvillega.gov>; Nick Swafford <nswafford@gainesvillega.gov>
Cc: Tyler Smith <tsmith@sgwmfirm.com>; Jill Ballard <jballard@sgwmfirm.com>
Subject: [EXTERNAL] 4435 Ridge Road Water Availability / Rezoning

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 afternoon,

I hope that you are doing well. Attorney Tyler Smith has a rezoning application to be filed today in Hall County for Scott Puckett, Inc. I am attaching our previous correspondence regarding the water availability as well as the Site Plan. Hall County Planning has asked that we verify that your approval is still valid. Please let me know if you need any further information from us.

Thank you,
Amanda Graham

Amanda Graham
Legal Assistant
Smith, Gilliam, Williams & Miles, P.A.

(770) 536-3381
agraham@sgwmfirm.com

P.O. Box 1098
Gainesville, Georgia 30503-1098

340 Jesse Jewell Parkway, Suite 300
Gainesville, Georgia 30501

This e-mail and any attachments are CONFIDENTIAL and intended only for the use of the individual or entity to whom this e-mail is addressed. The contents may be protected by various legal privileges which include the attorney-client privilege. If you are not the designated recipient, please immediately notify Amanda Graham, Smith, Gilliam, Williams & Miles, P.A. by telephone (770-536-3381) or return e-mail (agraham@sgwmfirm.com) and permanently delete this e-mail and any attachments from your Inbox, computer, and files immediately. Your receipt was the product of an inadvertent disclosure or an intentional violation of the confidentiality and privileges which apply. The Sender of this e-mail has not waived and did not intend, directly or indirectly, to waive any privilege, in whole or in part. Please do not disclose the contents of this email or any attachments to anyone; any dissemination, distribution, disclosure, or copying of this e-mail and any attachments is strictly prohibited. All rights for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved. Thank you for your cooperation.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice that may be contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding any penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction(s) or tax-related matter(s) that may be addressed herein.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more Click Here.

From: Nick Swafford
To: Katie L. Greenway (CDI: Planning)
Cc: Tyler Smith; Jill Ballard; Daniel Costantini; Amanda Graham; Marco Taveras
Subject: 4435 Ridge Road Water Availability
Date: Thursday, April 25, 2024 4:33:25 PM
Attachments: image002.png
image003.png

Good afternoon Katie,

Please allow this email to serve as confirmation of water availability for parcels 08154 000017 and 022 for the proposed mixed-use development. Let me know if you need anything further.

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | **770.538.2452**
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

From: Amanda Graham <agraham@sgwmfirm.com>
Sent: Thursday, April 25, 2024 9:08 AM
To: Daniel Costantini <DCostantini@gainesvillega.gov>; Nick Swafford <NSwafford@gainesvillega.gov>
Cc: Tyler Smith <tsmith@sgwmfirm.com>; Jill Ballard <jballard@sgwmfirm.com>
Subject: [EXTERNAL] City of Gainesville Water Utility Letter Request

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,

I am a legal assistant at Smith, Gilliam, Williams and Miles. Attorney Tyler Smith has a rezoning

application that has been filed in Hall County. The application is for Scott Puckett, Inc., and I have attached the application that was filed here. Mr. Smith and the applicant need to have a Water Availability Letter to file along with the application. Is this something that you will be able to provide?

Please let me know if you need anything further from us.

Thank you,

Amanda Graham
Legal Assistant
Smith, Gilliam, Williams & Miles, P.A.

(770) 536-3381 P.O. Box 1098 340 Jesse Jewell Parkway, Suite 300
agraham@sgwmfirm.com Gainesville, Georgia 30503-1098 Gainesville, Georgia 30501

This e-mail and any attachments are CONFIDENTIAL and intended only for the use of the individual or entity to whom this e-mail is addressed. The contents may be protected by various legal privileges which include the attorney-client privilege. If you are not the designated recipient, please immediately notify Amanda Graham, Smith, Gilliam, Williams & Miles, P.A. by telephone (770-536-3381) or return e-mail (agraham@sgwmfirm.com) and permanently delete this e-mail and any attachments from your Inbox, computer, and files immediately. Your receipt was the product of an inadvertent disclosure or an intentional violation of the confidentiality and privileges which apply. The Sender of this e-mail has not waived and did not intend, directly or indirectly, to waive any privilege, in whole or in part. Please do not disclose the contents of this email or any attachments to anyone; any dissemination, distribution, disclosure, or copying of this e-mail and any attachments is strictly prohibited. All rights for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved. Thank you for your cooperation.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice that may be contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding any penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction(s) or tax-related matter(s) that may be addressed herein.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

William (Bill) H. King III, P.E.
Assistant Director

September 5, 2024

Scott Puckett
4045 Ridge Road
Buford, Georgia 30519

Subject: Sanitary Sewer Letter of Availability
4435 Ridge Road
Parcel Id No.: **08154 000017, 08154 000022**
Flowery Branch, GA 30519

Dear Scott Puckett,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 4435 Ridge Road for a proposed 16,000 sq. ft. food and beverage uses, 110 hotel units, 274 apartments, 207 townhomes, 74 detached single family (estimated average daily flow of 127,925 GPD) at this time. The nearest sanitary sewer main to this address is located on Friendship Road.

The availability of sewer is contingent on the proposed Friendship Road Sewer Extension being built per along the route currently proposed. The recipient of this letter agrees to Indemnify and Hold Harmless Hall County for any and all damages due to Friendship Road Sewer Extension Project delays or revisions.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Bill Nash

Bill Nash

Application for Sewer Availability Letter

Date: September 3, 2024

Name of Applicant: Scott Puckett, Inc. Contact Number: 678-761-4399

Address of Applicant: 3215 Thompson Mill Road

City: Buford State: Georgia Zip: 30519 E-mail: wspuckett@gmail.com

Name of Agent: We Flip, LLC Contact Number: 770-815-0419

Address of Agent: 4045 Ridge Road

City: Buford State: Georgia Zip: 30519 E-mail:

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill in all applicable information legibly and completely.)

AVAILABILITY: ☐ General Availability ☒ Rezoning ☐ Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submittal.

Request from SS (-017) & AR-III (-022) (Present Zoning) to PCD (Requested Zoning)

For the Purpose of Mixed Use Development (Type of Development)

Address of Property: 4435 Ridge Road, Buford, Georgia 30519

Nearest Intersection to Property:

Size of Tract: 21.22 ; 50.17 acre(s), Lane Lot Number(s): , District(s):

Development Estimate Average Daily Sewer Flow (GPD):

Property Tax Parcel Number: 08-154-000-017; 08-154-000-022 Proposed number of Lots:

(Below: For properties within protected watershed districts only)

Gross Density: 7.46 units per acre Net Density: units per acre

Estimated amount of impervious surface: Minimum Lot Size:

Notary

Signature of Owner(s)/Agent(s)

W. Scott Puckett

Printed Name of Owner(s)/Agent(s)

President Scott Puckett Inc

Title of Agent

TINA W JONES Notary NOTARY PUBLIC Seal Exp. December 5, 2026 HALL COUNTY, GA

Lot Diagrams

Development Summary

Current Zoning	ARIII and S-S	
Proposed Zoning	PCD and GCOD	
Existing Site Acreage	74.38 ac	
Land Uses		**Parking Provided**
Comm./Retail/Rest.	16,000 sf	217 sp (13.5/1000)
Hotel	110 rms	55 sp (1/2 rms)
Multi-family	274 un	410 sp (1.5/un)
Townhomes	207 un	
Front-loaded	*99 un*	*198 sp (2/un)*
Rear-loaded (stacked)	*108 un*	*216 sp (2/un)*
Single-family Detached	74 lots	148 sp (2/un)
Residential Density	7.46 un/ac	
Open Space	27.8 ac (1,210,120 sf) - 37.3%	
Conservation Area	*1,027,890 sf*	
Passive Area	*70,750 sf*	
Active Area	*111,480 sf - 9.2%*	
Impervious Setback and Stream Buffer		
Existing	*18.37 ac (800,068 sf) - 24.7%*	
Non-impacted	*18.0 ac (783,975 sf) - 24.2%*	

NORTH

22 AUGUST 2024

NELSON

RIDGE ROAD
HALL COUNTY | GEORGIA
ZP 6

Project Narrative

Rezoning Application of Scott Puckett, Inc.

August 23, 2024

Scott Puckett, Inc. presents this narrative regarding its application to rezone two tracts of property to PCD for a Planned Commercial Development. The subject parcels are:

Tax Parcel	Size
08154 000017	24.21 acres
08154 000022	50.165 acres

Provided with the application is a proposed site plan dated August 22, 2024. The PCD includes one hotel with approximately 110 rooms; four buildings for commercial, retail, and/or restaurant use, surrounding a central plaza; 274 multi-family residential units; 207 Townhomes; 74 single-family detached residential lots; and amenities including swimming pools, tennis courts, pickleball courts, parks, and walking trails.

A. Characteristics

The proposed design allows for flexible placement, arrangement, and orientation of commercial and residential structures given the property's characteristics, including streams located on the property. The subdivision will be a mixed-use development consisting of hotel, commercial (to include commercial, retail, and/or restaurant uses), multi-family housing, townhomes, and single-family homes. The community will have four entrances, one on Friendship Road and three on Ridge Road. One of the entrances on Ridge Road will be gated emergency access only. Submitted with the rezoning application is the Traffic Impact Analysis for the development prepared by Traffic Impact Group, LLC. The proposed design will maximize natural features through creative site planning. Grading will be in accordance with site characteristics, topography, and the presence of streams.

B.1: Commercial Structures

The proposed commercial portion of the development abuts Friendship Road. The hotel, located at the corner of Friendship Road and Ridge Road, will include approximately 110 guest rooms. The applicant anticipates the hotel will not exceed 5 stories. Gateway Corridor standards limit the height of non-residential buildings located within 250 feet of a residential or agricultural use street to three stories. Accordingly, the applicant requests a variance from Gateway Corridor standards to allow for a five-story hotel. The applicant is in discussion with a nationally-recognized hotel line to operate the hotel, which (a) will not have exterior entry to units, and (b) will have a hotel lobby and indoor entrance to units. Although the hotel will be located on the commercial portion of the development, the applicant requests flexibility on the final location of the hotel to factor in parking, traffic flow, and aesthetics from the surrounding roads.

The commercial portion of the development will include four buildings totaling approximately 16,000 square feet. The applicant anticipates the commercial buildings will not exceed 3 stories. The commercial portion of the development will include patios and outdoor seating and will surround a Central Plaza.

The facades of the commercial buildings will be in accordance with Gateway Corridor standards.

B.2 Entrances, Exits, and Parking

The site plan depicts the entrances, exits, and parking for the development. Access to the commercial development is by two entrances, one on Friendship Road and one on Ridge Road. (There are two additional access points to the development, also on Ridge Road, which will primarily serve the residential portion of the development.) Parking is depicted on the site plan and will include 217 parking spaces for the commercial component (13.5 spaces per 1,000 square feet of commercial building space) and 55 spaces for the hotel (1 space per 2 rooms).

B.3 Buffers

The site plan calls for a 10-foot landscape strip along Friendship Road and along Ridge Road. The eastern portion of the commercial development will include a 25-foot transitional border, which runs throughout the single-family residential portion of the development. The materials utilized in the landscape strip and transitional border will be in accordance with Gateway Corridor Standards.

Hall County Ordinance 17.180.060.B.5 provides for a minimum 50-foot planted buffer along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The southeastern property line abuts another residential development, the PRD zoning of which requires a 50-foot undisturbed buffer, and the entirety of that buffer is outside the residential lots in that development. Approximately two-thirds of the southwestern property line abuts a residential development, the PRD zoning of which too requires a 50-foot undisturbed buffer on its perimeter, but as to that parcel the buffer is included as part of the residential lots. In those areas, combined with the 25-foot buffer proposed by the applicant for the subject development, there will be 75 feet of buffer. The applicant requests the 25-foot buffer to make the development viable given the extensive stream buffers that run throughout the property. For this development, portions of the 25-foot transitional buffer will be included as part of some of the single-family residential lots.

The site plan includes existing stream buffers and calls for creek buffers with mulch trails to connect neighborhoods to shared green spaces and amenities.

B.4 Lighting

All outdoor lighting will be the semi-cutoff type and in accordance with applicable Hall County and Gateway Corridor standards.

B.5 Signage

The development anticipates one monument sign for the development on Friendship Road and one monument sign at the entrance of the single-family residential development on Ridge Road, all in accordance with County standards.

The applicant proposes that prior to issuance of sign permits, other than general signs permitted pursuant to Hall County Ordinance 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Hall County Director of Planning and Development, or her designee.

B.6 Type and Number of Uses Proposed for the Commercial Development

As noted above, the commercial portion of the development will include one hotel and four commercial buildings. The applicant anticipates the hotel will have 110 guest rooms. The sizes of the commercial buildings as shown on the site plan are:

One building consisting of 4,000 square feet,
One building consisting of 2,000 square feet, and
Two buildings, each 5,000 square feet.

The applicant anticipates that one or more of the commercial buildings will be for food and beverage, to feature patios and outdoor seating. The commercial portion of the development surrounds a Central Plaza.

B.7 Development Controls

The hotel will not exceed 5 stories in height. The commercial buildings will not exceed 3 stories in height. Facades shall be in compliance with Gateway Corridor Standards and will be depicted on elevations to be presented.

The applicant proposes that prior to issuance of a building permit for the commercial structures, the owner/developer shall submit architectural design guidelines listing a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or its designee.

B.8 Residential Uses

a. Characteristics

The site plan for the subject tract provides for 274 multi-family residential units, 207 townhomes, and 74 single-family detached residential lots. The multi-family buildings will include 3-story and 4-story buildings. (The plan calls for some 4-story structures to accommodate 3/4 splits based upon topography.) Townhomes will be no more than 4 stories, 99 of which are front-loaded and 108 of which are rear loaded. Each single-family detached residence will be a one-story or two-story home and will not exceed a height of 35 feet.

Multi-family units will have 1 to 3 bedrooms (approximately 45% 1 bedroom, 35% 2 bedroom, and 20% 3 bedroom). The Townhomes will have 3-4 bedrooms. The single-family detached residences will include a minimum of 1,800 square feet of conditioned area. The single-family detached homes will have 3-5 bedrooms.

b. Streets and Common Open Spaces

The project will include an open space / amenity areas of approximately 27.8 acres total, approximately 37% of the total site area. Of the total 27.8 acres, 23.6 acres is conservation area, 1.6 acres is Passive Area, and 2.6 acres is Active Area. The common areas are to include amenity areas including two swimming pools, tennis courts, pickleball courts, parks, and mulched trails connecting the neighborhoods to the shared green spaces and amenity areas. The development will include sidewalks as well as walking trails for connectivity. The subdivision streets will be public, and the applicant requests variances to the minimum radius requirements to accommodate the street system as shown on the site plan as more particularly set forth below.

c. Parking and Mailboxes

Parking for the residential development is in accordance with Hall County Code requirements. There are 410 Multi-Family parking spaces (1.5 spaces per unit). There are 414 parking spaces for the Townhomes (2 per home) and 148 parking spaces for the Single-Family Detached portion of the development (2 per home). The project includes two Cluster Mailbox Units, one with 103 mailboxes and 5 parking spaces, and the other with 183 mailboxes and 8 parking spaces.

d. Architectural Style and Proposed Siding

The architectural style of the Single Family and townhome residence community will be a traditional 1-story to 2-story single-family detached home with 2-car garages. Architectural renderings will be provided for both single-family residences and town homes. The homes will have brick and stone accents on the front of the homes. The remaining front facade will be Board and Batten, shake, or fiber cement lap siding. The sides and rear of the home will be fiber cement

lap siding. The facades of all residences will comply with § 17.180.060.B.9.a of the Hall County Code.

e. Development Controls

Each Single-Family detached residential lot will have a minimum width of 50 feet and a minimum size of 8,000 square feet. There will be a minimum of 10 feet between Single-Family detached structures. The Townhomes will have a minimum width of 22 feet. All grass areas and all front and side yards will be sodded.

The setbacks for the Townhomes (for which applicant seeks a variance) are:

(a) 20' front setback for Front Loaded Townhomes,
(b) 6' front setback for Rear Loaded Townhomes,
(c) 5' side setback, and
(d) 20' rear setback.

The setbacks for the Single-Family Detached homes are:

(a) 25' front setback,
(b) 5' side setback, and
(c) 20' rear setback.

There will be a 50-foot undisturbed stream buffer, from the top of the stream bank (point of rested vegetation), in accordance with Hall County Ordinance 8.170.070.A. Section 8.170.070.B provides for an additional impervious surface setback of 25 feet or a variation thereof for a variable distance. Section 8.170.070.D provides:

> **On properties of 50 acres or larger, the impervious setback area may be reduced such that the sum of the undisturbed buffer area and the impervious setback area do not exceed eight percent of the total property area of the development activity. However, in no case shall the 50-foot undisturbed buffer be reduced or altered to achieve this percentage.**

The applicant requests reduction of the impervious setback area accordingly as shown on the site plan. The walking trails within the stream buffer will be mulch. Some of the stream buffer area will be included as a part of the individual lots (subject to the buffer requirements). If a variance is allowed for inclusion of those stream buffer areas within the lots, Scott Puckett, Inc. requests that the variance be allowed.

The sewer easement runs through the development, including some of the single-family residential lots. However no structures will be placed within the sewer easement, and construction will be in a manner to maintain the structural integrity of the sewer line. The development will not violate the terms of the sewer line easement.

f. Development Schedule

Depending upon permitting and approvals, the applicant anticipates a 24- to 36-month development period.

g. Model Homes and Construction Trailers

The applicant requests approval of up to 2 construction trailers and 2 to 4 model homes.

C. Variance Requests

The applicant requests the following variances:

1. Gateway Corridor standards limit the height of non-residential buildings located within 250 feet of a residential or agricultural use street to three stories. Accordingly, the applicant requests a variance from Gateway Corridor standards to allow for a five-story hotel.

2. The applicant requests, if required, a variance to allow the stream buffer to be included within and as part of some single-family residential lots, subject to buffer requirements.

3. The Hall County Code does not address townhome developments. The applicant requests a variance from subdivision setback provisions to allow the setbacks for the townhomes as depicted on the site plan: (a) 20' front setback for Front Loaded Townhomes, (b) 6' front setback for Rear Loaded Townhomes (c) 5' side setback, and (d) 20' rear setback.

4. The applicant requests a variance to allow hammerheads (28' radius) in lieu of cul-de-sacs in the Townhome portion of the development where indicated on the site plan.

5. The Hall County subdivision street design standards (Ordinance 16.60.200) provide for a minimum curve radius of 125 feet. The applicant requests a variance to allow a reduction in the turning radius on the subdivision road depicted on the site plan. For example, two of the curves in the Townhome section of the development have a 20' inside radius and 30' centerline radius.

6. The applicant requests a reduction of the impervious surface buffer provided for by Hall County Ordinance Section 8.170.070.B, as allowed by Hall County Ordinance 8.170.070.D, as set forth above and on the site plan.

7. The applicant requests a variance to allow a private easement for rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

8. The applicant requests a variance from the Front-Loaded Townhome garage widty limitations set forth in Hall County Ordinance minimums to allow the garages as depicted on the site plans and elevations. 17.180.060(9)(c)(ii), which limits garage doors to 50 percent of the width of the townhouse unit, to allow garage doors to occupy up to 67 percent of the width of the townhouse unit.

10. The applicant requests a variance to allow the height of Multi-Family units to accommodate 3-4 splits.

11. The applicant requests a variance from the 50-foot transitional buffer provided for by Hall County Ordinance 17.180.060.B to allow a 25-foot transitional buffer. If required, the applicant also requests a variance to allow portions of the 25-foot transitional buffer to be included as part of some of the single-family residential lots as depicted on the site plan.

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Monday, September 16, 2024 3:52 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 10.21.24

Please find Environmental Health comments below:

Item 1, 6178 Grant Ford Road, Caswell: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2A/B, 5563 Waterwood Drive, Brumbelow: Environmental Health performed an existing system evaluation in regards to the proposed mobile home on August 15, 2024 and has no issues with the current 2 bdrm mobile home replacement location.

Item 3, 0/3902 Belmont Hwy, Simpson: No comment.

Item 4, 1780 Hancock Ave Ext, Jones Tree Service: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 6619 Lanier Island Pkwy, UHC: The existing onsite sewage management system is sized/approved for 5 employees only.

Item 6A/B, 2811 Athens Hwy, Dunagan: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Item 7, 0/2010 Candler Road, Dunagan: 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 8, 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 9, 5859/5871 Brookton Lula Road, Helton: No comment.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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.

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

4/8/2024
Scott Puckett, Inc
ATTN: Chad Lagomarsino
480 N Main St, Suite 212
Alpharetta, GA 30009

Subject: Access to Property; 4435 Ridge Rd, Buford GA, Hall County

To whom it may concern,

Dependent upon compliance with all Department of Transportation requirements in effect at the time a permit is requested and your compliance with any current or future authorizations under Georgia Code 32-6-111, we will approve a commercial driveway access to this property once the detailed design is reviewed and approved by GDOT.

Please contact Veronica Chavers 770-533-8488 if you have any questions.

Sincerely,

Jason Dykes, P.E.
District Traffic Engineer

JD/AF

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, September 16, 2024 5:13 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: RE: Tentative Agenda for October 21, 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.

Responses are in red, below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, September 12, 2024 10:22 AM
Subject: Tentative Agenda for October 21, 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 **Tuesday, October 21st, 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 September 19th.** Email comments to Beth (bgarmon@hallcounty.org), Katie (klgreenway@hallcounty.org), and Kaitlyn (kelliott@halllcounty.org)

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 7, 2024

NEW BUSINESS

1. **6178 Grant Ford Road | Variance** | 17.240.010. to reduce the front yard setback along Grant Ford Road | on a 1.33± acre tract located on the north side of Grant Ford Road at its intersection with Dove Court | Zoned R-I; Tax Parcel 10011 000057 | **Proposed Use: Single-family residence** | * Commission District 2 | **George Caswell, applicant** No GDOT coordination required.

2. **(A) 5563 Waterwood Drive | Variance** | 17.240.010. to reduce the right side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | **Proposed Use: Single-family residence** | * Commission District 2 | **Marshall Keith & Mychelle Ann Brumbelow, applicant** No GDOT coordination required.

3. **(B) 5563 Waterwood Drive | Variance** | 17.240.010. to reduce the left side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | **Proposed Use: Single-family residence** | * Commission District 2 | **Marshall Keith & Mychelle Ann Brumbelow, applicant** No GDOT coordination required.

4. **0 & 3902 Belmont Highway | Amend Conditions of Zoning** | on a 15.75 ± acre tract located on the east side of Belmont Highway approximately 1,770 feet from its intersection with Mountain Creek Road | Zoned PID; Tax Parcels 15013 00074 (pt.) & 000017B | **Proposed Use: Truck parking and office** | ** Commission District 3 | **Gus E. Simpson, applicant** GDOT coordination required.

5. **1780 Hancock Avenue Extension | Use Subject to County Commission Approval** | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II (GCOD), Tax Parcel 00137 000005 | **Proposed Use: Outdoor storage |** ** Commission District 4 | **Jones Tree Service, Inc, applicant** No GDOT coordination required.

5. **6619 Lanier Island Parkway | Amend Conditions of Zoning** | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD (GCOD), Tax Parcel 07355 002002 | **Proposed Use: Expansion of services** | ** Commission District 2 | **UHC of Atlanta North c/o Doug Weston III, applicant** GDOT coordination required

6. **(A) 2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district** | ** Commission District 3 | **Paden M. Dunagan, applicant** GDOT coordination required

   (B) 2811 Athens Highway | Use Subject to County Commission Approval | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Outdoor storage** | ** Commission District 3 | **Paden M. Dunagan, applicant** GDOT coordination required

7. **0 & 2010 Candler Road | Rezone** | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II (GOCD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial park** | ** Commission District 3 | **Paden M. Dunagan, applicant** GDOT coordination required

8. **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and 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 required

9. **5859 & 5871 Brookton Lula Road | Rezone** | from Agricultural Residential (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 2.01± acre tract located on the south side of Brookton Lula Road, approximately 311 feet from its intersection with Cleveland Highway | Zoned AR-IV, Tax Parcels 12030 000009E & 000009C | **Proposed Use: Welding business** | ** Commission District 3 | **Jason Helton, applicant.** GDOT coordination required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 12, 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, December 12, 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,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: September 19, 2024

Subject: October 21, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 21, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **6178 Grant Ford Road | Variance** | 17.240.010. to reduce the front yard setback along Grant Ford Road | on a 1.33± acre tract located on the north side of Grant Ford Road at its intersection with Dove Court | Zoned R-I; Tax Parcel 10011 000057 | **Proposed Use: Single-family residence** | * Commission District 2 | **George Caswell, applicant**

a. **Engineering:** No comment
b. **Traffic:** No comment
c. **Utilities:** Gainesville Service area 6" water line on Grant Ford Road
No sewer in area

2. **(A) 5563 Waterwood Drive | Variance** | 17.240.010. to reduce the right side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | **Proposed Use: Single-family residence** | * Commission District 2 | **Marshall Keith & Mychelle Ann Brumbelow, applicant**

(B) 5563 Waterwood Drive | Variance | 17.240.010. to reduce the left side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | **Proposed Use: Single-family residence** | * Commission District 2 | **Marshall Keith & Mychelle Ann Brumbelow, applicant**

a. **Engineering:** No comment
b. **Traffic:** No comment
c. **Utilities:** Septic tank lot- existing septic system Hall County sewer territory but no sewer system in the area.

3. **0 & 3902 Belmont Highway | Amend Conditions of Zoning** | on a 15.75 ± acre tract located on the east side of Belmont Highway approximately 1,770 feet from its intersection with Mountain Creek Road | Zoned PID; Tax Parcels 15013 00074 (pt.) & 000017B | **Proposed Use: Truck parking and office** | ** Commission District 3 | **Gus E. Simpson, applicant**

   a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
   b. **Traffic:** No comment
   c. **Utilities**: Hall County service area
      No sewer system in area.

4. **1780 Hancock Avenue Extension | Use Subject to County Commission Approval** | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II (GCOD), Tax Parcel 00137 000005 | **Proposed Use: Outdoor storage** | ** Commission District 4 | **Jones Tree Service, 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.
   b. **Traffic:** No comment
   c. **Utilities**: Gainesville sewer service area
      Nearest sewer system is South on Griffin Circle.

5. **6619 Lanier Island Parkway | Amend Conditions of Zoning** | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD (GCOD), Tax Parcel 07355 002002 | **Proposed Use: Expansion of services** | ** Commission District 2 | **UHC of Atlanta North c/o Doug Weston III, 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**: City of Buford service district
      No sewer in area
      On site septic existing

6. **(A) 2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district** | ** Commission District 3 | **Paden M. Dunagan, applicant**

   (B) 2811 Athens Highway | Use Subject to County Commission Approval | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road

| Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Outdoor storage** | ** Commission District 3 | **Paden M. Dunagan, applicant**

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

Show stream buffer and impervious setback from wrested vegetation not centerline of stream

Show FEMA and Hall County studied Flood plains that are present on site.

b. **Traffic:** No comments

c. **Utilities**: Hall County Sewer area

Phase 1 of the Pond Fork Sewer Project will bring sewer system to the Roy Park Road intersection at Athens Hwy (US 129). No sewer in the area at the time.

7. **0 & 2010 Candler Road | Rezone** | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II (GOCD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial park** | ** Commission District 3 | **Paden M. Dunagan, applicant**

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

Show stream buffer and impervious setback from wrested vegetation not centerline of stream

b. Traffic: GDOT access permit required

c. **Utilities**: Gainesville Sewer area

No sewer nearby

8. **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and 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 stream buffer and impervious setback from wrested vegetation not centerline of stream

b. **Traffic:** Hall County commercial standards will apply. This will include but not limited to left and right (decel) lanes. GDOT coordination/comments will also be required due to the proximity to a state controlled intersection.

c. **Utilities**: Friendship Road Sewer. Property lies in the top of the system and will served by that project by Hall County.

9. **5859 & 5871 Brookton Lula Road | Rezone** | from Agricultural Residential (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 2.01± acre tract located on the south side of Brookton Lula Road, approximately 311 feet from its intersection with Cleveland Highway | Zoned AR-IV, Tax Parcels 12030 000009E & 000009C | **Proposed Use: Welding business** | ** Commission District 3 | **Jason Helton, 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 approval may be necessary
c. **Utilities**: Hall County service area
No service in the area.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, October 3, 2024 2:39 PM
To: Kaitlyn Elliott (Planning)
Subject: FW: Fire Comments

Kaitlyn,

Below are the fire comments for Ridge Rd. I see where I copied Katie Greenway twice.

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

From: John Hornick (Fire Services)
Sent: Thursday, September 19, 2024 11:11 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; jesmith@hallcounty.org; Michael Vieira (Fire Services) <mvieira@hallcounty.org>
Subject: Fire Comments

Tuesday, October 21st, 2024 Hall County Planning Commission Meeting.

5. **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and 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**

   Hall County Fire Marshal's Comments:

   1) The residential portion of the development has only one entrance off Ridge Rd. The residential development calls for 207 townhomes and 74 single family dwellings. The Rules and Regulations of the State of Georgia 120-3-3 states that developments of one and two family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire access roads. If approved a second access will have to be installed.

2) The town home rear alley or street is considered a fire apparatus access and will have to meet the minimum 20’ width requirement of the International Fire Code Chapter 5, Section 503.2.1, if approved the town home rear alley or street shall not be less than 20’ wide.

3) If approved all commercial buildings greater than 12,000 SF or 2 stories or greater in height will be required to have an emergency responder radio frequency test completed to determine the radio signal strength inside the building, any building failing the test will be required to have a bi-directional antenna system designed, installed, and certified.

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: SCOTT PUCKETT, INC.
REQUEST: REZONE FROM PRD & S-S TO PCD FOR A MIXED-USE DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: Jan 9, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWN BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION
(770) 531-6809

LONING NOTIC

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

APPLICANT: SCOTT PUCKETT, INC.

REQUEST: REZONE FROM PRD & S-S TO PCD FOR A MIXED-USE DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: DEC 16 2024
Time: 5:15 PM

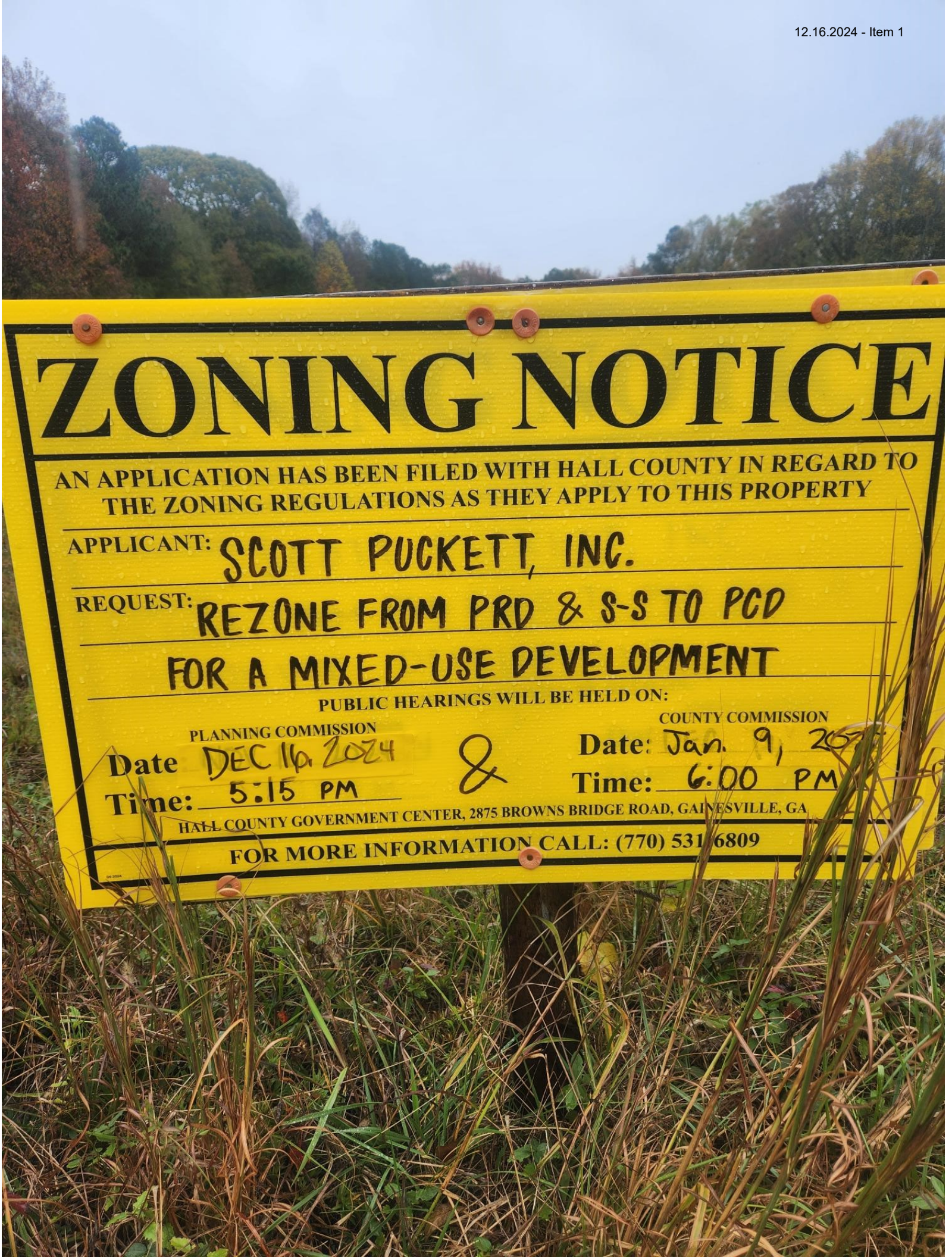
&

COUNTY COMMISSION
Date: JAN 9, 2025
Time: 6:00 PM

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

FOR MORE INFORMA

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: SCOTT PUCKETT, INC.
REQUEST: REZONE FROM PRD & S-S TO PCD FOR A MIXED-USE DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date DEC 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: Jan. 9, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: SCOTT PUCKETT, INC.
REQUEST: REZONE FROM PRD & S-S TO PCD FOR A MIXED-USE DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date DEC 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: Jan. 9, 20
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531 6809

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN SEPT 09, 2024 AND NO LATER THAN SEPT 22, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN SEPT 22, 2024 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Scott Puckett (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 9/16/2024 (Date) **for** Scott Puckett, Inc (Name application filed as).

Signature Scott Puckett

(The original document is required)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 701/2024

SUBJECT: **5111 Old Winder Highway | Rezone |** from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG
Recommendation:

1. Approval of the amended conditions is contingent upon the approval of the Special Use request of 5079 Old Winder Highway (HZCU24-0039).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.
5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
8. The development shall be limited to a maximum of two (2) model homes 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.
9. There shall be a mandatory Homeowners' Association (HOA).
10. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
11. All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.
12. The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.
13. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.
14. 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.
15. 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."
16. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
17. Buildings shall have no more than 6 units per building. Each building shall be staggered a minimum of 4 feet from the front setback of adjacent buildings.
18. The development shall be limited to 120 total townhome units.
19. All residential driveways shall measure no less than 20 feet from back of right-of-way.
20. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
21. The cluster mailbox unit shall have no less than 6 parking spaces.
22. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.
23. One construction trailer is permitted, provided the conditions of the Hall County Unified Development Code are met.
24. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.
25. A 50 foot undisturbed buffer shall be maintained along the property line of tax parcel 15038 000010.
26. The developer shall install and maintain a 6 foot high privacy fence or a 6 foot high vinyl coated chain link fence adjacent to the required 50 foot undisturbed buffer. The fence shall be located along the interior edge of the undisturbed buffer.
27. The detention pond at the rear of the property shall be designed to avoid directing stormwater runoff towards tax parcel 15038 000010.

Purpose of Request:

5111 Old Winder Highway | Rezone | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, 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
Narrative
Site Plan
Plat
Traffic Impact Study
Maps
Renderings
Water Availability
Sewer Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **5111 Old Winder Highway | Rezone |** from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) **| Proposed Use: Addition of 38 townhomes to a PRD | Steven P. Gilliam, applicant**

The request before you is from Steven P. Gilliam to rezone from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) for the addition of 38 townhomes to a previously-approved development. This item is located within Commission District 1.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with twenty-seven (27) conditions (4-0, Johnny Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed rezoning is consistent with the expansion of the adjacent Planned Residential Development (PRD) requirements.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. Approval of the amended conditions is contingent upon the approval of the Special Use request of 5079 Old Winder Highway (HZCU24-0039).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.
5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
8. The development shall be limited to a maximum of two (2) model homes 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.
9. There shall be a mandatory Homeowners' Association (HOA).
10. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
11. All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.
12. The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.
13. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.
14. 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.
15. 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."

16. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
17. Buildings shall have no more than 6 units per building. Each building shall be staggered a minimum of 4 feet from the front setback of adjacent buildings.
18. The development shall be limited to 120 total townhome units.
19. All residential driveways shall measure no less than 20 feet from back of right-of-way.
20. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
21. The cluster mailbox unit shall have no less than 6 parking spaces.
22. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.
23. One construction trailer is permitted, provided the conditions of the Hall County Unified Development Code are met.
24. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.
25. A 50 foot undisturbed buffer shall be maintained along the property line of tax parcel 15038 000010.
26. The developer shall install and maintain a 6 foot high privacy fence or a 6 foot high vinyl coated chain link fence adjacent to the required 50 foot undisturbed buffer. The fence shall be located along the interior edge of the undisturbed buffer.
27. The detention pond at the rear of the property shall be designed to avoid directing stormwater runoff towards tax parcel 15038 000010.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Steven P. Gilliam

Request ..... Rezone from Agricultural Residential 1 (AR-1) – Previously AR-IV to Planned Residential Development (PRD)

Proposed Use ..... Addition of 38 townhomes to a PRD

Size ..... 10.00± acres

Zoning ..... Current Agricultural Residential -1 (AR-1) – Previously AR-IV | Proposed Planned Residential Development (PRD)

Location ..... **5111 Old Winder Highway |** Tax Parcels 15038 000076 (pt.)

Commission District ..... One

Planning Commission Date ..... December 2, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed zoning district is consistent with the expansion of the adjacent Planned Residential Development (PRD, 17.180.060) requirements.

Record Number..... HZON24-0030

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

Vote: 4-0 (Johnny Varner absent)

Planning Commission Conditions:

1. Approval of the amended conditions is contingent upon the approval of the Special Use request of 5079 Old Winder Highway (HZCU24-0039).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.

5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
8. The development shall be limited to a maximum of two (2) model homes 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.
9. There shall be a mandatory Homeowners' Association (HOA).
10. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
11. All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.
12. The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.
13. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.
14. 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.
15. 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."
16. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
17. Buildings shall have no more than 6 units per building. Each building shall be staggered a minimum of 4 feet from the front setback of adjacent buildings.
18. The development shall be limited to 120 total townhome units.
19. All residential driveways shall measure no less than 20 feet from back of right-of-way.
20. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
21. The cluster mailbox unit shall have no less than 6 parking spaces.
22. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.

23. One construction trailer is permitted, provided the conditions of the Hall County Unified Development Code are met.
24. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.
25. A 50 foot undisturbed buffer shall be maintained along the property line of tax parcel 15038 000010.
26. The developer shall install and maintain a 6 foot high privacy fence or a 6 foot high vinyl coated chain link fence adjacent to the required 50 foot undisturbed buffer. The fence shall be located along the interior edge of the undisturbed buffer.
27. The detention pond at the rear of the property shall be designed to avoid directing stormwater runoff towards tax parcel 15038 000010.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville, presented the request. The applicant is requesting to rezone 10.00± acres of property zoned Agricultural Residential-1 (AR-1)/Previously AR-IV to Planned Residential Development (PRD) in order to add 38 townhomes to an existing Planned Residential Development (PRD) with a gross density of 4.00± units per acre. The development site consists of two parcels with a combined total of 30.02± acres. On July 11, 2024, the adjacent parcel (15038 000059) was approved for rezoning from Residential I (R-I) to Planned Residential Development (PRD) by the Hall County Commission on July 11, 2024, for an 82-unit townhome development (HZON24-0002) with an overall density of 4.10 dwelling units per acre subject to twenty-one conditions.

Public Forum:

Jill Cooper, 5125 Old Winder Highway, Braselton, spoke in opposition. Concerns raised were traffic, privacy, and the development's detention pond water runoff.

Rebuttal

The applicant addressed they would follow any improvements required after the traffic impact study.

Cameron Henderson, 4641 Quailwood Drive, Flowery Branch, explained that the topography will direct the water from the development's detention pond into the creek which is located on the property behind the subject development.

Planning Commission Comments:

Mr. Braswell questioned whether a 50 foot undisturbed buffer would be better suited between the development and Ms. Cooper's property. The applicant agreed. Mr. Sosebee asked if the applicant would be okay with installing a fence along Ms. Cooper's property line. The applicant said they would prefer farm fencing for the aesthetics but was open to the board's direction. The Planning Commission discussed with Mr. Henderson how the development's topography would impact stormwater runoff from the detention pond to the creek. Mr. Hunt asked if the sewer system would be gravity flow. The

applicant stated it will. Mr. Sosebee asked Ms. Cooper for her preference of fence style for the separation of the two properties. Ms. Cooper stated either chain-link or a solid privacy fence would be acceptable.

Motion:** A motion to approve, with conditions was made by Frank Sosebee and seconded by Gina Pilcher*. ***Vote: (4-0, Johnny Varner Absent)

Conditions:

1. Approval of the amended conditions is contingent upon the approval of the Special Use request of 5079 Old Winder Highway (HZCU24-0039).

2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.

5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.

6. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.

7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

8. The development shall be limited to a maximum of two (2) model homes 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.

9. There shall be a mandatory Homeowners' Association (HOA).

10. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).

11. All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.

12. The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.

13. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.

14. 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.

15. 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."

16. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

17. Buildings shall have no more than 6 units per building. Each building shall be staggered a minimum of 4 feet from the front setback of adjacent buildings.

18. The development shall be limited to 120 total townhome units.

19. All residential driveways shall measure no less than 20 feet from back of right-of-way.

20. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.

21. The cluster mailbox unit shall have no less than 6 parking spaces.

22. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.

23. One construction trailer is permitted, provided the conditions of the Hall County Unified Development Code are met.

24. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.

25. A 50 foot undisturbed buffer shall be maintained along the property line of tax parcel 15038 000010.

26. The developer shall install and maintain a 6 foot high privacy fence or a 6 foot high vinyl coated chain link fence adjacent to the required 50 foot undisturbed buffer. The fence shall be located along the interior edge of the undisturbed buffer.

27. The detention pond at the rear of the property shall be designed to avoid directing stormwater runoff towards tax parcel 15038 000010.

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. Approval of the amended conditions is contingent upon the approval of the Special Use request of 5079 Old Winder Highway (HZCU24-0039).

2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.

5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.

6. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.

7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

8. The development shall be limited to a maximum of two (2) model homes 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.

9. There shall be a mandatory Homeowners' Association (HOA).

10. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).

11. All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.

12. The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.

13. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.

14. 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.

15. 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."

16. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

17. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

18. The development shall be limited to 120 total townhome units.

19. All residential driveways shall measure no less than 20 feet from back of right-of-way.

20. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.

21. The cluster mailbox unit shall have no less than 6 parking spaces.

22. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.

23. One construction trailer is permitted, provided the conditions of chapter 17.210 of the Zoning Code are met.

Summary Analysis

The applicant is requesting to rezone 10.00± acres of property zoned Agricultural Residential-1 (AR-1)/Previously AR-IV to Planned Residential Development (PRD) in order to add 38 townhomes to an existing Planned Residential Development (PRD) with a gross density of 4.00± units per acre. The development site consists of two parcels with a combined total of 30.02± acres. The applicant has a concurrent request for the adjacent parcel (15038 000059) to amend conditions of zoning to allow for the expansion of the PRD and the addition of 38 townhomes to a Planned Residential Development (HZCU24-0039).

On July 11, 2024, the adjacent parcel (15038 000059) was approved for rezoning from Residential I (R-I) to Planned Residential Development (PRD) by the Hall County Commission on July 11, 2024, for an 82-unit townhome development (HZON24-0002) with an overall density of 4.10 dwelling units per acre subject to the following 21 conditions:

1. The property shall be developed in accordance with the site plan dated July 10, 2024, and described in the project narrative submitted on July 10, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of the site plan approval.
2. The development shall be limited to 82 townhome units.
3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.
5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. All residential driveways shall measure no less than 22 feet from the edge of right of way.
7. Garage door width shall not exceed 70% of the width of the front façade of the residence.
8. The development shall feature internal sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
10. The development shall be limited to a maximum of two (2) model homes 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.
11. There shall be a mandatory Homeowner's Association (HOA).
12. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
13. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.
14. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic study impact study, such as but not limited to the construction of a left and right turn lane on state route 211 (aka Old Winder Highway).

15. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on individual residential building lot.
16. There shall be 43 guest parking spaces provided as shown on the site plan dated July 10, 2024.
17. The cluster mailbox unit shall have no less than 5 parking spaces.
18. 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.
19. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."
20. All conditions of zoning shall be made part of any plats or construction plans created for the property.
21. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings

Per the submitted site plan and narrative, the dimensions of each townhome will be 24 feet wide and 50 feet in depth, with a minimum of 1,800 square feet of heated floor area per unit. Each townhome will include a front-entry two-car garage and a rear patio. The narrative indicates that the front entry garages will not exceed 70 percent of the townhome front façade. Two-car driveways will front each residence, measuring 16 feet wide and set back a minimum of 22 feet from the sidewalk.

The site plan provided by the applicant shows a single access point to serve the development from Old Winder Highway. Sidewalks measuring 5 feet in width are provided on both sides of the streets throughout the development to provide internal pedestrian connection. The site plan depicts open space to be 52% of the total site area.

The development standards for the project are described in the table below and are compared with the Planned Residential Development (PRD) requirements:

Development Standard	**Original Approval**	**Proposed Addition to the Development**	**Overall Development**	**PRD Requirement**
Site Area	20.02± acres	10.00± acres	30.02± acres	Complies
Number of Units	82 attached townhouse units	38 attached townhouse units	120 townhome units	N/A
Density	4.10 U/A	3.80 U/A	4.00 U/A	N/A
Open Space	11.20 acres	4.40 acres	15.60 acres	Complies
Amenities	2 parks	2 parks	4 parks	Complies
Mail Kiosk (CBU)	1 with 4 parking spaces	2 additional parking spaces	1 with 6 parking spaces	Complies
Guest Parking (Not including CBU parking)	43 parking spaces	2 additional parking spaces	45 parking spaces	Complies

Stormwater Management	1 stormwater pond	1 stormwater pond	2 stormwater ponds	N/A
Minimum Lot Depth	100 feet	87 feet	87 feet	N/A
Temporary Sales Office	0	1	1	N/A
Construction Trailer	0	1	1	N/A

The applicant has proposed four separate park areas as amenities within the development. A cluster mailbox unit (CBU) will be installed in the center of the development with 6 parking spaces proposed. Parking standards require at least five short-term parking spaces designated for CBU users (6.1.6.10.d).

Per the submitted narrative, water service will be provided by City of Gainesville Department of Water Resources, and sanitary sewer services will be provided by Hall County Sewer. The availability of the water service was confirmed in a letter dated September 20, 2024. The availability of the sanitary sewer services was confirmed in a letter dated September 17, 2024. The letter also mentions the connection to the sewer tie-in is required to be performed by the developer at their cost. Hall County Public Works Department has provided comments stating that a stormwater management report may be required..

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 Regional Activity Nodes & Corridors. The intent of this character area is to include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county; new development needs to be scaled in the context of the area's infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

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 consistent with the previous approval for the adjacent Planned Residential Development on July 11, 2024.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed residential use will adversely affect adjacent properties.**

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-1(AR-1) and is currently undeveloped.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **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.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is not consistent with the Comprehensive Plan and the "Regional Activity Nodes & Corridors" land use designation, which envisions a maximum density of up to 16 dwelling unit per acre at the discretion of the Board of Commissioners. The proposed development has an overall density of 4.00± 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 undeveloped.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The adjacent parcel (Tax Parcel 15038 000059) was rezoned to Planned Residential Development (PRD) on July 11, 2024.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Residential Development (PRD). Per the Official Code of Hall County, Planned Development Districts the Planned Development District is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support an attached, single-family residential use based on the Future Land Use Map. However, the development as proposed cannot be developed without rezoning.**

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. 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) 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.

11.2.6.E. - 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 Table 11.2.1 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2.6.E.]. **The proposal provides a narrative outlining the intent of the development.**

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.**

C. For any application for a slow rate land treatment system (see section 11.2.6.E.2.c), 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. **The applicant submitted a traffic study conducted by Southeastern Engineering, Inc. which recommended that both a left and right-turn lane be constructed on State Route 211 (aka Old Winder Highway).**

Development Support and Constraints

Hall County Environmental Health
In an email dated October 3, 2024, Emily McGahee stated "No comment. Public sewer."

Hall County Fire Marshal
In an email dated October 4, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated October 3, 2024, Bill Nash, Director, stated the following:

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setbacks from wrested vegetation not centerline of stream.

Traffic:
GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.

Utilities:
Off site easement required, system extension at developments expense.

Georgia Department of Transportation
In an email dated October 1, 2024, Veronica Chavers, D1TO Civil Engineer III, stated that GDOT coordination is required.

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)
Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30503
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Property Owner (Name & Mailing Address)
Chestnut Mountain Church of Christ
P.O. Box 7450
Chestnut Mountain, GA 30502
Phone 678-828-7311
Email Address

Proposed Use PRD - Addition of 38 Townhomes to PRD located at 5079 Old Winder Highway

Contact Person (Name & Mailing Address)
Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30503
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant
☐ Owner
☐ Option to Purchase
☐ Area Resident
☒ Other (Attorney)

Requested Action
Existing Zoning: AR-IV
Rezone to: PRD
Fee:$ 550.00
Receipt #:
Check #:

Tax Parcel Number 15038 000076
Acreage 10.0 Acres
Location Address 5111 Old Winder Highway, Braselton, GA 30517

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

Sign _____ Date: 8/23/2024

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: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) William Bart Jackson

Address 5111 old Winder Hwy
Braselton, Ga 30517

Phone Number 706-714-8200

Name of applicant(s) Steven P. Gilliam, Attorney

Address P.O. Box 1098
Gainesville, Ga 30503

Phone Number 770-536-3381

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)
William Bart Jackson

Personally appeared before me
BART JACKSON

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

Notary Public JEWELL MICHAEL Date 22 AUGUST 2024

JEWELL MICHAEL
NOTARY PUBLIC
COMMISSION EXPIRES
OCTOBER 17, 2025
BARROW COUNTY, GEORGIA

the church of Christ
at Chestnut Mountain
5111 Old Winder Hwy
Braselton, Ga. 30517

Date: August 26, 2024

To: Hall County
Community Development & Infrastructure
2875 Browns Bridge Road
Gainesville, Georgia 30504

Subject: Legal Capacity to Sign for Rezoning of Property

To whom this may concern:

My name is Seth Michael, the fulltime pulpit minister at the Chestnut Mountain Church of Christ located at 5111 Old Winder Highway, Braselton, GA 30517. Bart Jackson who signed the rezoning request is a member at this congregation and has the legal capacity to sign said document. If you have any questions, please do not hesitate to reach out to me as soon as possible as I do not want this matter to slow down the progress of selling the property to the buyer.

Seth Michael
618-616-6251

Church of Christ at Chestnut Mountain

JEWELL MICHAEL, NOTARY PUBLIC

JEWELL MICHAEL NOTARY PUBLIC COMMISSION EXPIRES OCTOBER 17, 2025 BARROW COUNTY, GEORGIA

AUGUST 26, 2024
12:22 PM

Minister
Seth Michael

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** ✓ I have not____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: $0.00 Date of Contribution: _____

Applicant's/Owner's Signature: William Bart Jackson **Date:** 8-22-2024

Applicant's/Owner's Name (Printed): William Bart Jackson

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 8/23/2024

Applicant's/Owner's Name (Printed): Steven P. Gilliam, Attorney

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5111 Old Winder Highway – 10.00 Acres

LOCATION – 5111 Old Winder Highway (Hwy 211)
Braselton, GA 30517

APPLICANT – Steven P. Gilliam, Attorney

CURRENT ZONING – AR-IV

PROPOSED ZONING – PRD

ACRES – 10.0 Acres

SUMMARY

The accompanying Application seeks a Rezoning from AR-IV to PRD for 10.00 acres of undeveloped property located at 5111 Old Winder Highway in Braselton, Hall County. The intent is to develop 38 townhome units of quality, 24'wide traditional single-family fee simple townhomes with an amenity area and 52% open space, exclusive of storm water ponds. The proposed use is consistent with the Hall County Comprehensive Plan for residential use and appropriate for Hall County's Planned Residential Development (PRD) District for this location, which is residential and mixed-use corridor.

SITE DESCRIPTION

The overall tract is 10 acres adjoining to 5079 Old Winder Highway and located behind Chestnut Mountain Church of Christ. The water is provided by the City of Gainesville, and Hall County will provide sewer. There are no known impediments to its successful development for the purposes intended. All roadways within the development shall be designed and constructed to Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.

ADJACENCIES & ACCESS

The property is surrounded by a PRD to the north, and residential zoning (AR-IV) to the east and to the south. Access to the property is from Old Winder Highway (SR 211), a two lane, paved and state-maintained roadway that connects to Winder Highway (SR 53).

PROJECT DIMENSIONAL STANDARDS

Parcel Size	10.00 acres
Proposed Number of Lots	38
Proposed Density	3.8 units/acre
Proposed Open Space	15.6 Acres (52%)
Streets	Public
Water and Sewer Provider	Gainesville City Water and Hall County Sewer
Minimum Lot Size	2,088 sq ft
Amenities	1 Park
Storm Water Management Areas	1
Minimum Lot Width	24 ft
Minimum Setback from Sidewalk	22 ft from garage door to back of sidewalk
Internal Side Setback	0 ft
Minimum Rear Yard Setback from Property Line	0 ft
Sidewalks – Both Sides of the Street	5 ft
Garage % of Front Façade	70%
Minimum Lot Depth	87 ft
PRD Buffer	50 ft
Impervious Stream Buffer	50 ft
Stream Setbacks	75 ft
Mail Kiosk (CBU)	1 with 6 additional parking spaces on the adjoining 20-acre tract
Minimum Heated Floor Area	1,800 sq ft
Front Setback from Right of Way	17 ft, 10 ft on corner streets
Side Separation from Foundation to Foundation	20 ft between buildings

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with masonry (brick or stone), wood, or fiber cement/Hardi-plank type siding. The garage doors shall not exceed 70% of the front façade. The builder intends to build:

- Single Family Fee Simple attached dwellings with two-car garages (garage width not to exceed 70% of front building width)
- Front facades with a combination of masonry and fiber cement siding materials

- Side and rear facades with masonry, fiber cement siding, or shake siding
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering
- Each building will be offset 4-5 feet from the neighboring buildings.
- All buildings contain no more than six units.

INTERNAL SIGNAGE

The Developer and/or builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

AMENITIES

- 1 Park
- Guest Parking Spaces in 10-acre Tract: 6
- Total Guest Parking Included in Both Tracts: 49

CONCEPTUAL MASTER PLAN

The development of the community shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such, may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the PRD master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the PRD zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this requested Rezoning to PRD to the existing AR-IV zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Applicant

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501
770-536-3381
sgilliam@sgwmfirm.com

Additional Contact

Cameron Henderson
Georgia South Development, LLC
390 Brogdon Road
Suwanee, GA 30024
678-978-6782
cameron@atlaslanddev.com

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Kristie Turner, Principal Planner

Hall County Community Development and Infrastructure

kturner@hallcounty.org

Re: 5079 Old Winder Highway Conditional Use and 5111 Old Winder Highway Rezoning

Dear Kristie,

Cameron Henderson, Amanda Graham, and I appreciate you, Katie, and Beth meeting with us on Wednesday, October 16, 2024, to discuss our open applications. As discussed, this letter is to request that the 5079 Old Winder Highway Conditional Use Application and the 5111 Rezoning Application, currently scheduled for the November 04, 2024, Planning Commission Public Hearing date, be tabled to the Planning Commission Hearing scheduled for December 02, 2024, with the coinciding Hall County Board of Commissioners Hearing on January 09, 2024.

Please let me know if you need anything further to allow for the rescheduling. Thank you for your consideration.

With cordial regards, I remain

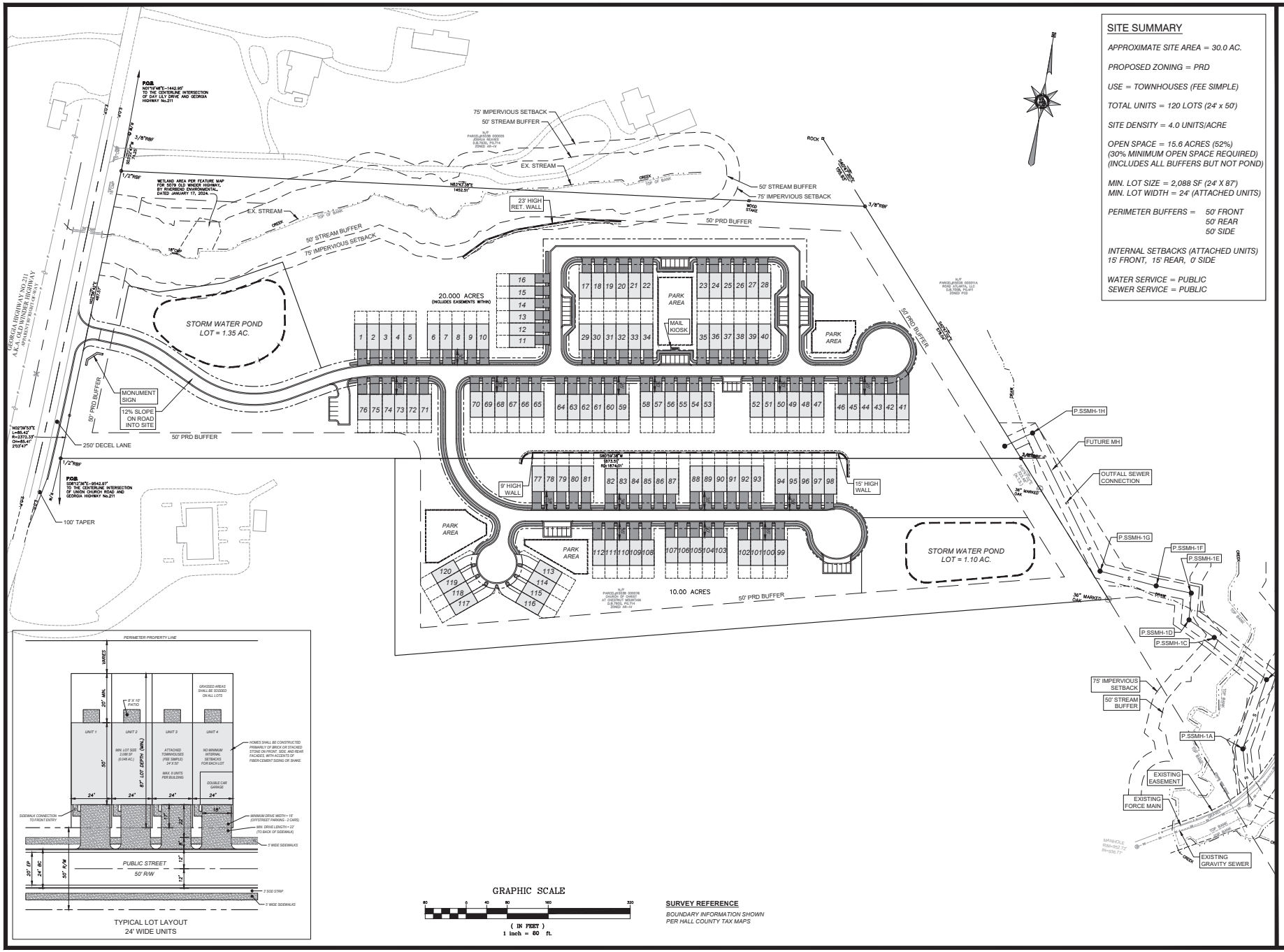
Sincerely,

Steven P. Gilliam

Cc: Cameron Henderson, Contact
Katie Greenway, Planning and Zoning Administrator
Beth Garmon, Director of Planning and Zoning

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER HALL COUNTY TAX MAPS

SITE SUMMARY

APPROXIMATE SITE AREA = 30.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 120 LOTS (24' x 50')

SITE DENSITY = 4.0 UNITS/ACRE

OPEN SPACE = 15.6 ACRES (52%)
(30% MINIMUM OPEN SPACE REQUIRED)
(INCLUDES ALL BUFFERS BUT NOT POND)

MIN. LOT SIZE = 2,088 SF (24' X 87')
MIN. LOT WIDTH = 24' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

©2024
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. AND SHALL NOT BE USED, REUSED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT TOWNHOUSE PROJECT GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

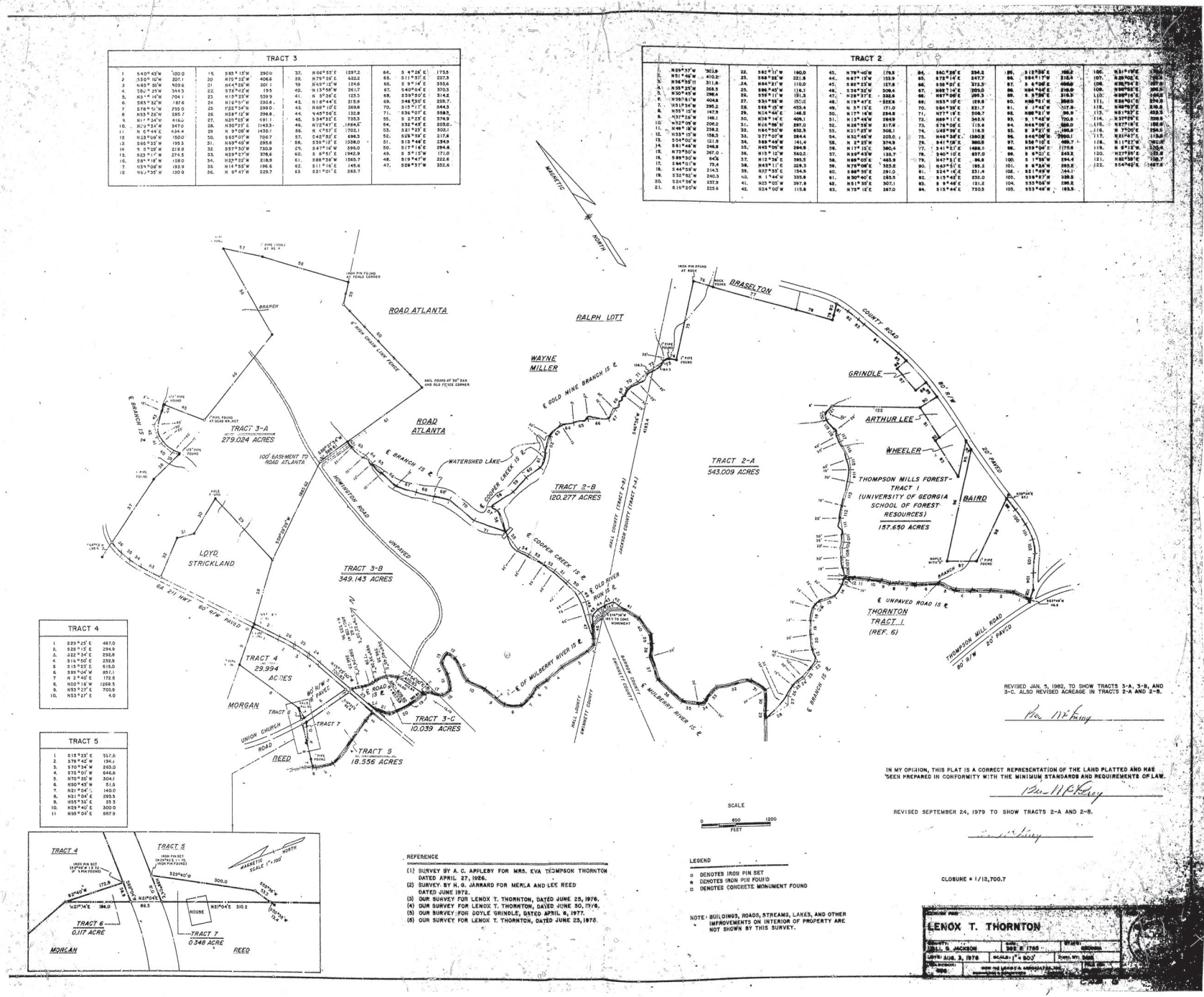
CONCEPTUAL SEWER PLAN

JOB NUMBER	DATE
24103	8-23-2024

DATE	NO	REVISION

12.2.2024 - Item 5

RZ-1



TRACT 3											
1.	S 40° 43' W	100.0	15.	S 83° 15' W	290.0	37.	N 66° 55' E	1297.2	64.	S 4° 26' E	1735
2.	S 50° 10' W	207.1	20.	N 75° 32' W	406.6	38.	N 79° 26' E	622.2	65.	S 11° 51' E	227.3
3.	N 85° 50' W	409.6	21.	N 64° 26' W	201.1	39.	N 49° 15' W	124.6	66.	S 9° 14' E	333.6
4.	S 82° 25' W	344.3	22.	S 76° 42' W	195	40.	N 13° 58' W	261.7	67.	S 40° 04' E	370.3
5.	N 2° 16' W	704.1	23.	N 15° 25' W	539.9	41.	N 5° 26' E	103.3	68.	S 39° 50' E	514.2
6.	S 65° 32' W	187.6	24.	N 16° 51' W	330.8	42.	N 16° 44' E	215.9	69.	S 46° 30' E	255.7
7.	S 78° 51' W	235.0	25.	N 22° 34' W	298.0	43.	N 68° 10' E	269.8	70.	S 15° 15' E	544.9
8.	N 53° 26' W	285.7	26.	N 28° 12' W	296.8	44.	N 45° 56' E	132.8	71.	S 36° 01' E	358.5
9.	N 1° 34' W	416.0	27.	N 35° 25' W	491.1	45.	S 34° 32' E	735.3	55.	S 2° 25' E	574.9
10.	N 2° 56' W	347.0	28.	N 50° 25' E	1143.3	46.	N 12° 47' E	1864.5	54.	S 32° 45' E	203.0
11.	N 6° 44' E	434.4	29.	N 9° 08' W	1435.1	56.	N 4° 51' E	1702.1	53.	S 21° 25' E	302.1
12.	N 23° 08' W	150.0	30.	S 65° 01' W	704.7	57.	S 42° 52' E	696.3	52.	S 28° 59' E	217.8
13.	S 54° 02' W	121.9	31.	N 69° 46' W	295.6	58.	S 39° 13' E	1038.0	51.	S 13° 46' E	234.9
14.	S 81° 48' W	248.8	32.	S 37° 30' W	730.9	59.	S 47° 16' E	396.0	50.	S 17° 16' E	284.6
15.	N 73° 30' W	267.0	33.	N 29° 27' W	378.6	60.	S 8° 51' W	1942.9	49.	S 5° 15' W	171.0
16.	S 89° 30' W	84'6	34.	N 27° 22' W	218.9	61.	S 88° 38' W	1565.7	48.	S 19° 47' W	222.6
17.	S 64° 01' W	73.4	35.	N 14° 55' W	196.6	62.	S 11° 16' E	145.6	47.	S 28° 57' W	332.6
18.	S 44° 59' W	214.3	36.	N 6° 47' W	229.7	63.	S 21° 01' E	263.7			
19.	S 30° 50' W	240.3									
20.	S 24° 38' W	257.9									
21.	S 16° 20' W	225.6									

TRACT 2											
	N 29° 37' W	363.8	22.	S 82° 11' W	160.0	43.	N 79° 40' W	179.5	84.	S 60° 28' E	294.5
	N 51° 46' W	410.2	23.	S 68° 28' W	221.8	44.	N 87° 15' W	153.9	85.	S 72° 14' E	247.7
3.	N 56° 35' W	311.8	24.	S 84° 21' W	110.0	45.	S 82° 23' W	157.8	86.	S 58° 02' E	372.3
4.	N 55° 25' W	268.5	25.	S 86° 45' W	116.1	46.	S 36° 32' W	308.4	87.	N 89° 14' E	205.0
5.	N 30° 47' W	296.4	26.	S 88° 11' W	191.3	47.	N 28° 37' E	332.5	88.	N 84° 46' E	216.0
6.	N 59° 51' W	404.8	27.	S 34° 58' W	150.2	48.	N 19° 47' E	222.5	89.	S 8° 58' E	216.3
7.	N 81° 56' W	295.2	28.	S 58° 13' W	453.4	49.	N 3° 15' E	171.0	90.	N 88° 21' W	206.0
8.	N 53° 15' W	147.9	29.	N 14° 46' E	148.5	50.	N 17° 16' W	254.6	91.	E 1° 42' W	117.8
9.	N 33° 26' W	149.1	30.	N 36° 16' E	409.1	51.	N 13° 46' W	284.9	92.	N 89° 21' W	96.9
10.	N 32° 09' W	206.2	31.	N 26° 58' W	287.0	52.	N 26° 38' W	217.6	93.	S 1° 48' W	720.8
11.	N 49° 18' W	238.2	32.	N 64° 50' W	632.3	53.	N 21° 23' W	308.1	94.	N 44° 09' E	388.0
12.	N 53° 10' W	158.3	33.	S 27° 07' W	284.4	54.	N 32° 48' W	203.0	95.	S 8° 21' W	106.9
13.	S 54° 02' W	121.9	34.	S 88° 48' W	141.4	55.	N 2° 23' W	374.9	96.	S 46° 08' W	2900.1
14.	S 81° 48' W	248.8	35.	N 43° 09' W	294.9	56.	N 17° 13' E	380.4	97.	S 36° 15' E	699.7
15.	N 73° 30' W	267.0	36.	N 13° 12' W	562.2	57.	N 28° 43' W	138.7	98.	N 58° 04' E	1170.8
16.	S 89° 30' W	84'6	37.	N 12° 36' E	395.5	58.	N 68° 05' E	483.9	99.	S 8° 51' E	548.2
17.	S 64° 01' W	73.4	38.	N 43° 11' E	328.3	59.	N 75° 08' E	352.5	90.	N 62° 51' E	195.2
18.	S 44° 59' W	214.3	39.	N 27° 35' E	154.9	60.	S 66° 35' E	291.0	91.	S 24° 16' E	231.4
19.	S 30° 50' W	240.3	40.	N 1° 44' W	335.8	61.	N 50° 40' E	265.5	92.	S 15° 42' E	232.0
20.	S 24° 38' W	257.9	41.	N 33° 05' W	397.8	62.	N 51° 35' E	307.1	93.	S 8° 46' E	121.2
21.	S 16° 20' W	225.6	42.	N 24° 00' W	115.8	63.	N 75° 12' E	287.0	94.	S 15° 44' E	750.5

TRACT 4		
1.	S 29° 25' E	497.0
2.	S 28° 15' E	294.9
3.	S 22° 34' E	292.8
4.	S 16° 30' E	232.9
5.	S 15° 23' E	615.0
6.	S 89° 04' W	857.1
7.	N 2° 40' E	172.8
8.	N 20° 18' W	1268.5
9.	N 53° 23' E	703.9
10.	N 53° 27' E	4.0

TRACT 5		
1.	S 15° 23' E	957.8
2.	S 76° 42' W	194.1
3.	S 70° 34' W	263.0
4.	S 72° 01' W	546.8
5.	N 70° 32' W	304.1
6.	N 50° 43' W	51.5
7.	N 21° 04' E	140.0
8.	N 21° 04' E	293.5
9.	N 55° 35' E	33.3
10.	N 29° 40' E	300.0
11.	N 59° 04' E	887.9

REVISED JAN. 5, 1982, TO SHOW TRACTS 3-A, 3-B, AND 3-C. ALSO REVISED ACREAGE IN TRACTS 2-A AND 2-B.

Rec. M.P. Finley

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Ben M.P. Finley

REVISED SEPTEMBER 24, 1979 TO SHOW TRACTS 2-A AND 2-B.

Ben M.P. Finley

CLOSURE = 1/12,700.7

REFERENCE

(1) SURVEY BY A. C. APPLEBY FOR MRS. EVA THOMPSON THORNTON DATED APRIL 27, 1926.
(2) SURVEY BY H. G. JARRARD FOR MERLA AND LEE REED DATED JUNE 1972.
(3) OUR SURVEY FOR LENOX T. THORNTON, DATED JUNE 25, 1976.
(4) OUR SURVEY FOR LENOX T. THORNTON, DAYED JUNE 30, 1976.
(5) OUR SURVEY FOR DOYLE GRINDLE, DATED APRIL 6, 1977.
(6) OUR SURVEY FOR LENOX T. THORNTON, DATED JUNE 25, 1973.

LEGEND

o DENOTES IRON PIN SET
e DENOTES IRON PIN FOUND
□ DENOTES CONCRETE MONUMENT FOUND

NOTE: BUILDINGS, ROADS, STREAMS, LAKES, AND OTHER IMPROVEMENTS ON INTERIOR OF PROPERTY ARE NOT SHOWN BY THIS SURVEY.

LENOX T. THORNTON

SURVEYED FOR: LENOX T. THORNTON
COUNTY: HALL & JACKSON | DATE: JUNE 25, 1976 | BY: [illegible]
DATE: AUG. 3, 1978 | SCALE: 1" = 800' | PLAT NO. 3666
SURVEYED BY: [illegible] | FILE NO. [illegible]

Recorded February 3, 1982 — H. Grady Watson, Clerk

12.2.2024 - Item 5

TRAFFIC IMPACT STUDY

FOR

ATLAS TOWNHOMES

HALL COUNTY, GA

Prepared By:

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066

September 9, 2024

Table of Contents

LIST OF TABLES 2
LIST OF FIGURES 2
APPENDICES 2
EXECUTIVE SUMMARY 3
INTRODUCTION 1
PROJECT DESCRIPTION 2
Study Network 2
Roadway Conditions 3
EXISTING TRAFFIC CONDITIONS 3
Level of Service Methodology 5
Existing Conditions Level of Service 5
FUTURE CONDITIONS – WITHOUT THE PROPOSED DEVELOPMENT (NO-BUILD) 6
Growth Rate 6
Future No-Build Traffic Volumes 7
Future No-Build Conditions Level of Service 7
PROPOSED DEVELOPMENT 7
Trip Generation 7
Trip Distribution and Assignment 7
Auxiliary Lane Analysis 7
FUTURE CONDITIONS - WITH THE PROPOSED DEVELOPMENT (BUILD) 8
Build Traffic Volumes 8
Delay Analysis for Build Condition 8
Intersection Control Evaluation (ICE) 9
Level of Service Comparison 9
CONCLUSION 10
APPENDICES 11

LIST OF TABLES

Table 1: Existing Traffic Volumes 3
Table 2: Level of Service for Unsignalized and Signalized Intersections 5
Table 3: Level of Service and Delay for Existing Condition (2024) 5
Table 4: GDOT Historical Growth Rate 6
Table 5: Georgia Governor's Office of Planning and Budget Annual Population Estimates 6
Table 6: U.S. Census Bureau Annual Estimates of the Resident Population 6
Table 7: Level of Service and Delay for No-Build Condition (2027) 7
Table 8: Proposed Site Trip Generation 7
Table 9: Left-Turn Lane Requirements 8
Table 10: Right-Turn Lane Requirements 8
Table 11: Level of Service and Delay for Build Condition (2027) 9
Table 12: Level of Service Comparison 9

LIST OF FIGURES

Figure 1 Location Map 1
Figure 2 Aerial of Study Area 2
Figure 3 Peak Hour Volumes 4

APPENDICES

Appendix A: Site Plan
Appendix B: Traffic Counts Summary Sheets
Appendix C: Growth Rate Summary
Appendix D: Synchro Reports
Appendix E: Trip Generation Report
Appendix F: ICE Tool Report

EXECUTIVE SUMMARY

Atlas Development Townhouse Project is a proposed residential development located along SR 211 in Hall County, GA. The site is approximately 20 acres and is located along the east side of SR 211, south of SR 53. The development will include 120 townhomes is expected to be constructed by 2027. The site will be accessed by one new driveway on SR 211. This study analyzed existing and future traffic operations and capacity analysis for the study intersections to determine if recommendations to the existing roadway network should be made to accommodate the new traffic and determine how the new driveway should be controlled.

This study analyzed the impacts the development's generated trips are expected to have on the surrounding roadway network and study intersections. The study intersections are listed below:

1. SR 53 at SR 211
2. SR 211 at Atlas Drive

The ITE Trip Generation Manual, was referenced to estimate the trips generated by the residential development. The expected trips were added to the future projected traffic volumes to analyze delay and level of service at the study intersections in build condition and compare with the existing conditions. The geometry and method of control for the access driveway intersection on the State Route was determined utilizing GDOT's auxiliary lane requirements and ICE tool.

The existing intersection is operating at an overall acceptable level of service in the existing year (2024) and no-build year (2027). The development traffic has a nominal effect on the existing intersection's delay and operation. The development driveway is expected to operate acceptably upon full build-out of the development. Based on the auxiliary lane analysis per GDOT guidelines, both a left-turn and a right-turn lane are recommended at the driveway intersection.

The following is the recommended configuration at the development driveway:

<u>SR 211 at Atlas Drive</u>

- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.

No other roadway improvements are recommended for this development.

INTRODUCTION

A traffic impact study was conducted by Southeastern Engineering, Inc. for the proposed townhome development along SR 211/Old Winder Hwy south of SR 53/Winder Hwy in Hall County, GA. The development proposes adding a total of 120 townhomes and is expected to be completed in 2027. The site will be accessed by a single new driveway on SR 211. An overall location map of the site area is shown in **Figure 1**.

Figure 1 Location Map

This study will identify the potential impacts of the proposed development's traffic on the surrounding roadway network. The study includes the existing and future peak hour traffic operations and capacity analysis for the study intersections. As necessary, operational improvements will be identified and analyzed to mitigate the traffic impacts caused by the development. Based on the results of the analysis for the study intersections, recommendations will be made for intersection geometry and control methods.

PROJECT DESCRIPTION

The townhouse development will have 120 townhomes, built on approximately 20 acres of land in Hall County, GA. The site will have one new driveway on SR 211 proposed as a full-access, stop-sign controlled approach. This study analyzes traffic impact upon the full built-out of the development, which is planned for 2027. The site plan is attached in **Appendix A**.

Study Network

The traffic study analyzes traffic operations for the intersections in the vicinity of the development. Capacity analysis and level of service evaluations of the study intersections were conducted for the existing, no-build and build scenarios. An aerial of the study area is shown in **Figure 2**. The study intersections are listed below:

1. SR 53/Winder Hwy at SR 211/Old Winder Hwy– Traffic Signal
2. SR 211/Old Winder Hwy at Atlas Drive *(New Intersection)* – Minor-Street Stop-Control

Figure 2 Aerial of Study Area

Roadway Conditions

The roadway network adjacent to the development was examined to review the roadway characteristics in the study area.

SR 211/Old Winder Highway

SR 211/Old Winder Highway is an undivided two-lane roadway that is classified as a minor arterial. It has a posted speed limit of 45 mph north of Daylily Drive and 55 mph south of Daylily Drive. There is curb and gutter present as well as some sidewalk near its intersection with SR 53.

SR 53/Winder Highway

SR 53/Winder Highway is a four-lane median-divided roadway west of Tanners Mill Road and an undivided two-lane roadway east of Tanners Mill Road. It is classified as a minor arterial southeast of Old Winder Hwy and a principal arterial northeast of Old Winder Hwy. It has a posted speed limit of 45 mph. There is curb and gutter present along the roadway, as well as sidewalk in the study area.

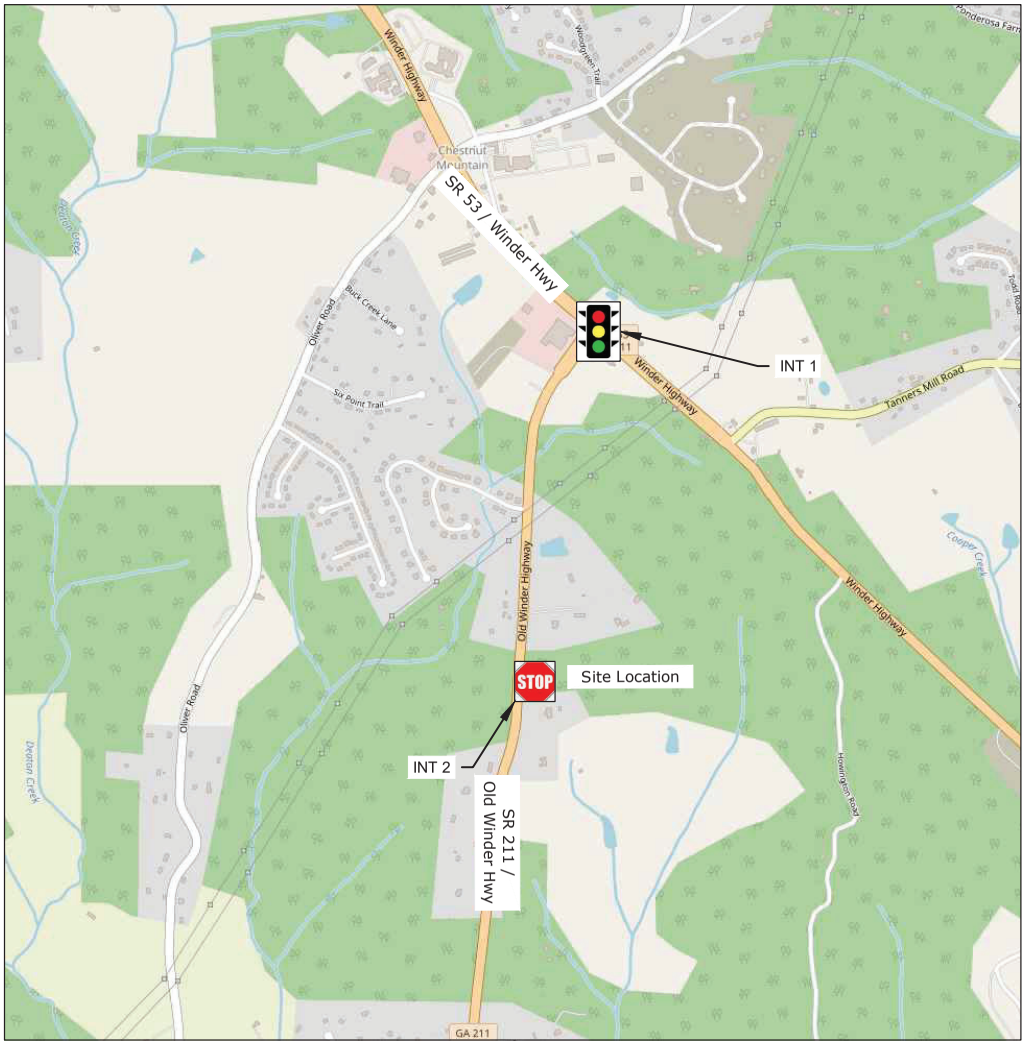
EXISTING TRAFFIC CONDITIONS

Existing traffic volumes at the study intersections were collected on Tuesday, January 30th, 2024. Peak hour turning movement counts were collected at the existing study intersections, and daily traffic volumes were collected on primary roadways near the development. Existing daily traffic volumes collected in the study area are summarized in **Table 1**, and detailed traffic counts are attached in **Appendix B**. The existing AM and PM peak hour traffic volumes for the study area are shown in **Figure 3**.

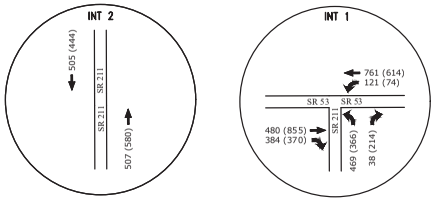
Table 1: Existing Traffic Volumes

Location	Volume		Total
	Northbound	Southbound	
SR 211 / Old Winder Hwy south of Daylily Dr	6,211	5,986	12,197

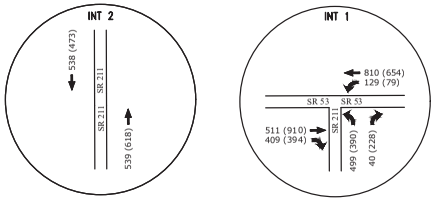
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY	1326-24-009		



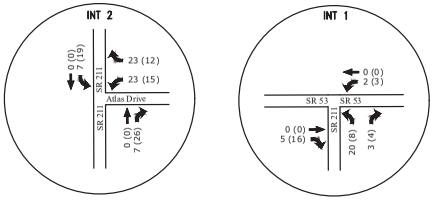
EXISTING CONDITION (2024)



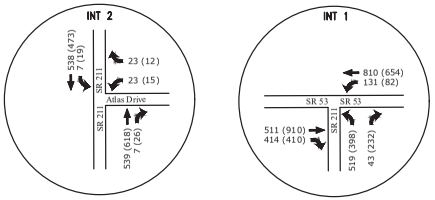
NO-BUILD CONDITION (2027)



SITE-GENERATED TRIPS



BUILD CONDITION (2027)



Legend: AM (PM)

FIGURE 3

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road
Marietta, Georgia 30066
tel: 770-321-3936
www.seengineering.com

PEAK HOUR TRIPS

REVISION DATES

DATE:

ATLAS TOWNHOMES

SHEET NO.

12.2.2024 - Item 5

DRAWING NAME: I:\1326 Atlas Development\1326-24-009 Hall Co Townhouse Study\Traffic\DWG\Figures Atlas.dwg
PLOTTED ON: Nov 26, 2024 - 10:27 AM
PRINTED BY: ALEXANDER HARKNESS

Level of Service Methodology

Intersection capacity analyses were performed using the methodology outlined in the Highway Capacity Manual, 6th Edition (HCM). This methodology is the industry standard for the evaluation of intersection capacity and delay. To facilitate the analysis, computer software Synchro was used. This software conforms to the methodology of the HCM.

An analysis of peak hour traffic conditions was performed to determine the level of service (LOS) at the study intersections. LOS for an intersection is based on vehicular delay at the intersection and is a typical measure of effectiveness used to evaluate intersection operations. The HCM provides ranges of delay for each LOS definition, spanning from very minimal delays (LOS A) to high delays (LOS F). LOS F is considered unacceptable for most drivers.

For unsignalized intersections, where a stop sign controls side streets or minor streets, the criterion for evaluating traffic operations is the LOS for the controlled turning movements at the intersection. Methodology from the HCM to determine the delay and LOS for these turning movements is based on the following input data including intersection geometry, lane configuration, and turning movement volumes.

For the signalized intersections, LOS is based on the following input data: intersection geometry, lane configuration, turning movement volumes, traffic signal timing.

Table 2 below indicates the relationship between delay and LOS for unsignalized and signalized intersections, respectively.

Table 2: Level of Service for Unsignalized and Signalized Intersections		
Level of Service	**Control Delay Per Vehicle (sec)**	
	Unsignalized Intersection	**Signalized Intersection**
A	≤10	≤10
B	>10 and ≤15	>10 and ≤20
C	>15 and ≤25	>20 and ≤35
D	>25 and ≤35	>35 and ≤55
E	>35 and ≤50	>55 and ≤80
F	>50	>80

Existing Conditions Level of Service

The level of service for the existing condition was determined using Synchro 11. The existing intersection geometry, lane configuration, signal timings, and turning volumes were utilized for the analysis of the intersection. The results of the intersection capacity analysis are summarized in **Table 3,** and detailed Synchro reports are attached in **Appendix D**. The levels of service for all approaches at the existing intersection are acceptable in the existing conditions.

Table 3: Level of Service and Delay for Existing Condition (2024)				
Intersection	**Control Type**	**Approach**	**Delay (LOS)**	
			AM	**PM**
SR 53 at SR 211	Signalized Intersection	EB	7 (A)	7 (A)
		WB	8 (A)	7 (A)
		NB	17 (B)	18 (B)
		Overall	**9 (A)**	**9 (A)**

FUTURE CONDITIONS – WITHOUT THE PROPOSED DEVELOPMENT (NO-BUILD)

The impact of the proposed development on the roadway network was analyzed and evaluated in the future year (2027) without the proposed development (No-Build) to compare the future conditions with the proposed fully constructed development (Build).

Growth Rate

Growth rate for the study area was calculated using annual volume statistics from GDOT's Traffic Analysis & Data Application (TADA). The growth rate calculated using the GDOT's historical traffic data is summarized in **Table 4**. Historical counts and calculations from all sources are attached in **Appendix C**.

Table 4: GDOT Historical Growth Rate

Station ID	Location	5-Year Growth Rate	10-Year Growth Rate
139-0441	Spout Springs Rd n/o Iris Dr	3.4%	5.3%
135-0476	Thompson Mill Rd w/o Puckett Rd	2.3%	1.0%
139-8206	Union Circle e/o Spout Springs	9.7%	4.1%
139-7382	Ridge Rd s/o SR 347	8.3%	6.3%
139-0437	Spout Springs Rd n/o SR 347	2.6%	3.2%
5 - Year and 10 - Year Average		**5.2%**	**4.0%**
Average Growth Rate		**4.6%**	

Hall County census data obtained from the U.S. Census Bureau and the Georgia Governor's Office of Planning and Budget was used to calculate a growth rate for the study area. County census data and estimated growth rate is shown in **Table 5**.

Table 5: Georgia Governor's Office of Planning and Budget Annual Population Estimates

Geographic Area	Average 5-Year Growth Rate from 2020 to 2050						
Hall County	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	**Average**
	1.6%	1.4%	1.3%	1.1%	1.0%	1.0%	**1.2%**

Geographic Area	Average 10-Year Growth Rate from 2020 to 2050			
Hall County	2020-2030	2030-2040	2040-2050	**Average**
	1.3%	1.3%	1.1%	**1.3%**

Census data from the U.S. Census Bureau was used to calculate a growth rate for Hall County. Growth rate estimated using the U.S. Census Bureau data is shown in **Table 6**.

Table 6: U.S. Census Bureau Annual Estimates of the Resident Population

Geographic Area	2010 Census	2020 Census	2010 to 2020 Growth Rate
Hall County	179,684	203,136	1.23%

The overall project growth rate for this project was determined reviewing the different sources, and an average growth rate of 2.1% was utilized for the study to project future year traffic volumes.

Future No-Build Traffic Volumes

The projected future 2027 background traffic volumes were calculated by applying the annual exponential growth rate over three years to the existing 2024 background traffic volumes. Future 2027 background traffic volume is shown in **Figure 3**.

Future No-Build Conditions Level of Service

The methodology discussed previously was used to determine the level of service for the study intersections using the future 2027 background traffic volumes to determine operations at the study intersections. The intersection capacity analysis results for future no-build year (2027) are summarized in **Table 7** and detailed Synchro reports are attached in **Appendix D**. The existing intersection and all its approaches are expected to continue to operate similarly and at acceptable levels of service as they do in the existing year (2024) conditions.

Table 7: Level of Service and Delay for No-Build Condition (2027)

Intersection	Control Type	Approach	Delay (LOS)	
			AM	PM
SR 53 at SR 211	Signalized Intersection	EB	7 (A)	8 (A)
		WB	8 (A)	8 (A)
		NB	19 (B)	21 (C)
		Overall	**10 (B)**	**11 (B)**

PROPOSED DEVELOPMENT

The townhouse development will have 120 townhomes located along SR 211 in Hall County, GA. One new driveway on SR 211 is proposed as a full access, stop-controlled approach. This study analyzes traffic impact upon the full built-out of the development, which is planned for 2027.

Trip Generation

The number of trips expected to be generated from the development were estimated based on the method defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The trip generation for the proposed development is summarized in **Table 8**. The trip generation report is attached in **Appendix E**.

Table 8: Proposed Site Trip Generation

Land Use (ITE Code)	Unit of Measure	Daily Traffic			AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Multi-Family Housing (Low-Rise) (220)	120 Units	422	423	845	14	46	60	45	27	72

Trip Distribution and Assignment

The trips expected to be generated from the proposed development were distributed on the roadway network in the study area. The proposed distribution is based on historical counts and observed traffic patterns in the study area. **Figure 3** shows the development-generated trips in the network.

Auxiliary Lane Analysis

The need for auxiliary lanes on SR 211 was evaluated at the driveway intersection based on the guidelines from GDOT's *Regulations for Driveway and Encroachment Control*. Auxiliary lanes are used on approaches to intersections when the projected daily turning traffic volumes exceed minimum levels. Based on the GDOT manual a left-turn lane is recommended at an intersection if the threshold values as shown in **Table 9** are met.

Table 9: Left-Turn Lane Requirements				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
≥ 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Based on the GDOT manual a right-turn lane is recommended at an intersection if the threshold values as shown in **Table 10** are met.

Table 10: Right-Turn Lane Requirements				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
≥65 MPH	Always	Always	Always	Always

SR 211 is a two-lane route, with an existing average daily traffic volume of approximately 12,195 vehicles per day (vpd) and has a posted speed limit of 55 miles per hour. Based on these characteristics, the threshold for a left-turn lane is 150 LTV per day, and a right-turn lane is set at 50 RTV per day. Based on the expected trip distribution, approximately 190 vpd will make a left-turn and approximately 230 vpd will make a right-turn onto Atlas Drive (new driveway). Therefore, both a right-turn and left-turn lane are recommended on SR 211 at the new driveway intersection, and will be included in the analysis.

FUTURE CONDITIONS - WITH THE PROPOSED DEVELOPMENT (BUILD)

To assess the impact of the proposed development, the site-generated trips were added to the future no-build background traffic, and the combined volumes were analyzed.

Build Traffic Volumes

The trips expected to be generated from the development were distributed on the roadway network in the study area. The proposed distribution is based on historical counts and traffic patterns in the area from the collected data. The total site generated trip distribution for peak hours is shown in **Figure 3**.

Delay Analysis for Build Condition

The level of service criteria discussed in the prior sections was applied to the study intersections to determine the impacts of 2027 background traffic volumes plus total site-generated volumes. All intersections were analyzed with existing controls and geometric configurations. The driveway was modeled with the auxiliary lanes on SR 211.

The results of the intersection capacity analysis for the future year with the development are summarized in **Table 11** and detailed Synchro reports are attached in **Appendix D**. The proposed development is expected to have a nominal impact on the existing signalized intersection of SR 53 at SR 211. The site driveway is expected to operate acceptably upon full build-out of the development.

Table 11: Level of Service and Delay for Build Condition (2027)				
Intersection	**Control Type**	**Approach**	**Delay (LOS)**	
			AM	**PM**
SR 53 at SR 211	Signalized Intersection	EB	8 (A)	8 (A)
		WB	8 (A)	8 (A)
		NB	20 (B)	21 (C)
		Overall	**11 (B)**	**11 (B)**
SR 211 at Atlas Drive	Minor-Street Stop-Control	WB	21 (C)	21 (C)

Intersection Control Evaluation (ICE)

GDOT policy 4A-5 states an intersection control evaluation (ICE) is required for a proposed driveway intersection on State Routes. Accordingly, ICE was performed on the new driveway intersection. The ICE process compares and scores the feasible intersection controls based on project cost, safety analysis, traffic operations, environmental impacts, and stakeholder posture. The higher the ICE score, the preferable the intersection control per the GDOT ICE tool.

An ICE waiver was provided for the new driveway on SR 211 because only one feasible alternative, the minor-street stop control with both right-turn and left-turn storage lanes on SR 211, was identified in Stage 1. The ICE tool and associated operational analysis reports are attached in **Appendix F**.

Level of Service Comparison

The results of the intersection capacity analysis for the no-build (2027) and build with the development are summarized in **Table 12** below for the study intersections. The site driveway is expected to operate acceptably upon full build out of the development. The impact of the development traffic on the existing intersection of SR 53 at SR 211 is nominal.

Table 12: Level of Service Comparison						
Intersection	**Control Type**	**Approach**	**No-Build Conditions**		**Build Conditions**	
			Delay (LOS)		**Delay (LOS)**	
			AM	**PM**	**AM**	**PM**
SR 53 at SR 211	Signalized	EB	7 (A)	8 (A)	8 (A)	8 (A)
		WB	8 (A)	8 (A)	8 (A)	8 (A)
		NB	19 (B)	21 (C)	20 (B)	21 (C)
		Overall	**10 (B)**	**11 (B)**	**11 (B)**	**11 (B)**
SR 211 at Atlas Drive	Minor-Street Stop-Control	WB			21 (C)	21 (C)

CONCLUSION

Atlas Development Townhouse Project is a proposed residential development located along SR 211 in Hall County, GA. The site is approximately 20 acres and is located along the east side of SR 211, south of SR 53. The development will include 120 townhomes is expected to be constructed by 2027. The site will be accessed by a single driveway on SR 211. This study analyzed existing and future traffic operations and capacity analysis for the study intersections to determine if recommendations to the existing roadway network should be made to accommodate the new traffic and determine how the new driveway should be controlled.

Based on the analysis, the development driveway and the existing adjacent intersection are expected to operate acceptably in the future no-build and build scenarios. The proposed development will have a nominal impact on the existing intersection.

Based on the auxiliary lane analysis, both a left-turn lane and a right-turn lane are recommended on SR 211 at the driveway intersection.

The following is the recommended configuration at the development driveway:

SR 211 at Atlas Drive

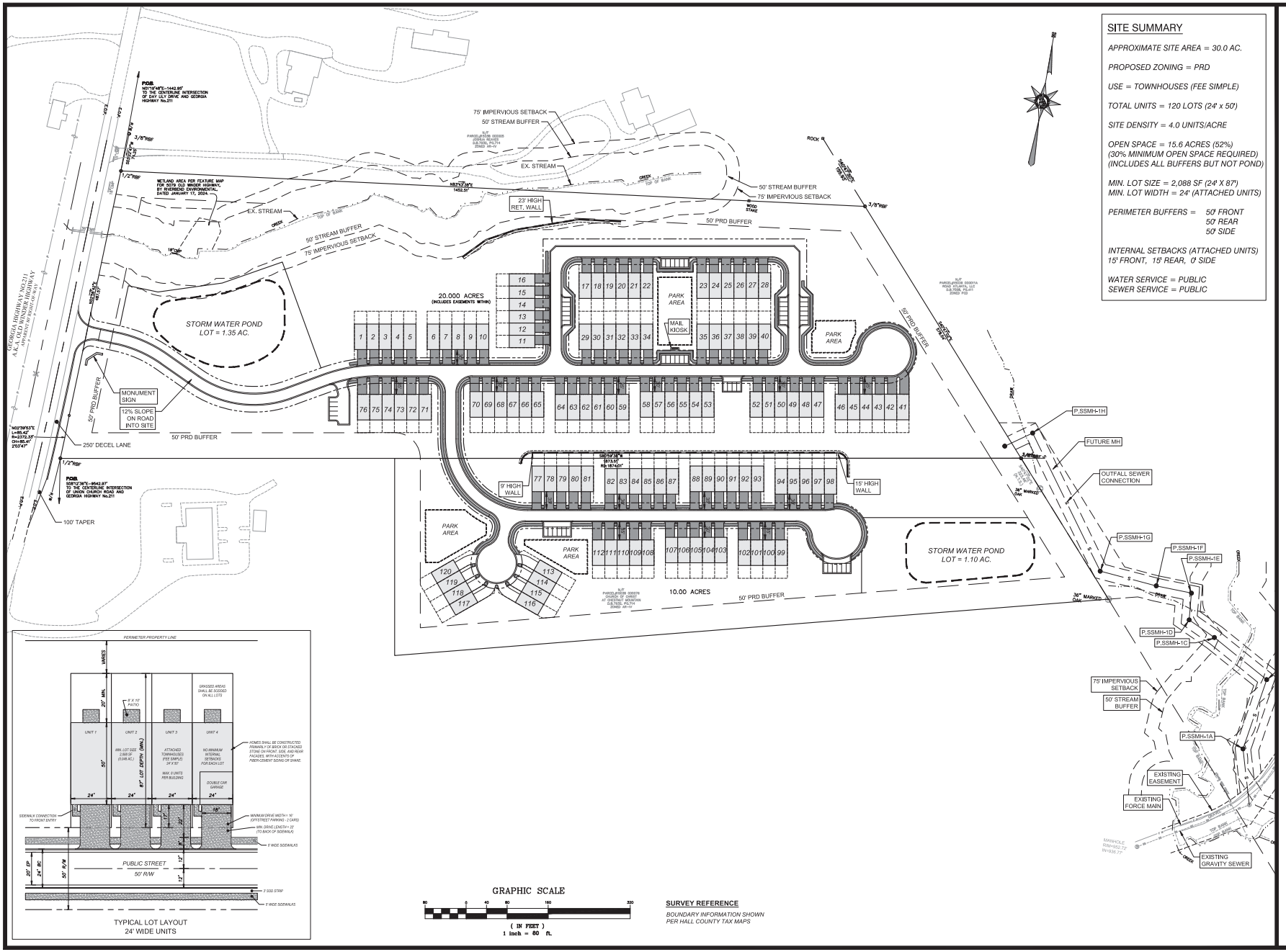
- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.

No other roadway improvements are recommended for this development.

APPENDICES

- **Appendix A**
  - Site Plan
- **Appendix B**
  - Traffic Counts Summary Sheets
- **Appendix C**
  - Growth Rate Summary
- **Appendix D**
  - Synchro Reports
- **Appendix E**
  - Trip Generation Report
- **Appendix F**
  - ICE Tool Report

Appendix A
Site Plan



SITE SUMMARY

APPROXIMATE SITE AREA = 30.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 120 LOTS (24' x 50')

SITE DENSITY = 4.0 UNITS/ACRE

OPEN SPACE = 15.6 ACRES (52%)
(30% MINIMUM OPEN SPACE REQUIRED)
(INCLUDES ALL BUFFERS BUT NOT POND)

MIN. LOT SIZE = 2,088 SF (24' X 87')
MIN. LOT WIDTH = 24' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER HALL COUNTY TAX MAPS

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2024 REED PLANNING & DESIGN, INC. ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY ARE NOT TO BE USED, REPRODUCED OR CONVEYED IN ANY MANNER WHATSOEVER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

CONCEPTUAL SEWER PLAN

JOB NUMBER	DATE
24103	8-23-2024

DATE	NO	REVISION

RZ-1

12.2.2024 Item 5

Appendix B

Traffic Counts Summary Sheets

Turning Movement Counts
SR 53 / Winder Hwy at SR 211 / Old Winder Hwy

Click here for Map

Peak Hour Turning Movement Count

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, January 30, 2024	
Period	0600 - 0800
Peak Hour	0700 - 0800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	96	-	10	-	0	106	-	-	-	-	-	0	-	99	79	-	0	178	16	169	-	-	0	185	469
0715 - 0730	121	-	7	-	0	128	-	-	-	-	-	0	-	113	71	-	0	184	20	198	-	-	0	218	530
0730 - 0745	150	-	10	-	0	160	-	-	-	-	-	0	-	116	92	-	0	208	48	226	-	-	0	274	642
0745 - 0800	102	-	11	-	0	113	-	-	-	-	-	0	-	152	142	-	1	295	37	168	-	-	0	205	613
Total	469	0	38	0	0	507	0	0	0	0	0	0	0	480	384	0	1	865	121	761	0	0	0	882	2254
Approach %	92.50	0.00	7.50	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	55.49	44.39	0.00	0.12	-	13.72	86.28	0.00	0.00	0.00	-	
PHF	0.78	0.00	0.86	0.00	0.00	**0.79**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.79	0.68	0.00	0.25	**0.73**	0.63	0.84	0.00	0.00	0.00	**0.80**	**0.88**

Passenger Vehicles (1-3)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	95	-	10	-	0	105	-	-	-	-	-	0	-	91	73	-	0	164	15	161	-	-	0	176	445
0715 - 0730	120	-	7	-	0	127	-	-	-	-	-	0	-	102	68	-	0	170	18	191	-	-	0	209	506
0730 - 0745	148	-	10	-	0	158	-	-	-	-	-	0	-	108	92	-	0	200	48	216	-	-	0	264	622
0745 - 0800	98	-	11	-	0	109	-	-	-	-	-	0	-	141	136	-	1	278	35	158	-	-	0	193	580
Total	461	0	38	0	0	499	0	0	0	0	0	0	0	442	369	0	1	812	116	726	0	0	0	842	2153
Approach %	92.38	0.00	7.62	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	54.43	45.44	0.00	0.12	-	13.78	86.22	0.00	0.00	0.00	-	
PHF	0.78	0.00	0.86	0.00	0.00	**0.79**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.78	0.68	0.00	0.25	**0.73**	0.60	0.84	0.00	0.00	0.00	**0.80**	**0.87**

Single Unit Trucks (4-7)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	1	-	0	-	0	1	-	-	-	-	-	0	-	4	5	-	0	9	1	4	-	-	0	5	15
0715 - 0730	1	-	0	-	0	1	-	-	-	-	-	0	-	8	2	-	0	10	2	4	-	-	0	6	17
0730 - 0745	1	-	0	-	0	1	-	-	-	-	-	0	-	6	0	-	0	6	0	4	-	-	0	4	11
0745 - 0800	2	-	0	-	0	2	-	-	-	-	-	0	-	9	3	-	0	12	2	2	-	-	0	4	18
Total	5	0	0	0	0	5	0	0	0	0	0	0	0	27	10	0	0	37	5	14	0	0	0	19	61
Approach %	100.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	72.97	27.03	0.00	0.00	-	26.32	73.68	0.00	0.00	0.00	-	
PHF	0.63	0.00	0.00	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.75	0.50	0.00	0.00	**0.77**	0.63	0.88	0.00	0.00	0.00	**0.79**	**0.85**

Combination Trucks (8-13)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	0	-	0	-	0	0	-	-	-	-	-	0	-	4	1	-	0	5	0	4	-	-	0	4	9
0715 - 0730	0	-	0	-	0	0	-	-	-	-	-	0	-	3	1	-	0	4	0	3	-	-	0	3	7
0730 - 0745	1	-	0	-	0	1	-	-	-	-	-	0	-	2	0	-	0	2	0	6	-	-	0	6	9
0745 - 0800	2	-	0	-	0	2	-	-	-	-	-	0	-	2	3	-	0	5	0	8	-	-	0	8	15
Total	3	0	0	0	0	3	0	0	0	0	0	0	0	11	5	0	0	16	0	21	0	0	0	21	40
Approach %	100.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	68.75	31.25	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.38	0.00	0.00	0.00	0.00	**0.38**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.69	0.42	0.00	0.00	**0.80**	0.00	0.66	0.00	0.00	0.00	**0.66**	**0.67**

Bikes

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0715 - 0730	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0730 - 0745	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0745 - 0800	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Click here for Map

Peak Hour Turning Movement Count

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, January 30, 2024	
Period	1600 - 1800
Peak Hour	1700 - 1800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	67	-	72	-	0	139	-	-	-	-	-	0	-	252	66	-	0	318	21	164	-	-	1	186	643
1715 - 1730	111	-	74	-	0	185	-	-	-	-	-	0	-	221	111	-	1	333	14	161	-	-	0	175	693
1730 - 1745	109	-	32	-	0	141	-	-	-	-	-	0	-	179	94	-	1	274	17	149	-	-	0	166	581
1745 - 1800	79	-	36	-	0	115	-	-	-	-	-	0	-	203	99	-	0	302	22	140	-	-	0	162	579
Total	366	0	214	0	0	580	0	0	0	0	0	0	0	855	370	0	2	1227	74	614	0	0	1	689	2496
Approach %	63.10	0.00	36.90	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	69.68	30.15	0.00	0.16	-	10.74	89.11	0.00	0.00	0.15	-	
PHF	0.82	0.00	0.72	0.00	0.00	**0.78**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.85	0.83	0.00	0.50	**0.92**	0.84	0.94	0.00	0.00	0.25	**0.93**	**0.90**

Passenger Vehicles (1-3)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	67	-	71	-	0	138	-	-	-	-	-	0	-	235	66	-	0	301	21	154	-	-	1	176	615
1715 - 1730	109	-	74	-	0	183	-	-	-	-	-	0	-	211	109	-	1	321	14	156	-	-	0	170	674
1730 - 1745	109	-	32	-	0	141	-	-	-	-	-	0	-	176	91	-	1	268	17	140	-	-	0	157	566
1745 - 1800	77	-	36	-	0	113	-	-	-	-	-	0	-	199	98	-	0	297	22	135	-	-	0	157	567
Total	362	0	213	0	0	575	0	0	0	0	0	0	0	821	364	0	2	1187	74	585	0	0	1	660	2422
Approach %	62.96	0.00	37.04	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	69.17	30.67	0.00	0.17	-	11.21	88.64	0.00	0.00	0.15	-	
PHF	0.83	0.00	0.72	0.00	0.00	**0.79**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.87	0.83	0.00	0.50	**0.92**	0.84	0.94	0.00	0.00	0.25	**0.94**	**0.90**

Single Unit Trucks (4-7)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	0	-	1	-	0	1	-	-	-	-	-	0	-	10	0	-	0	10	0	9	-	-	0	9	20
1715 - 1730	2	-	0	-	0	2	-	-	-	-	-	0	-	5	1	-	0	6	0	3	-	-	0	3	11
1730 - 1745	0	-	0	-	0	0	-	-	-	-	-	0	-	2	3	-	0	5	0	4	-	-	0	4	9
1745 - 1800	2	-	0	-	0	2	-	-	-	-	-	0	-	2	0	-	0	2	0	1	-	-	0	1	5
Total	4	0	1	0	0	5	0	0	0	0	0	0	0	19	4	0	0	23	0	17	0	0	0	17	45
Approach %	80.00	0.00	20.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	82.61	17.39	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.50	0.00	0.25	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.48	0.33	0.00	0.00	**0.58**	0.00	0.47	0.00	0.00	0.00	**0.47**	**0.56**

Combination Trucks (8-13)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	0	-	0	-	0	0	-	-	-	-	-	0	-	7	0	-	0	7	0	1	-	-	0	1	8
1715 - 1730	0	-	0	-	0	0	-	-	-	-	-	0	-	5	1	-	0	6	0	2	-	-	0	2	8
1730 - 1745	0	-	0	-	0	0	-	-	-	-	-	0	-	1	0	-	0	1	0	5	-	-	0	5	6
1745 - 1800	0	-	0	-	0	0	-	-	-	-	-	0	-	2	1	-	0	3	0	4	-	-	0	4	7
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	15	2	0	0	17	0	12	0	0	0	12	29
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	88.24	11.76	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.54	0.50	0.00	0.00	**0.61**	0.00	0.60	0.00	0.00	0.00	**0.60**	**0.91**

Bikes

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1715 - 1730	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1730 - 1745	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1745 - 1800	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

24-Hour Classification Count
SR 211 south of Daylily Dr.

Bi-Directional Class Count || NB EB 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Click here for Map

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
NB EB 15min

	Northbound (Movement 1.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0015 - 0030	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
0030 - 0045	0	3	4	0	0	0	0	0	0	0	0	0	0	7	
0045 - 0100	0	3	1	0	0	0	0	0	0	0	0	0	0	4	24
0100 - 0115	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0115 - 0130	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0130 - 0145	0	3	0	0	0	0	0	0	1	0	0	0	0	4	
0145 - 0200	0	1	1	0	0	0	0	0	0	0	0	0	0	2	15
0200 - 0215	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0215 - 0230	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
0230 - 0245	0	3	0	1	3	0	0	0	0	0	0	0	0	7	
0245 - 0300	0	3	2	0	0	0	0	1	1	0	0	0	0	7	23
0300 - 0315	0	3	1	0	1	0	0	0	0	0	0	0	0	5	
0315 - 0330	0	2	0	0	1	0	0	0	0	0	0	0	0	3	
0330 - 0345	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0345 - 0400	0	4	2	0	0	0	0	0	0	0	0	0	0	6	19
0400 - 0415	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0415 - 0430	0	7	5	0	0	0	0	0	0	0	0	0	0	12	
0430 - 0445	0	7	10	0	0	0	0	0	0	0	0	0	0	17	
0445 - 0500	0	8	4	0	3	0	0	0	1	0	0	0	0	16	51
0500 - 0515	0	9	4	1	2	0	0	0	2	0	0	0	0	18	
0515 - 0530	0	8	6	0	1	0	0	0	2	0	0	0	0	17	
0530 - 0545	0	21	14	0	0	0	0	0	1	0	0	0	0	36	
0545 - 0600	0	18	11	0	0	0	0	0	0	0	0	0	0	29	100
0600 - 0615	0	45	11	0	0	0	0	0	0	0	0	0	0	56	
0615 - 0630	0	60	14	0	4	0	0	0	0	0	0	0	0	78	
0630 - 0645	0	70	17	0	3	1	0	0	0	0	0	0	0	91	
0645 - 0700	0	80	19	0	2	0	0	0	0	0	0	0	0	101	326
0700 - 0715	0	88	20	0	1	0	0	0	0	0	0	0	0	109	
0715 - 0730	0	113	26	0	0	0	0	0	0	0	0	0	0	139	
0730 - 0745	0	112	34	0	1	0	0	0	1	0	0	0	0	148	
0745 - 0800	0	86	26	1	2	0	0	1	1	0	0	0	0	117	513
0800 - 0815	0	63	36	0	0	1	0	0	0	0	0	0	0	100	
0815 - 0830	0	68	16	0	0	0	0	0	0	0	0	0	0	84	
0830 - 0845	0	81	34	0	0	0	0	0	2	0	0	0	0	117	
0845 - 0900	0	74	25	0	0	0	0	0	3	0	0	0	0	102	403
0900 - 0915	0	78	22	0	2	2	0	0	1	0	0	0	0	105	
0915 - 0930	0	68	29	0	2	1	0	0	0	0	0	0	0	100	
0930 - 0945	0	67	18	0	3	0	0	0	1	0	0	0	0	89	
0945 - 1000	0	50	27	0	5	1	0	0	1	0	0	0	0	84	378
1000 - 1015	0	55	20	0	3	2	0	1	3	0	0	0	0	84	
1015 - 1030	0	69	20	0	5	4	0	1	0	0	0	0	0	99	
1030 - 1045	0	63	22	0	3	1	0	1	0	0	0	0	0	90	
1045 - 1100	0	66	23	0	4	0	0	0	0	0	0	0	0	93	366
1100 - 1115	0	53	18	0	4	0	0	0	1	0	0	0	0	76	
1115 - 1130	0	55	19	0	4	0	0	0	3	0	0	0	0	81	
1130 - 1145	0	68	23	0	3	0	0	0	0	0	0	0	0	94	
1145 - 1200	0	46	16	0	2	0	0	0	0	0	0	0	0	64	315
1200 - 1215	0	61	29	0	1	2	0	1	4	0	0	0	0	98	
1215 - 1230	0	64	21	0	3	0	0	2	1	0	0	0	0	91	
1230 - 1245	0	69	18	0	3	2	0	0	3	0	0	0	0	95	
1245 - 1300	0	40	19	0	0	2	0	0	2	0	0	0	0	63	347
1300 - 1315	0	58	21	0	5	2	0	0	0	0	0	0	0	86	
1315 - 1330	0	59	18	1	1	2	0	0	1	0	0	0	0	82	
1330 - 1345	0	74	10	0	1	0	0	0	0	0	0	0	0	85	
1345 - 1400	0	60	25	0	1	1	0	2	4	0	0	0	0	93	346
1400 - 1415	0	67	21	0	0	0	0	0	1	1	0	0	0	90	
1415 - 1430	0	65	18	1	4	0	0	1	1	0	0	0	0	90	
1430 - 1445	0	57	34	4	0	0	0	1	0	0	0	0	0	96	
1445 - 1500	0	74	26	0	1	0	0	0	1	0	0	0	0	102	378
1500 - 1515	0	82	15	1	3	1	0	0	1	1	0	0	0	104	
1515 - 1530	0	95	17	0	1	3	0	0	0	0	0	0	0	116	
1530 - 1545	0	86	18	0	1	2	0	1	1	0	0	0	0	109	
1545 - 1600	0	93	32	0	4	2	0	2	0	0	0	0	0	133	462
1600 - 1615	0	85	29	2	2	1	0	0	1	0	0	0	0	120	
1615 - 1630	1	92	25	1	2	0	0	0	1	0	0	0	0	122	
1630 - 1645	0	80	31	0	0	1	0	0	0	0	0	0	0	112	
1645 - 1700	0	94	28	0	2	0	0	0	0	0	0	0	0	124	478
1700 - 1715	1	124	19	0	1	0	0	0	0	0	0	0	0	145	
1715 - 1730	0	147	32	0	2	0	0	0	0	0	0	0	0	181	
1730 - 1745	1	107	29	0	0	0	0	0	0	0	0	0	0	137	
1745 - 1800	1	108	16	0	2	0	0	0	0	0	0	0	0	127	590
1800 - 1815	0	85	21	1	1	0	0	0	0	0	0	0	0	108	
1815 - 1830	0	88	22	0	0	1	0	0	1	0	0	0	0	112	
1830 - 1845	0	87	12	0	1	0	0	0	0	0	0	0	0	100	
1845 - 1900	0	63	16	0	0	0	0	0	0	0	0	0	0	79	399
1900 - 1915	0	58	11	0	1	0	0	0	0	0	0	0	0	70	
1915 - 1930	0	67	17	0	2	0	0	1	0	0	0	0	0	87	
1930 - 1945	0	49	13	0	2	0	0	0	0	0	0	0	0	64	
1945 - 2000	0	36	8	0	1	0	0	0	0	0	0	0	0	45	266
2000 - 2015	0	27	10	0	0	0	0	0	0	0	0	0	0	37	
2015 - 2030	0	31	9	0	0	0	0	0	0	0	0	0	0	40	
2030 - 2045	0	50	15	0	0	0	0	0	0	0	0	0	0	65	
2045 - 2100	0	24	6	0	0	0	0	0	0	0	0	0	0	30	172
2100 - 2115	0	28	8	0	0	0	0	0	0	0	0	0	0	36	
2115 - 2130	0	24	5	0	0	0	0	0	0	0	0	0	0	29	
2130 - 2145	0	16	3	0	0	0	0	0	1	0	0	0	0	20	
2145 - 2200	0	30	6	0	0	0	0	0	1	0	0	0	0	37	122
2200 - 2215	0	19	3	0	0	0	0	1	0	0	0	0	0	23	
2215 - 2230	0	18	2	0	1	0	0	0	0	0	0	0	0	21	
2230 - 2245	0	16	2	0	0	0	0	0	0	0	0	0	0	18	
2245 - 2300	0	11	2	0	0	0	0	0	0	0	0	0	0	13	75
2300 - 2315	0	12	1	0	0	0	0	0	0	0	0	0	0	13	
2315 - 2330	0	10	3	0	0	0	0	0	0	0	0	0	0	13	
2330 - 2345	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
2345 - 0000	0	7	1	0	0	0	0	0	0	0	0	0	0	8	43

Session Total	4	4611	1365	14	113	35	0	17	50	2	0	0	0	6211
Session Average	0.04	48.03	14.22	0.15	1.18	0.36	0.00	0.18	0.52	0.02	0.00	0.00	0.00	64.70
Session Percentage	0.06	74.24	21.98	0.23	1.82	0.56	0.00	0.27	0.81	0.03	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0715 - 0815	0500 - 0600	0930 - 1030	0945 - 1045	-	0945 - 1045	0815 - 0915	-	-	-	-	0700 - 0800
AM Peak Volume	0	399	122	1	16	8	0	3	6	0	0	0	0	513

Noon Peak Hour	-	1445 - 1545	1400 - 1500	1415 - 1515	1015 - 1115	1230 - 1330	-	1345 - 1445	1200 - 1300	1315 - 1415	-	-	-	1445 - 1545
Noon Peak Volume	0	337	99	6	16	8	0	4	10	1	0	0	0	431

PM Peak Hour	1700 - 1800	1700 - 1800	1545 - 1645	1530 - 1630	1500 - 1600	1500 - 1600	-	1500 - 1600	1530 - 1630	1500 - 1600	-	-	-	1700 - 1800
PM Peak Volume	3	486	117	3	9	8	0	3	3	1	0	0	0	590

Bi-Directional Class Count || SB WB 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Click here for Map

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
SB WB 15min

	Southbound (Movement 1,2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
0015 - 0030	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
0030 - 0045	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0045 - 0100	0	2	1	0	0	0	0	0	0	0	0	0	0	3	22
0100 - 0115	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0115 - 0130	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
0130 - 0145	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
0145 - 0200	0	4	1	0	0	0	0	0	0	0	0	0	0	5	23
0200 - 0215	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
0215 - 0230	0	5	0	0	0	0	0	0	1	0	0	0	0	6	
0230 - 0245	0	3	0	0	1	0	0	0	0	0	0	0	0	4	
0245 - 0300	0	7	2	0	0	0	0	0	0	0	0	0	0	9	20
0300 - 0315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0315 - 0330	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
0330 - 0345	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0345 - 0400	0	5	1	0	0	0	0	0	0	0	0	0	0	6	17
0400 - 0415	0	2	0	1	0	0	0	0	0	0	0	0	0	3	
0415 - 0430	0	6	2	0	1	0	0	0	0	0	0	0	0	9	
0430 - 0445	0	10	2	0	0	0	0	0	1	0	0	0	0	13	
0445 - 0500	0	14	4	0	0	0	0	1	0	0	0	0	0	19	44
0500 - 0515	0	12	6	0	1	0	0	0	1	0	0	0	0	20	
0515 - 0530	0	26	8	0	0	0	0	0	1	0	0	0	0	35	
0530 - 0545	0	31	11	0	0	0	0	0	0	0	0	0	0	42	
0545 - 0600	0	37	12	0	0	0	0	0	1	0	0	0	0	50	147
0600 - 0615	0	60	16	0	1	0	0	0	0	0	0	0	0	77	
0615 - 0630	0	80	18	0	1	0	0	0	0	0	0	0	0	99	
0630 - 0645	0	60	14	0	3	0	0	0	0	0	0	0	0	77	
0645 - 0700	0	55	12	0	2	0	0	0	0	0	0	0	0	69	322
0700 - 0715	0	72	18	0	6	0	0	0	1	0	0	0	0	97	
0715 - 0730	0	68	23	0	4	0	0	0	1	0	0	0	0	96	
0730 - 0745	0	117	18	0	0	0	0	0	0	0	0	0	0	135	
0745 - 0800	0	144	29	4	1	0	0	0	3	0	0	0	0	181	509
0800 - 0815	0	100	30	1	1	2	0	0	2	0	0	0	0	136	
0815 - 0830	0	91	22	0	2	2	0	0	0	0	0	0	0	117	
0830 - 0845	0	67	24	0	5	0	0	0	0	0	0	0	0	96	
0845 - 0900	0	84	18	0	1	0	0	0	2	0	0	0	0	105	454
0900 - 0915	0	61	25	0	3	0	0	0	1	0	0	0	0	90	
0915 - 0930	0	50	14	0	4	2	0	0	1	0	0	0	0	71	
0930 - 0945	0	66	17	0	2	1	0	0	0	0	0	0	0	86	
0945 - 1000	0	60	23	0	3	2	0	0	0	0	0	0	0	88	335
1000 - 1015	0	58	19	0	4	0	0	0	0	0	0	0	0	81	
1015 - 1030	0	47	25	0	1	1	0	0	0	0	0	0	0	74	
1030 - 1045	0	51	16	0	2	0	0	0	1	0	0	0	0	70	
1045 - 1100	0	53	11	0	1	0	0	0	1	0	0	0	0	66	291
1100 - 1115	0	72	11	0	6	0	0	0	0	0	0	0	0	89	
1115 - 1130	0	60	10	0	5	2	0	1	1	0	0	0	0	79	
1130 - 1145	0	52	17	0	3	1	0	0	0	0	0	0	0	73	
1145 - 1200	0	49	20	0	5	0	0	0	0	0	0	0	0	74	315
1200 - 1215	0	47	28	0	2	0	0	1	0	0	0	0	0	78	
1215 - 1230	0	40	24	0	1	1	0	0	1	0	0	0	0	67	
1230 - 1245	0	73	22	0	2	1	0	0	0	0	0	0	0	98	
1245 - 1300	0	69	17	0	3	3	0	0	0	0	0	0	0	92	335
1300 - 1315	0	57	22	1	2	0	0	0	1	0	0	0	0	83	
1315 - 1330	0	54	17	2	3	1	0	0	2	0	0	0	0	79	
1330 - 1345	0	62	19	0	0	0	0	0	2	0	0	0	0	83	
1345 - 1400	0	55	20	0	2	0	0	0	1	0	0	0	0	78	323
1400 - 1415	0	63	14	0	3	1	0	0	2	0	0	0	0	83	
1415 - 1430	1	71	21	1	1	0	0	1	1	0	0	0	0	97	
1430 - 1445	0	74	14	2	3	0	0	0	4	0	0	0	0	97	
1445 - 1500	0	84	23	1	2	1	0	0	0	0	0	0	0	111	388
1500 - 1515	0	92	31	2	2	1	0	0	1	0	0	0	0	129	
1515 - 1530	0	99	30	0	2	1	0	0	1	0	0	0	0	133	
1530 - 1545	1	94	24	0	0	0	0	0	0	0	0	0	0	119	
1545 - 1600	0	99	16	2	0	0	0	0	1	0	0	0	0	118	499
1600 - 1615	0	70	25	1	0	0	0	0	1	0	0	0	0	97	
1615 - 1630	0	89	20	0	0	1	0	0	0	0	0	0	0	110	
1630 - 1645	0	79	22	0	2	0	0	0	1	0	0	0	0	104	
1645 - 1700	0	104	19	0	0	0	0	0	0	1	0	0	0	124	435
1700 - 1715	0	63	19	0	0	0	0	0	0	0	0	0	0	82	
1715 - 1730	0	84	28	0	0	1	0	1	0	0	0	0	0	114	
1730 - 1745	0	83	25	0	3	0	0	0	0	0	0	0	0	111	
1745 - 1800	0	84	28	0	0	0	0	0	1	0	0	0	0	113	420
1800 - 1815	0	69	28	0	0	0	0	1	1	0	0	0	0	99	
1815 - 1830	0	81	21	0	2	0	0	0	1	0	0	0	0	105	
1830 - 1845	0	72	10	0	1	0	0	0	0	0	0	0	0	83	
1845 - 1900	0	52	13	0	0	0	0	0	0	0	0	0	0	65	352
1900 - 1915	0	49	10	0	1	0	0	0	0	0	0	0	0	60	
1915 - 1930	0	65	12	0	0	0	0	0	1	0	0	0	0	78	
1930 - 1945	0	51	9	0	0	0	0	0	0	0	0	0	0	60	
1945 - 2000	0	49	9	0	0	0	0	1	0	0	0	0	0	59	257
2000 - 2015	0	55	15	0	1	0	0	1	0	0	0	0	0	72	
2015 - 2030	0	49	7	1	0	0	0	0	0	0	0	0	0	57	
2030 - 2045	0	44	9	0	0	0	0	0	0	0	0	0	0	53	
2045 - 2100	0	43	8	0	0	0	0	1	0	0	0	0	0	52	234
2100 - 2115	0	38	9	0	0	0	0	0	0	0	0	0	0	47	
2115 - 2130	0	32	6	0	0	0	0	0	0	0	0	0	0	38	
2130 - 2145	0	36	6	0	0	0	0	0	0	0	0	0	0	42	
2145 - 2200	0	19	4	0	0	0	0	0	0	0	0	0	0	23	150
2200 - 2215	0	12	2	0	0	0	0	0	0	0	0	0	0	14	
2215 - 2230	0	11	2	0	0	0	0	0	1	0	0	0	0	14	
2230 - 2245	0	9	1	0	1	0	0	0	0	0	0	0	0	11	
2245 - 2300	0	16	3	0	0	0	0	0	0	0	0	0	0	19	58
2300 - 2315	0	10	2	0	0	0	0	0	0	0	0	0	0	12	
2315 - 2330	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
2330 - 2345	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
2345 - 0000	0	5	2	0	0	0	0	0	0	0	0	0	0	7	36

Session Total	2	4546	1232	19	108	25	0	9	44	1	0	0	0	5986
Session Average	0.02	47.35	12.83	0.20	1.13	0.26	0.00	0.09	0.46	0.01	0.00	0.00	0.00	62.35
Session Percentage	0.03	75.94	20.58	0.32	1.80	0.42	0.00	0.15	0.74	0.02	0.00	0.00	0.00	

AM Peak Hour	-	0730 - 0830	0745 - 0845	0715 - 0815	0630 - 0730	0900 - 1000	-	-	0715 - 0815	-	-	-	-	0730 - 0830
AM Peak Volume	0	452	105	5	15	5	0	0	6	0	0	0	0	569

Noon Peak Hour	1330 - 1430	1445 - 1545	1445 - 1545	1415 - 1515	1100 - 1200	1200 - 1300	-	1115 - 1215	1345 - 1445	-	-	-	-	1445 - 1545
Noon Peak Volume	1	369	108	6	19	5	0	2	8	0	0	0	0	492

PM Peak Hour	1500 - 1600	1500 - 1600	1715 - 1815	1500 - 1600	1730 - 1830	1500 - 1600	-	1715 - 1815	1500 - 1600	1600 - 1700	-	-	-	1500 - 1600
PM Peak Volume	1	384	109	4	5	2	0	2	3	1	0	0	0	499

Bi-Directional Class Count || Bi-Directional 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	9	4	0	0	0	0	0	0	0	0	0	0	13	
0015 - 0030	0	9	5	0	0	0	0	0	0	0	0	0	0	14	
0030 - 0045	0	6	6	0	0	0	0	0	0	0	0	0	0	12	
0045 - 0100	0	5	2	0	0	0	0	0	0	0	0	0	0	7	46
0100 - 0115	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
0115 - 0130	0	8	3	0	0	0	0	0	0	0	0	0	0	11	
0130 - 0145	0	7	2	0	0	0	0	0	1	0	0	0	0	10	
0145 - 0200	0	5	2	0	0	0	0	0	0	0	0	0	0	7	38
0200 - 0215	0	2	0	0	0	0	0	0	1	0	0	0	0	3	
0215 - 0230	0	9	3	0	0	0	0	0	1	0	0	0	0	13	
0230 - 0245	0	6	0	1	4	0	0	0	0	0	0	0	0	11	
0245 - 0300	0	10	4	0	0	0	0	1	1	0	0	0	0	16	43
0300 - 0315	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0315 - 0330	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0330 - 0345	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
0345 - 0400	0	9	3	0	0	0	0	0	0	0	0	0	0	12	36
0400 - 0415	0	5	3	1	0	0	0	0	0	0	0	0	0	9	
0415 - 0430	0	13	7	0	1	0	0	0	0	0	0	0	0	21	
0430 - 0445	0	17	12	0	0	0	0	0	1	0	0	0	0	30	
0445 - 0500	0	22	8	0	3	0	0	1	1	0	0	0	0	35	95
0500 - 0515	0	21	10	1	3	0	0	0	3	0	0	0	0	38	
0515 - 0530	0	34	14	0	1	0	0	0	3	0	0	0	0	52	
0530 - 0545	0	52	25	0	0	0	0	0	1	0	0	0	0	78	
0545 - 0600	0	55	23	0	0	0	0	0	1	0	0	0	0	79	247
0600 - 0615	0	105	27	0	1	0	0	0	0	0	0	0	0	133	
0615 - 0630	0	140	32	0	5	0	0	0	0	0	0	0	0	177	
0630 - 0645	0	130	31	0	6	1	0	0	0	0	0	0	0	168	
0645 - 0700	0	135	31	0	4	0	0	0	0	0	0	0	0	170	648
0700 - 0715	0	160	38	0	7	0	0	0	1	0	0	0	0	206	
0715 - 0730	0	181	49	0	4	0	0	0	1	0	0	0	0	235	
0730 - 0745	0	229	52	0	1	0	0	0	1	0	0	0	0	283	
0745 - 0800	0	230	55	5	3	0	0	1	4	0	0	0	0	298	1022
0800 - 0815	0	163	66	1	1	3	0	0	2	0	0	0	0	236	
0815 - 0830	0	159	38	0	2	2	0	0	0	0	0	0	0	201	
0830 - 0845	0	148	58	0	5	0	0	0	2	0	0	0	0	213	
0845 - 0900	0	158	43	0	1	0	0	0	5	0	0	0	0	207	857
0900 - 0915	0	139	47	0	5	2	0	0	2	0	0	0	0	195	
0915 - 0930	0	118	43	0	6	3	0	0	1	0	0	0	0	171	
0930 - 0945	0	133	35	0	5	1	0	0	1	0	0	0	0	175	
0945 - 1000	0	110	50	0	8	3	0	0	1	0	0	0	0	172	713
1000 - 1015	0	113	39	0	7	2	0	1	3	0	0	0	0	165	
1015 - 1030	0	116	45	0	6	5	0	1	0	0	0	0	0	173	
1030 - 1045	0	114	38	0	5	1	0	1	1	0	0	0	0	160	
1045 - 1100	0	119	34	0	5	0	0	0	1	0	0	0	0	159	657
1100 - 1115	0	125	29	0	10	0	0	0	1	0	0	0	0	165	
1115 - 1130	0	115	29	0	9	2	0	1	4	0	0	0	0	160	
1130 - 1145	0	120	40	0	6	1	0	0	0	0	0	0	0	167	
1145 - 1200	0	95	36	0	7	0	0	0	0	0	0	0	0	138	630
1200 - 1215	0	108	57	0	3	2	0	2	4	0	0	0	0	176	
1215 - 1230	0	104	45	0	4	1	0	2	2	0	0	0	0	158	
1230 - 1245	0	142	40	0	5	3	0	0	3	0	0	0	0	193	
1245 - 1300	0	109	36	0	3	5	0	0	2	0	0	0	0	155	682
1300 - 1315	0	115	43	1	7	2	0	0	1	0	0	0	0	169	
1315 - 1330	0	113	35	3	4	3	0	0	3	0	0	0	0	161	
1330 - 1345	0	136	29	0	1	0	0	0	2	0	0	0	0	168	
1345 - 1400	0	115	45	0	3	1	0	2	5	0	0	0	0	171	669
1400 - 1415	0	130	35	0	3	1	0	0	3	1	0	0	0	173	
1415 - 1430	1	136	39	2	5	0	0	2	2	0	0	0	0	187	
1430 - 1445	0	131	48	6	3	0	0	1	4	0	0	0	0	193	
1445 - 1500	0	158	49	1	3	1	0	0	1	0	0	0	0	213	766
1500 - 1515	0	174	46	3	5	2	0	0	2	1	0	0	0	233	
1515 - 1530	0	194	47	0	3	4	0	0	1	0	0	0	0	249	
1530 - 1545	1	180	42	0	1	2	0	1	1	0	0	0	0	228	
1545 - 1600	0	192	48	2	4	2	0	2	1	0	0	0	0	251	961
1600 - 1615	0	155	54	3	2	1	0	0	2	0	0	0	0	217	
1615 - 1630	1	181	45	1	2	1	0	0	1	0	0	0	0	232	
1630 - 1645	0	159	53	0	2	1	0	0	1	0	0	0	0	216	
1645 - 1700	0	198	47	0	2	0	0	0	0	1	0	0	0	248	913
1700 - 1715	1	187	38	0	1	0	0	0	0	0	0	0	0	227	
1715 - 1730	0	231	60	0	2	1	0	1	0	0	0	0	0	295	
1730 - 1745	1	190	54	0	3	0	0	0	0	0	0	0	0	248	
1745 - 1800	1	192	44	0	2	0	0	0	1	0	0	0	0	240	1010
1800 - 1815	0	154	49	1	1	0	0	1	1	0	0	0	0	207	
1815 - 1830	0	169	43	0	2	1	0	0	2	0	0	0	0	217	
1830 - 1845	0	159	22	0	2	0	0	0	0	0	0	0	0	183	
1845 - 1900	0	115	29	0	0	0	0	0	0	0	0	0	0	144	751
1900 - 1915	0	107	21	0	2	0	0	0	0	0	0	0	0	130	
1915 - 1930	0	132	29	0	2	0	0	1	1	0	0	0	0	165	
1930 - 1945	0	100	22	0	2	0	0	0	0	0	0	0	0	124	
1945 - 2000	0	85	17	0	1	0	0	1	0	0	0	0	0	104	523
2000 - 2015	0	82	25	0	1	0	0	1	0	0	0	0	0	109	
2015 - 2030	0	80	16	1	0	0	0	0	0	0	0	0	0	97	
2030 - 2045	0	94	24	0	0	0	0	0	0	0	0	0	0	118	
2045 - 2100	0	67	14	0	0	0	0	1	0	0	0	0	0	82	406
2100 - 2115	0	66	17	0	0	0	0	0	0	0	0	0	0	83	
2115 - 2130	0	56	11	0	0	0	0	0	0	0	0	0	0	67	
2130 - 2145	0	52	9	0	0	0	0	0	1	0	0	0	0	62	
2145 - 2200	0	49	10	0	0	0	0	0	1	0	0	0	0	60	272
2200 - 2215	0	31	5	0	0	0	0	1	0	0	0	0	0	37	
2215 - 2230	0	29	4	0	1	0	0	0	1	0	0	0	0	35	
2230 - 2245	0	25	3	0	1	0	0	0	0	0	0	0	0	29	
2245 - 2300	0	27	5	0	0	0	0	0	0	0	0	0	0	32	133
2300 - 2315	0	22	3	0	0	0	0	0	0	0	0	0	0	25	
2315 - 2330	0	17	5	0	0	0	0	0	0	0	0	0	0	22	
2330 - 2345	0	13	4	0	0	0	0	0	0	0	0	0	0	17	
2345 - 0000	0	12	3	0	0	0	0	0	0	0	0	0	0	15	79

Session Total	6	9157	2597	33	221	60	0	26	94	3	0	0	0	12197
Session Average	0.06	95.39	27.05	0.34	2.30	0.63	0.00	0.27	0.98	0.03	0.00	0.00	0.00	127.05
Session Percentage	0.05	75.08	21.29	0.27	1.81	0.49	0.00	0.21	0.77	0.02	0.00	0.00	0.00	

AM Peak Hour	-	0715 - 0815	0715 - 0815	0715 - 0815	0915 - 1015	0930 - 1030	-	0945 - 1045	0830 - 0930	-	-	-	-	0715 - 0815
AM Peak Volume	0	803	222	6	26	11	0	3	10	0	0	0	0	1052

Noon Peak Hour	1330 - 1430	1445 - 1545	1430 - 1530	1415 - 1515	1100 - 1200	1230 - 1330	-	1345 - 1445	1345 - 1445	1315 - 1415	-	-	-	1445 - 1545
Noon Peak Volume	1	706	190	12	32	13	0	5	14	1	0	0	0	923

PM Peak Hour	1700 - 1800	1645 - 1745	1715 - 1815	1530 - 1630	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	1500 - 1600	-	-	-	1645 - 1745
PM Peak Volume	3	806	207	6	13	10	0	3	5	1	0	0	0	1018

Bi-Directional Class Count || Volume Summary 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
Volume Summary 15min

TIME	Volume Summary 15min NB	SB	15min Total	60min Total
0000 - 0015	6	7	**13**	
0015 - 0030	7	7	**14**	
0030 - 0045	7	5	**12**	
0045 - 0100	4	3	**7**	**46**
0100 - 0115	4	6	**10**	
0115 - 0130	5	6	**11**	
0130 - 0145	4	6	**10**	
0145 - 0200	2	5	**7**	**38**
0200 - 0215	2	1	**3**	
0215 - 0230	7	6	**13**	
0230 - 0245	7	4	**11**	
0245 - 0300	7	9	**16**	**43**
0300 - 0315	5	3	**8**	
0315 - 0330	3	5	**8**	
0330 - 0345	5	3	**8**	
0345 - 0400	6	6	**12**	**36**
0400 - 0415	6	3	**9**	
0415 - 0430	12	9	**21**	
0430 - 0445	17	13	**30**	
0445 - 0500	16	19	**35**	**95**
0500 - 0515	18	20	**38**	
0515 - 0530	17	35	**52**	
0530 - 0545	36	42	**78**	
0545 - 0600	29	50	**79**	**247**
0600 - 0615	56	77	**133**	
0615 - 0630	78	99	**177**	
0630 - 0645	91	77	**168**	
0645 - 0700	101	69	**170**	**648**
0700 - 0715	109	97	**206**	
0715 - 0730	139	96	**235**	
0730 - 0745	148	135	**283**	
0745 - 0800	117	181	**298**	**1022**
0800 - 0815	100	136	**236**	
0815 - 0830	84	117	**201**	
0830 - 0845	117	96	**213**	
0845 - 0900	102	105	**207**	**857**
0900 - 0915	105	90	**195**	
0915 - 0930	100	71	**171**	
0930 - 0945	89	86	**175**	
0945 - 1000	84	88	**172**	**713**
1000 - 1015	84	81	**165**	
1015 - 1030	99	74	**173**	
1030 - 1045	90	70	**160**	
1045 - 1100	93	66	**159**	**657**
1100 - 1115	76	89	**165**	
1115 - 1130	81	79	**160**	
1130 - 1145	94	73	**167**	
1145 - 1200	64	74	**138**	**630**

Time	Volume Summary 15min NB	SB	15min Total	60min Total
1200 - 1215	98	78	**176**	
1215 - 1230	91	67	**158**	
1230 - 1245	95	98	**193**	
1245 - 1300	63	92	**155**	**682**
1300 - 1315	86	83	**169**	
1315 - 1330	82	79	**161**	
1330 - 1345	85	83	**168**	
1345 - 1400	93	78	**171**	**669**
1400 - 1415	90	83	**173**	
1415 - 1430	90	97	**187**	
1430 - 1445	96	97	**193**	
1445 - 1500	102	111	**213**	**766**
1500 - 1515	104	129	**233**	
1515 - 1530	116	133	**249**	
1530 - 1545	109	119	**228**	
1545 - 1600	133	118	**251**	**961**
1600 - 1615	120	97	**217**	
1615 - 1630	122	110	**232**	
1630 - 1645	112	104	**216**	
1645 - 1700	124	124	**248**	**913**
1700 - 1715	145	82	**227**	
1715 - 1730	181	114	**295**	
1730 - 1745	137	111	**248**	
1745 - 1800	127	113	**240**	**1010**
1800 - 1815	108	99	**207**	
1815 - 1830	112	105	**217**	
1830 - 1845	100	83	**183**	
1845 - 1900	79	65	**144**	**751**
1900 - 1915	70	60	**130**	
1915 - 1930	87	78	**165**	
1930 - 1945	64	60	**124**	
1945 - 2000	45	59	**104**	**523**
2000 - 2015	37	72	**109**	
2015 - 2030	40	57	**97**	
2030 - 2045	65	53	**118**	
2045 - 2100	30	52	**82**	**406**
2100 - 2115	36	47	**83**	
2115 - 2130	29	38	**67**	
2130 - 2145	20	42	**62**	
2145 - 2200	37	23	**60**	**272**
2200 - 2215	23	14	**37**	
2215 - 2230	21	14	**35**	
2230 - 2245	18	11	**29**	
2245 - 2300	13	19	**32**	**133**
2300 - 2315	13	12	**25**	
2315 - 2330	13	9	**22**	
2330 - 2345	9	8	**17**	
2345 - 0000	8	7	**15**	**79**

Session Total	6211	5986	**12197**
Session Average	64.70	62.35	**127.05**
Session Percentage	50.92	49.08	

Appendix C
Growth Rate Summary

Growth Rate Based on U.S Census Bureau			
Geographic Area	2010	2020	2010-2020
	Census	Census	Population % Change
Hall County	179,684	203,136	1.23%

GDOT Historical Growth Rate														
Location	Station ID	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	5 year	10 year
Spout Springs Rd n/o Iris Dr	139-0441		18816				16450				12434		3.4%	5.3%
Thompson Mill Rd w/o Puckett Rd	135-0476			6367				5822				5861	2.3%	1.0%
Union Circle e/o Spout Springs	139-8206	4488			3402				3390				9.7%	4.1%
Ridge Rd s/o SR 347	139-7382		8327			6560				5382	5122		8.3%	6.3%
Spout Springs Rd n/o SR 347	139-0437	11200				10100				8450			2.6%	3.2%
5 & 10 - Year Average													5.2%	4.0%
Weighted Average													4.6%	

Growth Rate Based on Georgia Governor's Office of Planning and Budget Annual Population Projections						
Geographic Area	Average 5-Year Growth Rate From 2020-2050					
	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
	1.6%	1.4%	1.3%	1.1%	1.0%	1.0%
	Average			1.2%		
Hall County						
	Average 10-Year Growth Rate From 2020-2050					
	2020-2030		2030-2040		2040-2050	
	1.3%		1.3%		1.1%	
	Average			1.2%		

Average Growth Rate	2.1%

12.2.2024 - Item 5

Appendix D
Synchro Reports

Synchro Reports
Existing Year (2024)

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

AM Existing
02/06/2024

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	1	480	384	121	761	469	38
Future Volume (veh/h)	1	480	384	121	761	469	38
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1781	1841	1841	1826	1870	1870
Adj Flow Rate, veh/h		545	436	138	865	533	43
Peak Hour Factor		0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %		8	4	4	5	2	2
Cap, veh/h		1754	808	397	1798	760	349
Arrive On Green		0.52	0.52	0.52	0.52	0.22	0.22
Sat Flow, veh/h		3474	1560	564	3561	3456	1585
Grp Volume(v), veh/h		545	436	138	865	533	43
Grp Sat Flow(s),veh/h/ln		1692	1560	564	1735	1728	1585
Q Serve(g_s), s		4.2	8.6	8.5	7.3	6.5	1.0
Cycle Q Clear(g_c), s		4.2	8.6	12.8	7.3	6.5	1.0
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1754	808	397	1798	760	349
V/C Ratio(X)		0.31	0.54	0.35	0.48	0.70	0.12
Avail Cap(c_a), veh/h		5094	2347	954	5221	1432	657
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.3	7.4	10.0	7.1	16.5	14.3
Incr Delay (d2), s/veh		0.1	0.6	0.5	0.2	1.2	0.2
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.8	1.7	0.7	1.5	2.1	0.3
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		6.4	7.9	10.5	7.3	17.7	14.5
LnGrp LOS		A	A	B	A	B	B
Approach Vol, veh/h		981			1003	576	
Approach Delay, s/veh		7.1			7.7	17.4	
Approach LOS		A			A	B	

Timer - Assigned Phs	2				6		8
Phs Duration (G+Y+Rc), s	29.8				29.8		16.1
Change Period (Y+Rc), s	6.0				6.0		6.0
Max Green Setting (Gmax), s	69.0				69.0		19.0
Max Q Clear Time (g_c+I1), s	10.6				14.8		8.5
Green Ext Time (p_c), s	5.6				9.0		1.6

Intersection Summary	
HCM 6th Ctrl Delay	9.7
HCM 6th LOS	A

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

PM Existing
02/12/2024

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	855	370	1	74	614	366	214
Future Volume (veh/h)	2	855	370	1	74	614	366	214
Initial Q (Qb), veh		0	0		0	0	0	0
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1841	1870		1870	1826	1870	1870
Adj Flow Rate, veh/h		950	411		82	682	407	238
Peak Hour Factor		0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	2		2	5	2	2
Cap, veh/h		1853	840		295	1838	742	340
Arrive On Green		0.53	0.53		0.53	0.53	0.21	0.21
Sat Flow, veh/h		3589	1585		400	3561	3456	1585
Grp Volume(v), veh/h		950	411		82	682	407	238
Grp Sat Flow(s),veh/h/ln		1749	1585		400	1735	1728	1585
Q Serve(g_s), s		8.2	7.7		7.8	5.4	4.9	6.5
Cycle Q Clear(g_c), s		8.2	7.7		16.1	5.4	4.9	6.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1853	840		295	1838	742	340
V/C Ratio(X)		0.51	0.49		0.28	0.37	0.55	0.70
Avail Cap(c_a), veh/h		5288	2397		688	5245	1251	574
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.1	7.0		12.3	6.5	16.4	17.0
Incr Delay (d2), s/veh		0.2	0.4		0.5	0.1	0.6	2.6
Initial Q Delay(d3),s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.7	1.5		0.5	1.1	1.6	2.1
Unsig. Movement Delay, s/veh								
LnGrp Delay(d),s/veh		7.3	7.5		12.8	6.6	17.0	19.6
LnGrp LOS		A	A		B	A	B	B
Approach Vol, veh/h		1361				764	645	
Approach Delay, s/veh		7.4				7.3	18.0	
Approach LOS		A				A	B	
Timer - Assigned Phs		2				6		8
Phs Duration (G+Y+Rc), s		30.9				30.9		16.1
Change Period (Y+Rc), s		6.0				6.0		6.0
Max Green Setting (Gmax), s		71.0				71.0		17.0
Max Q Clear Time (g_c+I1), s		10.2				18.1		8.5
Green Ext Time (p_c), s		10.0				6.8		1.6

Intersection Summary	
HCM 6th Ctrl Delay	9.8
HCM 6th LOS	A

Notes

User approved ignoring U-Turning movement.

Synchro Reports
No-Build Year (2027)

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

AM No-Build
02/06/2024

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	1	511	409	129	810	499	40
Future Volume (veh/h)	1	511	409	129	810	499	40
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1781	1841	1841	1826	1870	1870
Adj Flow Rate, veh/h		581	465	147	920	567	45
Peak Hour Factor		0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %		8	4	4	5	2	2
Cap, veh/h		1835	846	379	1881	770	353
Arrive On Green		0.54	0.54	0.54	0.54	0.22	0.22
Sat Flow, veh/h		3474	1560	531	3561	3456	1585
Grp Volume(v), veh/h		581	465	147	920	567	45
Grp Sat Flow(s),veh/h/ln		1692	1560	531	1735	1728	1585
Q Serve(g_s), s		4.8	9.9	10.8	8.4	7.8	1.2
Cycle Q Clear(g_c), s		4.8	9.9	15.6	8.4	7.8	1.2
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1835	846	379	1881	770	353
V/C Ratio(X)		0.32	0.55	0.39	0.49	0.74	0.13
Avail Cap(c_a), veh/h		4574	2108	808	4688	1286	590
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.5	7.6	10.8	7.3	18.5	15.9
Incr Delay (d2), s/veh		0.1	0.6	0.7	0.2	1.4	0.2
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.0	2.1	0.9	1.9	2.7	0.4
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		6.6	8.2	11.4	7.5	19.8	16.0
LnGrp LOS		A	A	B	A	B	B
Approach Vol, veh/h		1046			1067	612	
Approach Delay, s/veh		7.3			8.0	19.6	
Approach LOS		A			A	B	

Timer - Assigned Phs	2				6		8
Phs Duration (G+Y+Rc), s	33.7				33.7		17.4
Change Period (Y+Rc), s	6.0				6.0		6.0
Max Green Setting (Gmax), s	69.0				69.0		19.0
Max Q Clear Time (g_c+I1), s	11.9				17.6		9.8
Green Ext Time (p_c), s	6.1				10.0		1.6

Intersection Summary		
HCM 6th Ctrl Delay		10.3
HCM 6th LOS		B

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

PM No-Build
02/12/2024

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	910	394	1	79	654	390	228
Future Volume (veh/h)	2	910	394	1	79	654	390	228
Initial Q (Qb), veh		0	0		0	0	0	0
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1841	1870		1870	1826	1870	1870
Adj Flow Rate, veh/h		1011	438		88	727	433	253
Peak Hour Factor		0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	2		2	5	2	2
Cap, veh/h		1951	884		275	1935	745	342
Arrive On Green		0.56	0.56		0.56	0.56	0.22	0.22
Sat Flow, veh/h		3589	1585		367	3561	3456	1585
Grp Volume(v), veh/h		1011	438		88	727	433	253
Grp Sat Flow(s),veh/h/ln		1749	1585		367	1735	1728	1585
Q Serve(g_s), s		9.5	8.9		10.4	6.2	5.9	7.9
Cycle Q Clear(g_c), s		9.5	8.9		19.9	6.2	5.9	7.9
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1951	884		275	1935	745	342
V/C Ratio(X)		0.52	0.50		0.32	0.38	0.58	0.74
Avail Cap(c_a), veh/h		4691	2126		563	4653	1110	509
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.3	7.2		13.5	6.5	18.6	19.4
Incr Delay (d2), s/veh		0.2	0.4		0.7	0.1	0.7	3.2
Initial Q Delay(d3),s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.2	1.9		0.7	1.4	2.0	2.7
Unsig. Movement Delay, s/veh								
LnGrp Delay(d),s/veh		7.5	7.6		14.1	6.7	19.3	22.5
LnGrp LOS		A	A		B	A	B	C
Approach Vol, veh/h		1449				815	686	
Approach Delay, s/veh		7.5				7.5	20.5	
Approach LOS		A				A	C	
Timer - Assigned Phs		2				6		8
Phs Duration (G+Y+Rc), s		35.5				35.5		17.4
Change Period (Y+Rc), s		6.0				6.0		6.0
Max Green Setting (Gmax), s		71.0				71.0		17.0
Max Q Clear Time (g_c+I1), s		11.5				21.9		9.9
Green Ext Time (p_c), s		11.0				7.6		1.5

Intersection Summary	
HCM 6th Ctrl Delay	10.5
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

Synchro Reports
Build Year (2027)

HCM 6th Signalized Intersection Capacity Analysis
AM Build

Southeastern Engineering INC.
09/09/2024

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	1	511	414	131	810	519	43
Future Volume (veh/h)	1	511	414	131	810	519	43
Number		2	12	1	6	3	18
Initial Q, veh		0	0	0	0	0	0
Ped-Bike Adj (A_pbT)			1.00	1.00		1.00	1.00
Parking Bus Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln		1781	1841	1841	1826	1870	1870
Adj Flow Rate, veh/h		581	470	149	920	590	49
Peak Hour Factor		0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %		8	4	4	5	2	2
Opposing Right Turn Influence				Yes		Yes	
Cap, veh/h		1837	846	374	1882	788	361
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green		0.54	0.54	0.54	0.54	0.23	0.23
Unsig. Movement Delay							
Ln Grp Delay, s/veh		6.7	8.4	11.8	7.6	20.3	16.3
Ln Grp LOS		A	A	B	A	C	B
Approach Vol, veh/h		1051			1069	639	
Approach Delay, s/veh		7.5			8.2	19.9	
Approach LOS		A			A	B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2	8			6		
Case No		7.0	9.0			6.0		
Phs Duration (G+Y+Rc), s		34.4	17.9			34.4		
Change Period (Y+Rc), s		6.0	6.0			6.0		
Max Green (Gmax), s		69.0	19.0			69.0		
Max Allow Headway (MAH), s		4.5	3.7			5.3		
Max Q Clear (g_c+I1), s		12.3	10.3			18.3		
Green Ext Time (g_e), s		6.1	1.6			10.1		
Prob of Phs Call (p_c)		1.00	1.00			1.00		
Prob of Max Out (p_x)		0.00	0.13			0.01		
Left-Turn Movement Data								
Assigned Mvmt		5	3			1		
Mvmt Sat Flow, veh/h		0	3456			528		
Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3474	0			3561		
Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		1560	1585			0		
Left Lane Group Data								
Assigned Mvmt	0	5	3	0	0	1	0	0
Lane Assignment			L			L		

Lanes in Grp	0	0	2	0	0	1	0	0
Grp Vol (v), veh/h	0	0	590	0	0	149	0	0
Grp Sat Flow (s), veh/h/ln	0	0	1728	0	0	528	0	0
Q Serve Time (g_s), s	0.0	0.0	8.3	0.0	0.0	11.3	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	8.3	0.0	0.0	16.3	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	1728	0	0	528	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	28.4	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	23.4	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0
Time to First Blk (g_f), s	0.0	28.4	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	0	788	0	0	374	0	0
V/C Ratio (X)	0.00	0.00	0.75	0.00	0.00	0.40	0.00	0.00
Avail Cap (c_a), veh/h	0	0	1255	0	0	784	0	0
Upstream Filter (I)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	18.8	0.0	0.0	11.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	1.5	0.0	0.0	0.7	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	20.3	0.0	0.0	11.8	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	2.7	0.0	0.0	0.9	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	0.0	2.9	0.0	0.0	1.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.29	0.00	0.00	0.10	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	2	0	0	0	2	0	0
Grp Vol (v), veh/h	0	581	0	0	0	920	0	0
Grp Sat Flow (s), veh/h/ln	0	1692	0	0	0	1735	0	0
Q Serve Time (g_s), s	0.0	5.0	0.0	0.0	0.0	8.6	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	5.0	0.0	0.0	0.0	8.6	0.0	0.0
Lane Grp Cap (c), veh/h	0	1837	0	0	0	1882	0	0
V/C Ratio (X)	0.00	0.32	0.00	0.00	0.00	0.49	0.00	0.00
Avail Cap (c_a), veh/h	0	4464	0	0	0	4575	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	6.6	0.0	0.0	0.0	7.4	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.1	0.0	0.0	0.0	0.2	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	6.7	0.0	0.0	0.0	7.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	1.1	0.0	0.0	0.0	1.9	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	1.1	0.0	0.0	0.0	2.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.00	0.00	0.05	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	470	49	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	10.3	1.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	10.3	1.3	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	846	361	0	0	0	0	0
V/C Ratio (X)	0.00	0.56	0.14	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	2057	576	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.8	16.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.6	0.2	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	8.4	16.3	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.1	0.4	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.2	0.4	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.23	0.01	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	10.6
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	23	539	7	6	539
Future Vol, veh/h	23	23	539	7	6	539
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	4
Mvmt Flow	26	26	613	8	7	613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1240	613	0	0	621	0
Stage 1	613	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	193	492	-	-	960	-
Stage 1	541	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	192	492	-	-	960	-
Mov Cap-2 Maneuver	192	-	-	-	-	-
Stage 1	541	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	276	960	-
HCM Lane V/C Ratio	-	-	0.189	0.007	-
HCM Control Delay (s)	-	-	21.1	8.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0	-

HCM 6th Signalized Intersection Capacity Analysis
PM Build

Southeastern Engineering INC.
09/09/2024

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	910	410	1	82	654	398	232
Future Volume (veh/h)	2	910	410	1	82	654	398	232
Number		2	12		1	6	3	18
Initial Q, veh		0	0		0	0	0	0
Ped-Bike Adj (A_pbT)			1.00		1.00		1.00	1.00
Parking Bus Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Lanes Open During Work Zone								
Adj Sat Flow, veh/h/ln		1841	1870		1870	1826	1870	1870
Adj Flow Rate, veh/h		1011	456		91	727	442	258
Peak Hour Factor		0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	2		2	5	2	2
Opposing Right Turn Influence					Yes		Yes	
Cap, veh/h		1971	893		271	1955	748	343
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Prop Arrive On Green		0.56	0.56		0.56	0.56	0.22	0.22
Unsig. Movement Delay								
Ln Grp Delay, s/veh		7.5	7.7		14.5	6.7	19.9	23.8
Ln Grp LOS		A	A		B	A	B	C
Approach Vol, veh/h		1467				818	700	
Approach Delay, s/veh		7.6				7.6	21.4	
Approach LOS		A				A	C	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2	8			6		
Case No		7.0	9.0			6.0		
Phs Duration (G+Y+Rc), s		36.7	17.8			36.7		
Change Period (Y+Rc), s		6.0	6.0			6.0		
Max Green (Gmax), s		71.0	17.0			71.0		
Max Allow Headway (MAH), s		4.6	3.8			5.6		
Max Q Clear (g_c+I1), s		11.7	10.3			23.0		
Green Ext Time (g_e), s		11.2	1.5			7.8		
Prob of Phs Call (p_c)		1.00	1.00			1.00		
Prob of Max Out (p_x)		0.01	0.35			0.00		

Left-Turn Movement Data								
Assigned Mvmt		5	3			1		
Mvmt Sat Flow, veh/h		0	3456			361		

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3589	0			3561		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		1585	1585			0		

Left Lane Group Data								
Assigned Mvmt	0	5	3	0	0	1	0	0
Lane Assignment			L			L		

Lanes in Grp	0	0	2	0	0	1	0	0
Grp Vol (v), veh/h	0	0	442	0	0	91	0	0
Grp Sat Flow (s), veh/h/ln	0	0	1728	0	0	361	0	0
Q Serve Time (g_s), s	0.0	0.0	6.3	0.0	0.0	11.3	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	6.3	0.0	0.0	21.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	1728	0	0	361	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	30.7	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	21.1	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0
Time to First Blk (g_f), s	0.0	30.7	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	0	748	0	0	271	0	0
V/C Ratio (X)	0.00	0.00	0.59	0.00	0.00	0.34	0.00	0.00
Avail Cap (c_a), veh/h	0	0	1077	0	0	538	0	0
Upstream Filter (I)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	19.2	0.0	0.0	13.7	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.0	0.0	0.7	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	19.9	0.0	0.0	14.5	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	2.1	0.0	0.0	0.7	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	0.0	2.2	0.0	0.0	0.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.22	0.00	0.00	0.08	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	2	0	0	0	2	0	0
Grp Vol (v), veh/h	0	1011	0	0	0	727	0	0
Grp Sat Flow (s), veh/h/ln	0	1749	0	0	0	1735	0	0
Q Serve Time (g_s), s	0.0	9.7	0.0	0.0	0.0	6.3	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	9.7	0.0	0.0	0.0	6.3	0.0	0.0
Lane Grp Cap (c), veh/h	0	1971	0	0	0	1955	0	0
V/C Ratio (X)	0.00	0.51	0.00	0.00	0.00	0.37	0.00	0.00
Avail Cap (c_a), veh/h	0	4553	0	0	0	4516	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.3	0.0	0.0	0.0	6.6	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.0	0.0	0.1	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	7.5	0.0	0.0	0.0	6.7	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.2	0.0	0.0	0.0	1.4	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.2	0.0	0.0	0.0	1.4	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.03	0.00	0.00	0.00	0.04	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	456	258	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1585	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	9.6	8.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	9.6	8.3	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	893	343	0	0	0	0	0
V/C Ratio (X)	0.00	0.51	0.75	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	2063	494	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.3	20.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.5	3.9	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	7.7	23.8	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	1.9	2.6	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.4	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.1	2.9	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.21	0.07	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	10.8
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

HCM 6th TWSC
PM Build

Southeastern Engineering INC.
09/09/2024

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	12	618	26	19	473
Future Vol, veh/h	15	12	618	26	19	473
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	13	687	29	21	526

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1255	687	0	0	716	0
Stage 1	687	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	189	447	-	-	885	-
Stage 1	499	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	184	447	-	-	885	-
Mov Cap-2 Maneuver	184	-	-	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	553	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.4	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	249	885	-
HCM Lane V/C Ratio	-	-	0.12	0.024	-
HCM Control Delay (s)	-	-	21.4	9.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

Appendix E
Trip Generation Report

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

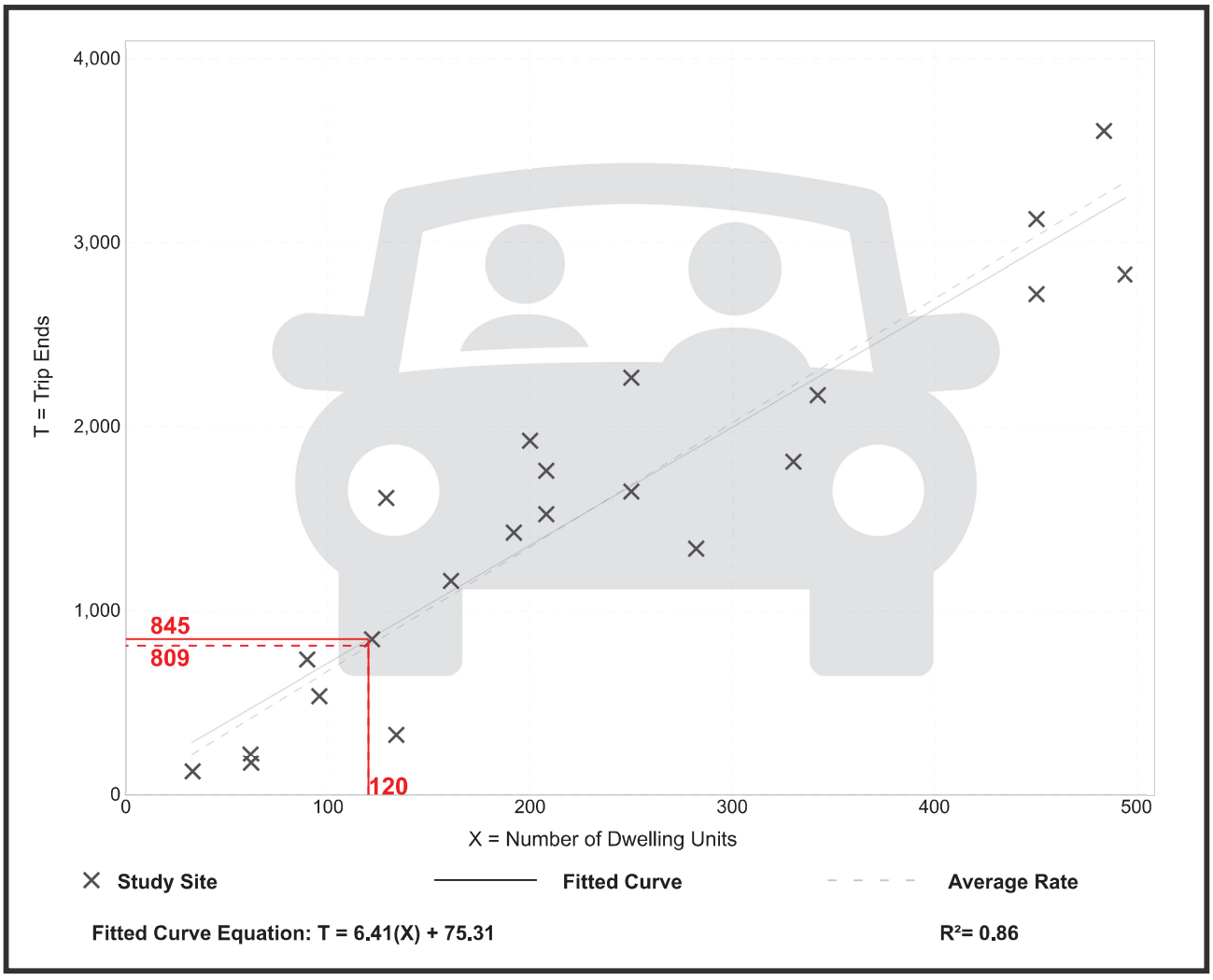
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

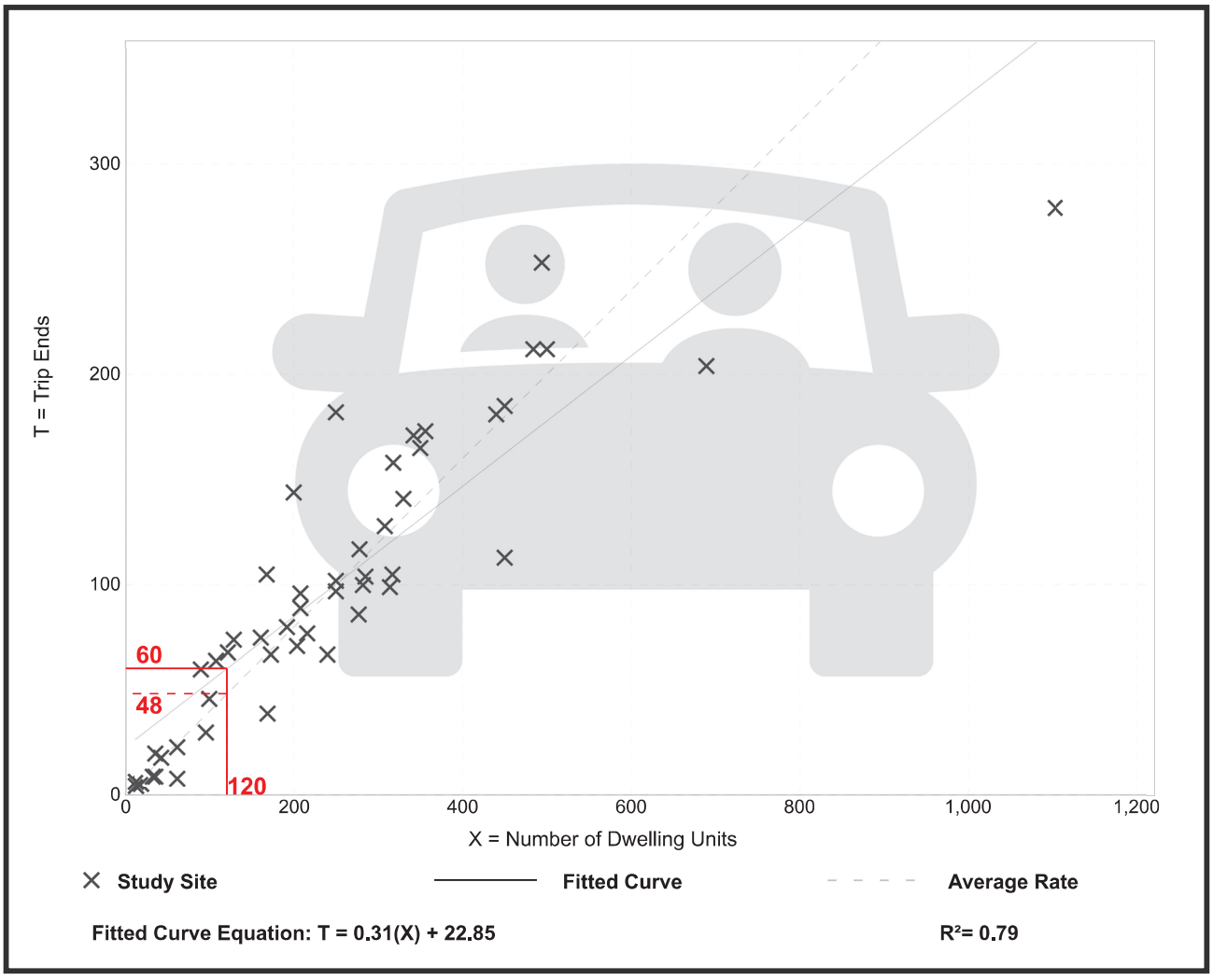
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	49
Avg. Num. of Dwelling Units:	249
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

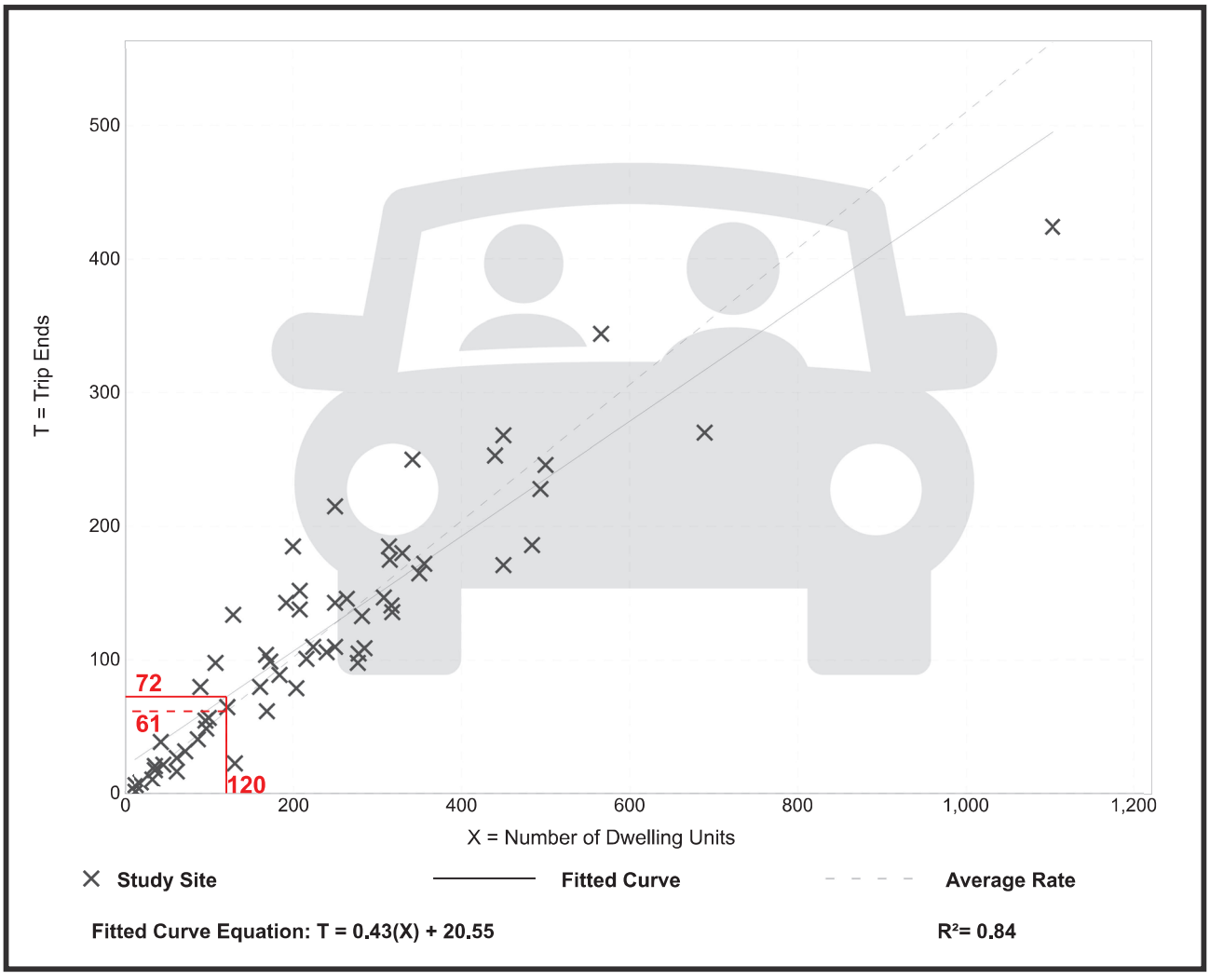
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	59
Avg. Num. of Dwelling Units:	241
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Appendix F

ICE Tool Report

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	Atlas Development		
County:	Hall	GDOT District: 1 - Gainesville			
Major Road:	SR 211	Road Class:	Minor Arterial	Speed Limit:	55 mph
Crossing Road:	Atlas Drive	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other			Project ID:	N/A
Prepared By:	Southeastern Engineering INC.			Date:	8/30/2024
Project Purpose:	New access for Atlas Townhomes development.				

Existing Data Year:	2024
Project Opening Year:	2027
Project Design Year:	2027
Annual Growth Rate:	2.1%
K Factor*:	9%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

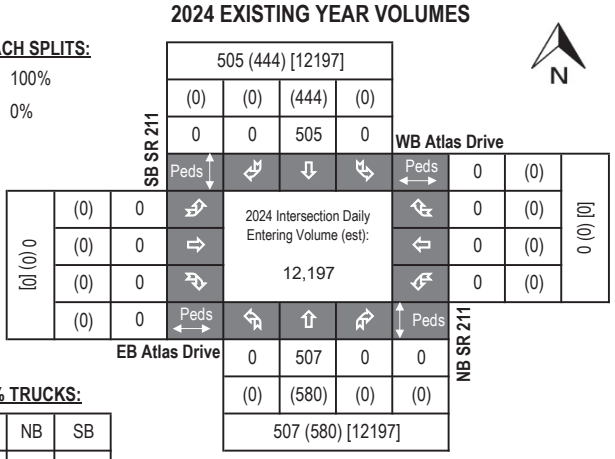
SR 211: 100%

Atlas Drive: 0%

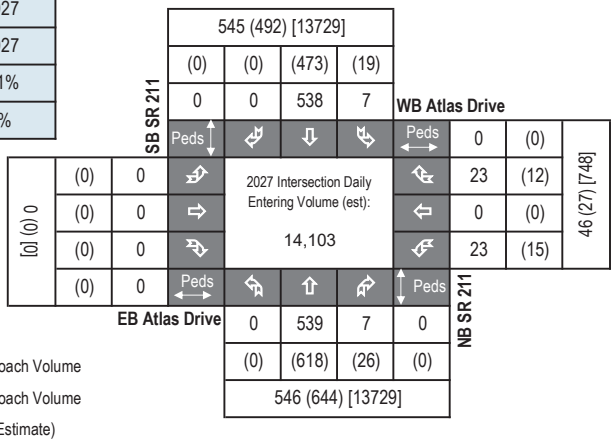
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	2%	4%

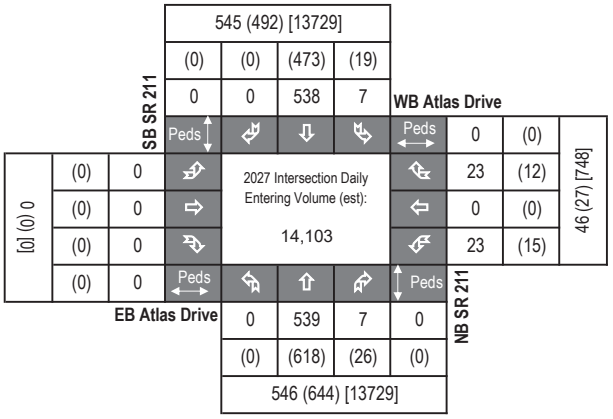
2024 EXISTING YEAR VOLUMES



2027 OPENING YEAR VOLUMES



2027 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	SR 211 @ Atlas Drive
Existing Control:	New Intersection or Other
Prepared by:	Southeastern Engineering INC.
Date:	8/30/2024

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**No**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Feasible solution to evaluate.
	Conventional (All-Way Stop)	No	**Yes**	**Yes**	No	No	No	No	Warrants not satisfied
	Mini Roundabout	No	**Yes**	No	No	No	No	No	Traffic pattern and turning volumes are not preferable
	Single Lane Roundabout	No	**Yes**	No	**Yes**	**Yes**	No	No	Traffic pattern and turning volumes are not preferable
	Multilane Roundabout	No	**Yes**	No	**Yes**	**Yes**	No	No	SR 211 is a single-lane facility
	RCUT (stop control)	**Yes**	No	**Yes**	**Yes**	No	No	No	No feasible u-turn location
	RIRO w/down stream U-Turn	**Yes**	No	**Yes**	**Yes**	No	No	No	No feasible u-turn location
	High-T (unsignalized)	**Yes**	No	**Yes**	No	No	No	No	Traffic pattern and turning volumes are not preferable
	Offset-T Intersections	No	No	No	No	No	No	No	Not feasible to offset. Intersection configuration is 3-legged.
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange, volumes do not warrant grade separation.
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange, volumes do not warrant grade separation.
	Add one LT Lane on SR 211 Add one RT Lane on SR 211	**Yes**	No	No	**Yes**	**Yes**	**Yes**	No	Turn lanes included in Conventional (Minor Stop)
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	RCUT (signalized)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Continuous Green-T	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Jughandle	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Quadrant Roadway	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Diverging Diamond	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Single Point Interchange	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Other Signalized (provide description):	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.

▭ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 211 @ Atlas Drive
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: Atlas Development
Prepared By: Southeastern Engineering INC.
Date: 8/30/2024
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	12,197	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2027 Opening Yr Peak Hour Intersection Delay:	21.1 sec	21.4 sec
2027 Opening Yr Peak Hour Intersection V/C:	0.19	0.12
2027 Design Yr Peak Hour Intersection Delay:	21.1 sec	21.4 sec
2027 Design Yr Peak Hour Intersection V/C:	0.19	0.12

Crash Data (Required):[3]

Crash Data: Enter most recent 5 years of crash data	*Crash Severity* K*	A*	B*	C*	O	Years: 5
Crash Type Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): Only one feasible alternative was identified in Stage 1. The minor-street stop control operates acceptably in both peak hours. Atlas Drive will be two lanes, one entry and one exit. The intersection meets the threshold for both a left-turn and right-turn auxiliary lane on SR 211, and they are included in the analysis.

Proposed Intersection Control: Conventional (Minor Stop)

REQUESTED BY: Chris Maddox, PE, PTOE Date: 8/30/2024

Title: Traffic Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	23	539	7	6	539
Future Vol, veh/h	23	23	539	7	6	539
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	4
Mvmt Flow	26	26	613	8	7	613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1240	613	0	0	621	0
Stage 1	613	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	193	492	-	-	960	-
Stage 1	541	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	192	492	-	-	960	-
Mov Cap-2 Maneuver	192	-	-	-	-	-
Stage 1	541	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	276	960	-
HCM Lane V/C Ratio	-	-	0.189	0.007	-
HCM Control Delay (s)	-	-	21.1	8.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0	-

HCM 6th TWSC
PM Build

Southeastern Engineering INC.
09/09/2024

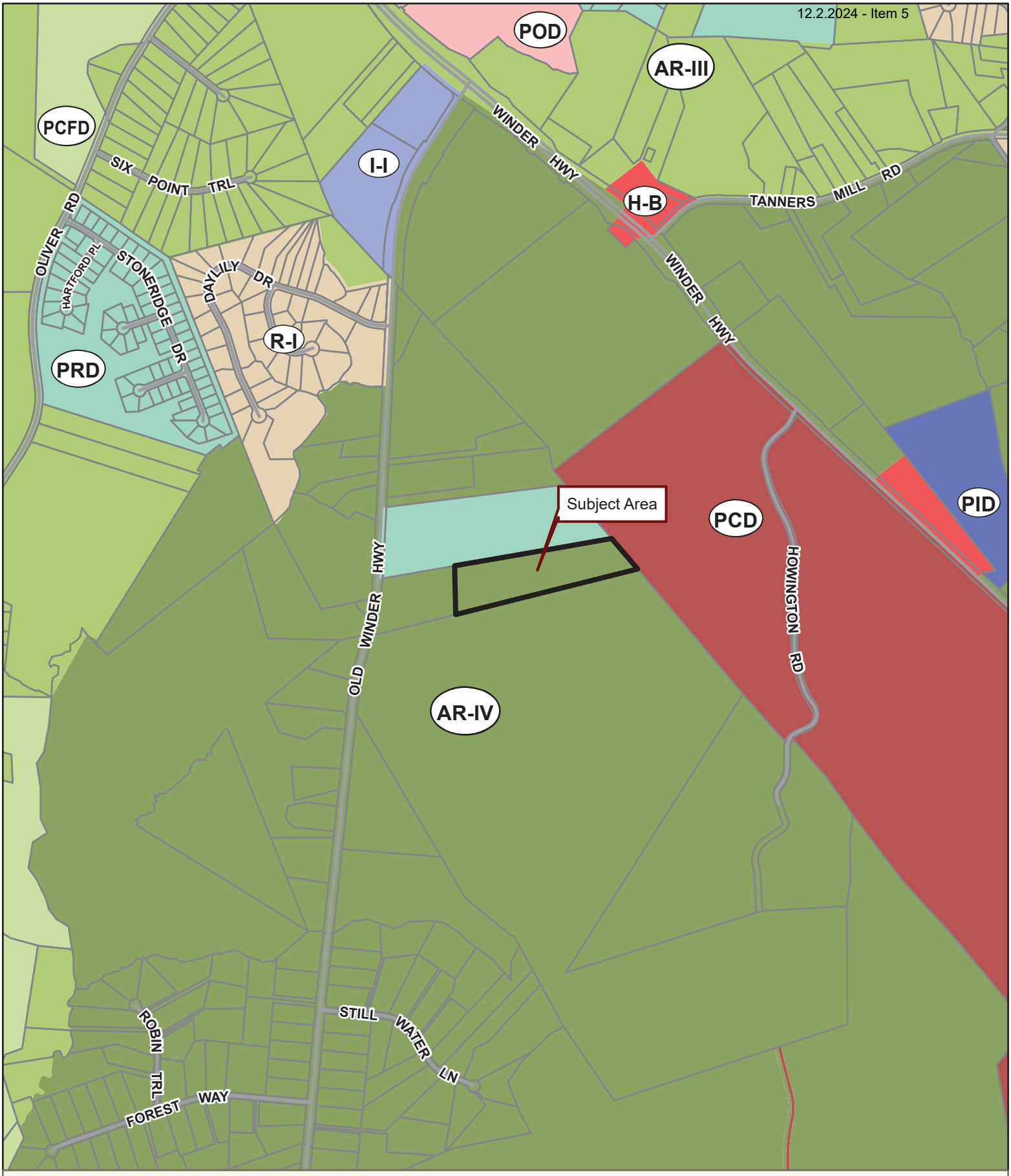
Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	12	618	26	19	473
Future Vol, veh/h	15	12	618	26	19	473
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	13	687	29	21	526

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1255	687	0	0	716	0
Stage 1	687	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	189	447	-	-	885	-
Stage 1	499	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	184	447	-	-	885	-
Mov Cap-2 Maneuver	184	-	-	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	553	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.4	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	249	885	-
HCM Lane V/C Ratio	-	-	0.12	0.024	-
HCM Control Delay (s)	-	-	21.4	9.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

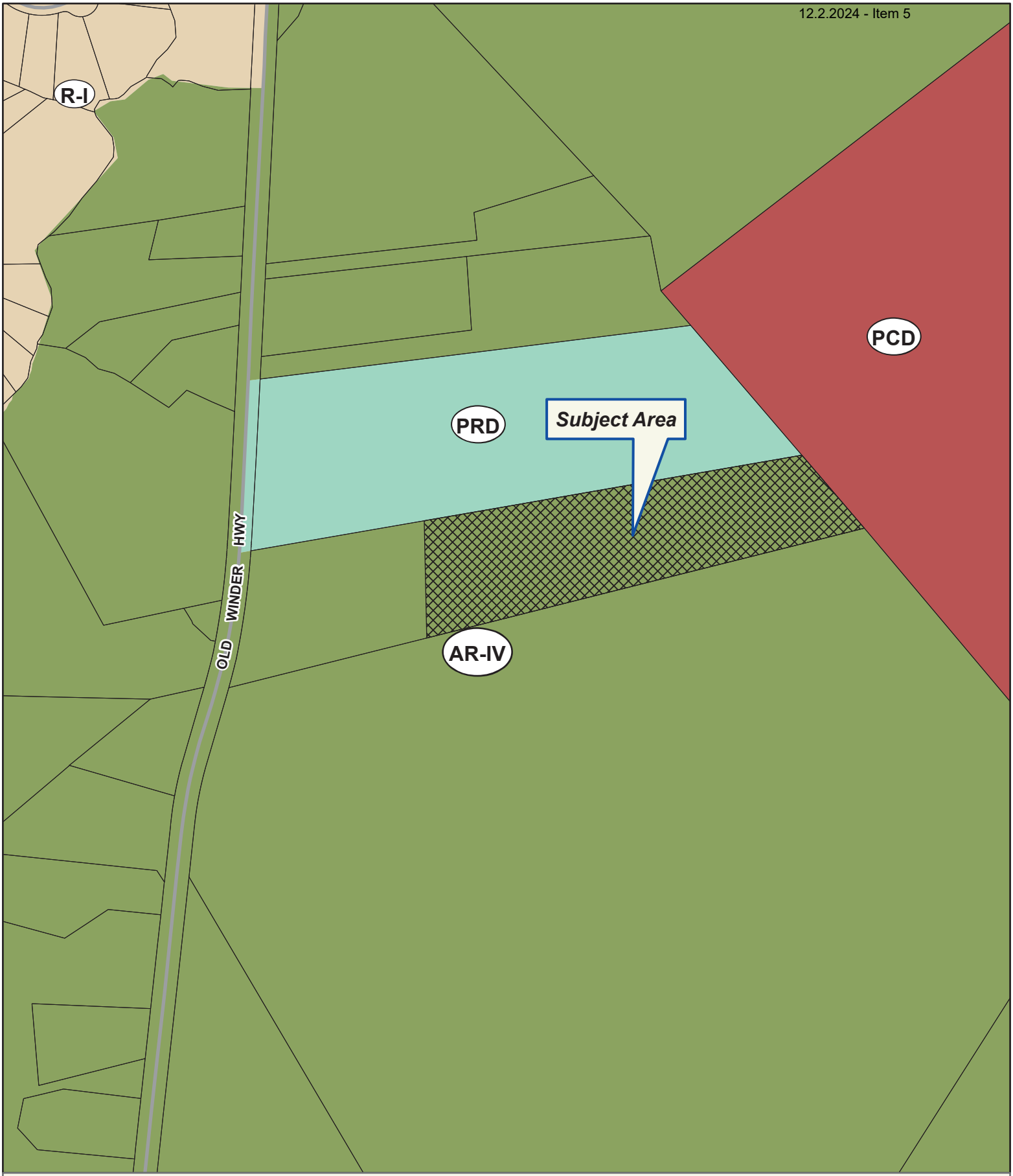


Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000076 (PT.)
Location: 5111 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 250 500 1,000
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000076 (PT.)
Location: 5111 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000076 (PT.)
Location: 5111 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

ResidentialRendering.com

CITY OF
GAINESVILLE
WATER RESOURCES

September 20, 2024

Atlas Development, LLC
Attn: Cameron Henderson
554 W Main St, Suite 700
Buford, GA 30518

Re: Water Availability
Proposed 157-Unit Residential Development
5079 Winder Highway
Parcel 15038 000059

To whom it may concern:

The purpose of this letter is to confirm the availability of water service to the above referenced property.

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway adjacent to the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed 119-unit residential development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

William (Bill) H. King III, P.E.
Assistant Director

September 17, 2024

Cameron Henderson
554 West Main Street Suite 700
Buford, GA 30518

Subject: Sanitary Sewer Letter of Availability
5079 Old Winder HWY
Parcel Id No.: 15038 000059 & 15038 000076
Braselton, GA 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5079 Old Winder HWY Braselton, Ga 30517 for a proposed 120 lot/unit (estimated average daily flow of 24,000 GPD for single-family residence) at this time. The nearest sanitary sewer main to this address is located on Howington Road.

The nearest existing sewer line is located along Mulberry River. An outfall sewer line is to be constructed and dedicated to Hall County by developer at owners cost.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Bill Nash

Application for Sewer Availability Letter

Date: September 10, 2024

Name of Applicant: Cameron Henderson Contact Number: 678-978-6782

Address of Applicant: 554 West Main Street Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.com

Name of Agent: Cameron Henderson Contact Number: 678-978-6782

Address of Agent: 554 West Main Street Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill in all applicable information legibly and completely.)

AVAILABILITY: ☐ General Availability ☐ Rezoning ☒ Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submittal.

Request from PRD & AR-IV (Present Zoning) to PRD (Requested Zoning)

For the Purpose of Single-Family Attached Townhomes (Type of Development)

Address of Property: 5079 Old Winder Hwy (Hwy 211)

Nearest Intersection to Property: Hwy. 211 & Hwy. 53

Size of Tract: 30 ac. acre(s), Lane Lot Number(s): G.M.D. 392 , District(s): _____

Development Estimate Average Daily Sewer Flow (GPD): 250 gpd X 120 = 30,000 gpd (average)

Property Tax Parcel Number: 15038-000059 & 15038-000076 (portion) Proposed number of Lots: 120

(Below: For properties within protected watershed districts only)

Gross Density: 4.0 units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: Approx. 9.0 ac. Minimum Lot Size: 2,000 sf

Amanda Graham
Notary

Signature of Owner(s)/Agent(s)

CAMERON HENDERSON
Printed Name of Owner(s)/Agent(s)

MANAGER
Title of Agent

AMANDA GRAHAM NOTARY PUBLIC HALL COUNTY, GA My Commission Expires August 15, 2027
Notary Seal

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, October 3, 2024 2:19 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 11.4.24

Please find Environmental Health comments below:

Item 1, 5342 Robin Trail, Zhen: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2A/B, 3416 Gaines Mill Road, Perez: 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 3, 4163 Cleveland Hwy, Carrillo: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 4, 6539 Ransom Free Road, Cash: 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. A Food Service permit/plan review may be required after review of business plan.

Item 5, 0 Dorsey Drive, Phillips: 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, 2522 Lee Land Road, Bell: No comment. Public sewer.

Item 7, 5111 Old Winder Hwy, Gilliam: No comment. Public sewer.

Item 8, 5079 Old Winder Hwy, Gilliam: No comment. Public sewer.

Items 9 and 10: No comment.

Emily McGahee
Hall County Environmental Health

Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, October 1, 2024 1:30 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for November 4, 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 in red below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, September 26, 2024 12:42 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>; William King (CDI: Public Works) <wking@hallcounty.org>
Subject: RE: Tentative Planning Agenda for November 4, 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, November 4, 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, October 3rd .** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 21, 2024

NEW BUSINESS

1. **5342 Robin Trail | Appeal of administrative official** | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | * Commission District 1 | **Yuemian Zhen, applicant** **No GDOT coordination required**

2. **(A) 3416 Gaines Mill Road | Variance** | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**
3. **(B) 3416 Gaines Mill Road | Variance** | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant** **No GDOT coordination required**

4. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr., applicant** **GDOT coordination required**

5. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, applicant** **No GDOT coordination required**

6. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant** **No GDOT coordination required**

7. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant** **No GDOT coordination required**

8. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

9. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

OTHER BUSINESS

10. **Public Hearing to adopt a minor update to Hall County's Comprehensive Plan | *** | Hall County Planning Staff, applicant.**

11. **Public Hearing to adopt Hall County's Unified Development Code | *** | Hall County Planning Staff, applicant.**

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: October 3, 2024

Subject: November 4, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 4, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 5342 Robin Trail | Appeal of administrative official | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | * Commission District 1 | **Yuemian Zhen, applicant**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** Hall County Sewer Service Area

2. 3416 Gaines Mill Road | Variance | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**

(B) 3416 Gaines Mill Road | Variance | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**

a. **Engineering: (a & b)** 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. Also, Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic: (a & b)** Entrance apron for proposed common access driveway will need to be pavement per Hall County Standards.
c. **Utilities: (a & b)** Hall County Sewer Service Area

3. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto 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.
    b. **Traffic:** GDOT permit required
    c. **Utilities:** Hall County Sewer Service Area

4. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, 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. Also, show stream buffer and impervious setback from wrested vegetation not centerline of stream
    b. **Traffic:** Minimum 20 foot wide access required, other requirements may be necessary per civil plans.
    c. Utilities: Hall County Sewer Service Area

5. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    b. **Traffic:** No Comments
    c. **Utilities**: Hall County Sewer Service Area

6. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    b. **Traffic:** No Comments
    c. **Utilities**: City of Gainesville Sewer Service Area

7. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    b. Traffic: GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
    c. **Utilities**: Hall County Sewer Service Area, existing sewer is available approximately 530' east of East Place.

8. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, 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:** GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
    c. **Utilities**: Offsite easement required, system extension at developments expense.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, October 4, 2024 8:43 AM
To: Beth Garmon (CDI: Planning)
Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: Fire Comment

Monday, November 4, 2024 Hall County Planning Commission Meeting.

1. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

   The Hall County Fire Marshal's office has no comments as proposed

2. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

   The Hall County Fire Marshal's Office has no comments as proposed

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Nov 5, 2024 09:58:28
4921 Six Point Trail
Flowery Branch
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: STEVEN P. GILLIAM
REQUEST: REZONE FROM R-1 TO PRD FOR A 102 UNIT TOWNHOME DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 02, 2024
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date JAN 09, 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Nov 5, 2024 10:04:11
5055 Old Winder Highway
Braselton
Hall County
Georgia

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN _____ AND NO LATER THAN _____.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN _____ ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Loftus **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on October 3, 2024 **for** 5079 + 5111 Old Winder Hwy
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021

AGENDA ITEM

Planning & Zoning

REPORT TO:	**Work Session (01/06/25)**
REPORT TO:	**Voting Meeting (01/09/25)**
ITEM NO:	702/2024
SUBJECT:	**5079 Old Winder Highway | Amend Conditions of Zoning |** on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG
Recommendation:

1. Approval of the amended conditions is contingent upon the approval of the rezoning of 5111 Old Winder Highway (HZON24-0030).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. All previous conditions of zoning included herein shall apply as listed below, with the exception of those modified for the current application.
    a. The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.
    b. 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.
    c. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
    d. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
    e. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
    f. The development shall be limited to a maximum of two (2) model homes 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.
    g. There shall be a mandatory Homeowner's Association (HOA).
    h. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
    i. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.
    j. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic impact study, such as but not limited to the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway).
    k. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on any individual residential building lot.
    l. 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.
    m. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."
    n. All conditions of zoning shall be made part of any plats or construction plans created for the property.
    o. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.
4. The overall development shall be limited to 120 total townhome units.
5. All residential driveways shall measure no less than 20 feet from back of right-of-way.
6. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
7. The cluster mailbox unit shall have no less than 6 parking spaces.
8. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.
9. One construction trailer is permitted, provided the conditions of section 7.9.4.B of the Hall County Unified Development Code are met.
10. Detention pond design shall incorporate a bioswale style or similar aesthetic and function if located adjacent to the Old Winder Highway right-of-way. Final review and approval is subject to the Director of Planning and Zoning, or their designee.
11. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.

Purpose of Request:

5079 Old Winder Highway | Amend Conditions of Zoning | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, 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
Narrative
Site Plan
Traffic Impact Study
Maps
Rendering
Deed
Water Availability
Sewer Availability
7-11-2024 BOC Letter
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photo

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | **Steven P. Gilliam, applicant**

The request before you is from Steven P. Gilliam to amend zoning conditions for the addition of 38 townhomes to a previously-approved Planned Residential Development (PRD). This item is located within Commission District 1.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with eleven (11) conditions (4-0, Johnny Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed amendment does not represent a substantial deviation from the Planned Residential Development (PRD) requirements.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. Approval of the amended conditions is contingent upon the approval of the rezoning of 5111 Old Winder Highway (HZON24-0030).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. All previous conditions of zoning included herein shall apply as listed below, with the exception of those modified for the current application.

a. The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.

b. 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.

c. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.

d. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.

e. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

f. The development shall be limited to a maximum of two (2) model homes 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.

g. There shall be a mandatory Homeowner's Association (HOA).

h. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).

i. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.

j. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic impact study, such as but not limited to the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway).

k. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on any individual residential building lot.

l. 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.

m. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."

n. All conditions of zoning shall be made part of any plats or construction plans created for the property.

o. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

4. The overall development shall be limited to 120 total townhome units.
5. All residential driveways shall measure no less than 20 feet from back of right-of-way.
6. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
7. The cluster mailbox unit shall have no less than 6 parking spaces.
8. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.
9. One construction trailer is permitted, provided the conditions of section 7.9.4.B of the Hall County Unified Development Code are met.
10. Detention pond design shall incorporate a bioswale style or similar aesthetic and function if located adjacent to the Old Winder Highway right-of-way. Final review and approval is subject to the Director of Planning and Zoning, or their designee.
11. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Steven P. Gilliam

Request ..... Amend Conditions of Zoning | Amend Conditions of Planned Residential Development (PRD)

Proposed Use ..... Addition of 38 townhomes to a PRD

Size ..... 20.02± acres

Zoning ..... Planned Residential Development (PRD)

Location ..... **5079 Old Winder Highway** | Tax Parcel 15038 000059

Commission District ..... One

Planning Commission Date ..... December 2, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed amendment does not represent a substantial deviation from the Planned Residential Development (PRD) requirements.

Record Number HZCU24-0039

Planning Commission Recommendations ..... **Approve, with conditions**

Vote: 4-0 (Johnny Varner absent)

Planning Commission Conditions:

1. Approval of the amended conditions is contingent upon the approval of the rezoning of 5111 Old Winder Highway (HZON24-0030).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. All previous conditions of zoning included herein shall apply as listed below, with the exception of those modified for the current application.
    a. The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.

b. 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.
c. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
d. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
e. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
f. The development shall be limited to a maximum of two (2) model homes 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.
g. There shall be a mandatory Homeowner's Association (HOA).
h. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
i. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.
j. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic impact study, such as but not limited to the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway).
k. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on any individual residential building lot.
l. 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.
m. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."
n. All conditions of zoning shall be made part of any plats or construction plans created for the property.
o. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

4. The overall development shall be limited to 120 total townhome units.
5. All residential driveways shall measure no less than 20 feet from back of right-of-way.
6. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
7. The cluster mailbox unit shall have no less than 6 parking spaces.
8. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.
9. One construction trailer is permitted, provided the conditions of section 7.9.4.B of the Hall County Unified Development Code are met.
10. Detention pond design shall incorporate a bioswale style or similar aesthetic and function if located adjacent to the Old Winder Highway right-of-way. Final review and approval is subject to the Director of Planning and Zoning, or their designee.
11. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville, presented the request. The applicant is requesting to amend conditions of a Planned Residential Development (PRD) to allow for the addition of 38 townhomes and 10.00 acres with the incorporation of the adjacent parcel at 5111 Old Winder Highway (part of 15038 000076). The subject property was approved for rezoning from Residential I (R-I) to Planned Residential Development (PRD) by the Hall County Commission on July 11, 2024, for an 82-unit townhome development (HZON24-0002) with an overall density of 4.10 dwelling units per acre subject to twenty-one conditions.

Public Forum:

Jill Cooper, 5125 Old Winder Highway, Braselton, spoke in opposition. Concerns raised were traffic, privacy, and the development's detention pond water runoff.

Rebuttal

The applicant addressed they would follow any improvements required after the traffic impact study.

Cameron Henderson, 4641 Quailwood Drive, Flowery Branch, explained that the topography will direct the water from the development's detention pond into the creek which is located on the property behind the subject development.

Planning Commission Comments:

Mr. Braswell questioned whether a 50 foot undisturbed buffer would be better suited between the development and Ms. Cooper's property. The applicant agreed. Mr. Sosebee asked if the applicant would be okay with installing a fence along Ms. Cooper's property line. The applicant said they would prefer farm fencing for the aesthetics but was open to the board's direction. The Planning Commission discussed with Mr. Henderson how the development's topography would impact stormwater runoff from the detention pond to the creek. Mr. Hunt asked if the sewer system would be gravity flow. The applicant stated it will. Mr. Sosebee asked Ms. Cooper for her preference of fence style for the separation of the two properties. Ms. Cooper stated either chain-link or a solid privacy fence would be acceptable.

***Motion:* A motion to approve with conditions was made by Frank Sosebee and seconded by Stan Hunt. Vote: (4-0, Johnny Varner absent)**

Conditions:

1. Approval of the amended conditions is contingent upon the approval of the rezoning of 5111 Old Winder Highway (HZON24-0030).

2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

3. All previous conditions of zoning included herein shall apply as listed below, with the exception of those modified for the current application.

    a. The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.
    b. 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.
    c. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
    d. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
    e. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
    f. The development shall be limited to a maximum of two (2) model homes 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.

g. There shall be a mandatory Homeowner's Association (HOA).
h. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
i. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.
j. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic impact study, such as but not limited to the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway).
k. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on any individual residential building lot.
l. 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.
m. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."
n. All conditions of zoning shall be made part of any plats or construction plans created for the property.
o. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

4. The overall development shall be limited to 120 total townhome units.

5. All residential driveways shall measure no less than 20 feet from back of right-of-way.

6. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.

7. The cluster mailbox unit shall have no less than 6 parking spaces.

8. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.

9. One construction trailer is permitted, provided the conditions of section 7.9.4.B of the Hall County Unified Development Code are met.

10. Detention pond design shall incorporate a bioswale style or similar aesthetic and function if located adjacent to the Old Winder Highway right-of-way. Final review and approval is subject to the Director of Planning and Zoning, or their designee.

11. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.

Staff recommends APPROVAL of the applicant's request **with the following conditions:**

1. Approval of the amended conditions is contingent upon the approval of the rezoning of 5111 Old Winder Highway (HZON24-0030).

2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

3. All previous conditions of zoning included herein shall apply as listed below, with the exception of those modified for the current application.

    a. The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.

    b. 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. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.

    c. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.

    d. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.

    e. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

    f. The development shall be limited to a maximum of two (2) model homes 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.

    g. There shall be a mandatory Homeowner's Association (HOA).

h. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).

i. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.

j. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic study impact study, such as but not limited to the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway).

k. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on any individual residential building lot.

l. 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.

m. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."

n. All conditions of zoning shall be made part of any plats or construction plans created for the property.

o. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

4. The overall development shall be limited to 120 total townhome units.

5. All residential driveways shall measure no less than 20 feet from back of right-of-way.

6. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.

7. The cluster mailbox unit shall have no less than 6 parking spaces.

8. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.

9. One construction trailer is permitted, provided the conditions of section 7.9.4.B of the Unified Development Code are met.

Summary Analysis

The applicant is requesting to amend conditions of a Planned Residential Development (PRD) to allow for the addition of 38 townhomes and 10.00 acres with the incorporation of the adjacent parcel at 5111 Old Winder Highway (15038 000076 (pt)). The applicant has a concurrent request for this adjacent parcel to rezone from Agricultural Residential-1 (AR-1)/previously AR-IV to Planned Residential Development (PRD) for the addition of 38 townhomes.

The subject property was approved for rezoning from Residential I (R-I) to Planned Residential Development (PRD) by the Hall County Commission on July 11, 2024, for an 82-unit townhome development (HZON24-0002) with an overall density of 4.10 dwelling units per acre subject to the following 21 conditions:

1. The property shall be developed in accordance with the site plan dated July 10, 2024, and described in the project narrative submitted on July 10, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of the site plan approval.
2. The development shall be limited to 82 townhome units.
3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.
5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. All residential driveways shall measure no less than 22 feet from the edge of right of way.
7. Garage door width shall not exceed 70% of the width of the front façade of the residence.
8. The development shall feature internal sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
10. The development shall be limited to a maximum of two (2) model homes 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.
11. There shall be a mandatory Homeowner's Association (HOA).
12. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
13. All roadways within the development shall be designated and constructed to the Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.

14. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic study impact study, such as but not limited to the construction of a left and right turn lane on state route 211 (aka Old Winder Highway).
15. All stream buffers must be fully within the Homeowner's Association (HOA) common space and shall not be included on individual residential building lot.
16. There shall be 43 guest parking spaces provided as shown on the site plan dated July 10, 2024.
17. The cluster mailbox unit shall have no less than 5 parking spaces.
18. 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.
19. The following statement regarding potential impacts of agricultural operations in the area shall be made 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."
20. All conditions of zoning shall be made part of any plats or construction plans created for the property.
21. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

Per the submitted site plan and narrative, the applicant is requesting to amend the current conditions of zoning to allow for the addition of 10 acres and 38 townhome units to the development.

With the approval of the concurrent rezone for the adjacent parcel, the total acreage for the Planned Residential Development will expand to 30.02± acres. As a result, the development's density will decrease from 4.10 units per acre to 4.00 units per acre. Open space will increase from 40% to 52%. Two additional parks will be added to the two already proposed, and the development will incorporate an additional stormwater pond as well.

The applicant also requests approval for one building to be used as model homes. It is not specified which building will be used for this purpose. The applicant also plans to utilize one temporary sales trailer and one temporary construction trailer.

The table below compares the originally approved design for the current 20.02± acre Planned Residential Development (PRD) to the proposed design for the additional 10 acre± expansion with a summary of changes to overall development parameters for the 30.02± acres:

Development Standard	**Original Approval**	**Proposed Amendment**	**Overall Development**	**PRD Requirement**
Site Area	20.02± acres	10.00 ± acres	30.02± acres	Complies
Number of Units	82 attached townhome units	38 attached townhome units	120 units	N/A
Density	4.10 U/A	3.80 U/A	4.00 U/A	N/A

Proposed Open Space	11.20 acres	4.40 acres	15.60 acres	Complies
Amenities	2 parks	2 parks	4 parks	Complies
Mail Kiosk (CBU)	1 with 4 parking spaces	2 additional parking spaces	1 with 6 parking spaces	Complies
Guest Parking (Not including CBU parking)	43 parking spaces	2 additional parking spaces	45 parking spaces	Complies
Stormwater Management	1 stormwater pond	1 stormwater pond	2 stormwater ponds	N/A
Minimum Lot Depth	100 ft	87 feet	87 feet	N/A
Temporary Sales Office	0	1	1	N/A
Construction Trailer	0	1	1	N/A

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 Regional Activity Nodes & Corridors. The intent of this character area is to include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county; new development needs to be scaled in the context of the area's infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (11.2.6.F), 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 and development of adjacent and nearby property; **The requested use is consistent with the previous approval for the Planned Residential Development on July 11, 2024.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed residential use will adversely affect adjacent properties.**

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 Planned Residential Development (PRD).**

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.

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 Regional Activity Nodes & Corridors land use designation, which envisions a maximum density of up to 16 dwelling units per acre at the discretion of the Board of Commissioners.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently undeveloped. However, it was approved with conditions on July 11, 2024 for rezoning to Planned Residential Development for an 82 unit townhome development.**

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 other known existing or changing conditions affecting the use or development of the property giving supporting ground for approval or denial.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The request is to amend conditions of an existing Planned Residential Development (PRD). Per the Official Code of Hall County, the Planned Development District is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 use does not appear to be out of scale with the needs of the county as a whole, as there is a need for additional and varied housing.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use.**

However, the rezoning of the adjacent parcel for the expansion of the PRD and the increase in the number of proposed townhomes requires an amendment to the existing zoning conditions.

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 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.**

11.2.6.E. - 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 Table 11.2.1 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 11.2.6.E of this section [chapter]. **The proposal does provide a narrative outlining the intent of the request.**

   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 section 11.2.6.E.2.c), 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. **The applicant submitted a traffic study conducted by Southeastern Engineering, Inc. which recommended that both a left and right-turn lane be constructed on State Route 211 (aka Old Winder Highway).**

Development Support and Constraints

Hall County Environmental Health
In an email dated October 3, 2024, Emily McGahee stated "No comment. Public sewer."

Hall County Fire Marshal
In an email dated October 4, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Public Works and Utilities
In a memo dated October 3, 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.

Traffic:
GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.

Utilities
Offsite easement required, system extension at developments expense.

Georgia Department of Transportation
In an email dated October 1, 2024, Veronica Chavers, D1TO Civil Engineer III, stated that GDOT coordination is 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

HALL COUNTY
GEORGIA
We have it all in Hall

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30503
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Property Owner (Name & Mailing Address)
Freidoon Hojat Kashani and Torkane Hojat Kashani
7090 Greatwood Hollow
Alpharetta, GA 30005
Phone 470-536-5610
Email Address

Proposed Use Addition of 10 acres located at 5111 Old Winder Highway and 38 Townhomes

Contact Person (Name & Mailing Address)
Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30503
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com
Tax Parcel Number 15038 000059

Status of Applicant
☐ Owner
☐ Option to Purchase
☐ Area Resident
☒ Other (attorney)

Requested Action
Permissive Use:
☐ HCPC ☒ HCC
Fee: $ 1,500.00
Receipt #:
Check #:

Zoning: PRD
Acreage 20.0 Acres

Location Address 5079 Old Winder Highway, Braselton, GA 30517

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

Sign _____ Date: 8/23/2024

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: _____

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

HALL COUNTY
GEORGIA
Welcome to all to Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s): Hojat Kashani Freidoon and Hojat Kashani Torkane

Address: 7090 Greatwood Hollow
Alpharetta, GA 30005

Phone Number: 470-563-5610

Name of applicant(s): Steven P. Gilliam, Attorney

Address: P.O. Box 1098
Gainesville, GA 30503

Phone Number: 770-536-3381

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): Freidoon Hojat Kashani Torkane Hojat Kashani

Personally appeared before me
Archita Suri

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

Notary Public

ARCHITA SURI
Notary Public
01-17-2026
STATE OF GEORGIA

1/18/24
Date

Page 2

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓_____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 8/23/2024

Applicant's/Owner's Name (Printed): Steven P. Gilliam, Attorney

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** ____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

~~Applicant's/Owner's Signature:~~ Seller's Torkane Hojat Kashani Date: 1-18-24

Applicant's/Owner's Name (Printed): Hojat Kashani, Torkane Hojat Kashani, Freidoon
Freidoon Hojat Kashani

Revised December 2019

Page 1

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Kristie Turner, Principal Planner

Hall County Community Development and Infrastructure

kturner@hallcounty.org

Re: 5079 Old Winder Highway Conditional Use and 5111 Old Winder Highway Rezoning

Dear Kristie,

Cameron Henderson, Amanda Graham, and I appreciate you, Katie, and Beth meeting with us on Wednesday, October 16, 2024, to discuss our open applications. As discussed, this letter is to request that the 5079 Old Winder Highway Conditional Use Application and the 5111 Rezoning Application, currently scheduled for the November 04, 2024, Planning Commission Public Hearing date, be tabled to the Planning Commission Hearing scheduled for December 02, 2024, with the coinciding Hall County Board of Commissioners Hearing on January 09, 2024.

Please let me know if you need anything further to allow for the rescheduling. Thank you for your consideration.

With cordial regards, I remain

Sincerely,

Steven P. Gilliam

Cc: Cameron Henderson, Contact
Katie Greenway, Planning and Zoning Administrator
Beth Garmon, Director of Planning and Zoning

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Conditional Use Project Narrative for 5079 Old Winder Highway – 20.00 Acres

Second Revised 10/18/2024

LOCATION – 5079 Old Winder Highway (Hwy 211)
Braselton, GA 30517

APPLICANT – Steven P. Gilliam, Attorney

CURRENT ZONING – PRD

PROPOSED ZONING – PRD with Condition

SUMMARY

The accompanying Application seeks a Conditional Use to PRD for 20.00 acres of undeveloped property located at 5079 Old Winder Highway in Braselton, Hall County, to add the adjoining 10-acre tract that is located at 5111 Old Winder Highway. The intent is to develop 120 townhome units (82 on the existing 20.0-acre approved PRD and 38 on the adjoining 10.0-acre tract where applicant seeks a PRD rezoning) of quality, 24'wide traditional single-family fee simple townhomes with amenity areas and above the required minimum of 30% open space. The proposed use is consistent with the Hall County Comprehensive Plan for residential use and appropriate for Hall County's Planned Residential Development (PRD) District for this location, which is residential and mixed-use corridor.

SITE DESCRIPTION

The overall tract has approximately 80 ft of frontage along GA Highway 211. The water is provided by the City of Gainesville, and Hall County will provide sewer. There are no known impediments to its successful development for the purposes intended. All roadways within the development shall be designed and constructed to Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.

ADJACENCIES & ACCESS

The property is surrounded by residential zonings (AR-IV) to the north, to the east, and to the south. Access to the property is from Old Winder Highway (SR 211), a two lane, paved and state-maintained roadway that connects to Winder Highway (SR 53).

CURRENT ZONING

The current zoning is a PRD with Conditions (See attached Approval Letter listing the conditions dated July 22, 2024).

PROJECT DIMENSIONAL STANDARDS

Updated Project Dimensional Standards Chart

	5079 Old Winder Highway	Proposed Conditional Use: The Addition of 5111 Old Winder Highway
Parcel Size	20.0 Acres	30.0 Acres (The addition of 5111 Old Winder Hwy - 10.0 Acres
Proposed Number of Lots	82	120 (The addition of 38 new lots on 5111 Old Winder Hwy)
Proposed Density	4.10 U/A	4.10 U/A
Proposed Open Space	11.20 Acres (40%)	15.6 (52%)
Streets	Public	Public
Water and Sewer Provider	Gainesville City Water and Hall County Sewer	Gainesville City Water and Hall County Sewer
Minimum Lot Size	2,088 sq ft	2,088 sq ft
Amenities	Dog Park, Pavilion, and Mail Kiosk	4 Parks, Pavilion, and Mail Kiosk
Storm Water Management Areas	1	2
Minimum Lot Width	24 ft	24 ft
Minimum Setback from Sidewalk	22 ft from garage door to back of sidewalk	22 ft from garage door to back of sidewalk
Internal Side Setback	0 ft	0 ft
Minimum Rear Yard Setback from Property Line	0 ft	0 ft
Sidewalks – Both Sides of the Road	5 ft	5 ft

Garage % of Front Façade	70%	70%
Minimum Lot Depth	100 ft	87 ft
PRD Buffer	50 ft	50 ft
Impervious Stream Buffer	50 ft	50 ft
Stream Setbacks	75 ft	75 ft
Mail Kiosk (CBU)	1 with 4 additional parking spaces	1 with 6 additional parking spaces
Minimum Heated Floor Area	1,800 sq ft	1,800 sq ft
Front Setback from Right of Way	15 ft, 10 ft on corner streets	15 ft, 10 ft on corner streets
Side Separation from Foundation to Foundation	20 ft between buildings	20 ft between buildings
Guest Parking	49	1 Parking Space per every 4 Town Home Unit

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with masonry (brick or stone), wood, or fiber cement/Hardi-plank type siding. The garage doors shall not exceed 70% of the front façade. The builder intends to build:

- Single Family Fee Simple attached dwellings with two-car garages (garage width not to exceed 70% of front building width)
- Front facades with a combination of masonry and fiber cement siding materials
- Side and rear facades with masonry, fiber cement siding, or shake siding
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering
- Each building will be offset 4-5 feet from the neighboring buildings.
- No building contains more than six units.

INTERNAL SIGNAGE

The Developer and/or builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

AMENITIES

- 2 Parks
- Picnic area
- Mail Kiosk (CBU) with 6 additional parking spaces
- Guest Parking Spaces: 1 per every 4-townhome unit
    - The 24' townhome product has a 2-car garage and the same driveway as a single-family zoned home.

MODEL HOME PERMITS

The development shall be limited to a maximum of one (1) building obtaining multiple units 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 permit shall be issued prior to Final Plat recording.

ENTRY MONUMENT SINAGE

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF.

The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

SALES AND CONSTRUCTION TRAILERS

Applicant is requesting the ability to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of final plat approval.

CONCEPTUAL MASTER PLAN

The development of the community shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such, may require minor modifications during the engineering and development process. Modifications

to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

TRAFFIC IMPACT SUDY

The following recommendation is from Southeastern Engineers dated February 22, 2024:

SR 211 Atlas Drive

- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.

No other roadway improvements are recommended for this development.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the PRD master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the PRD zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant / Owner reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

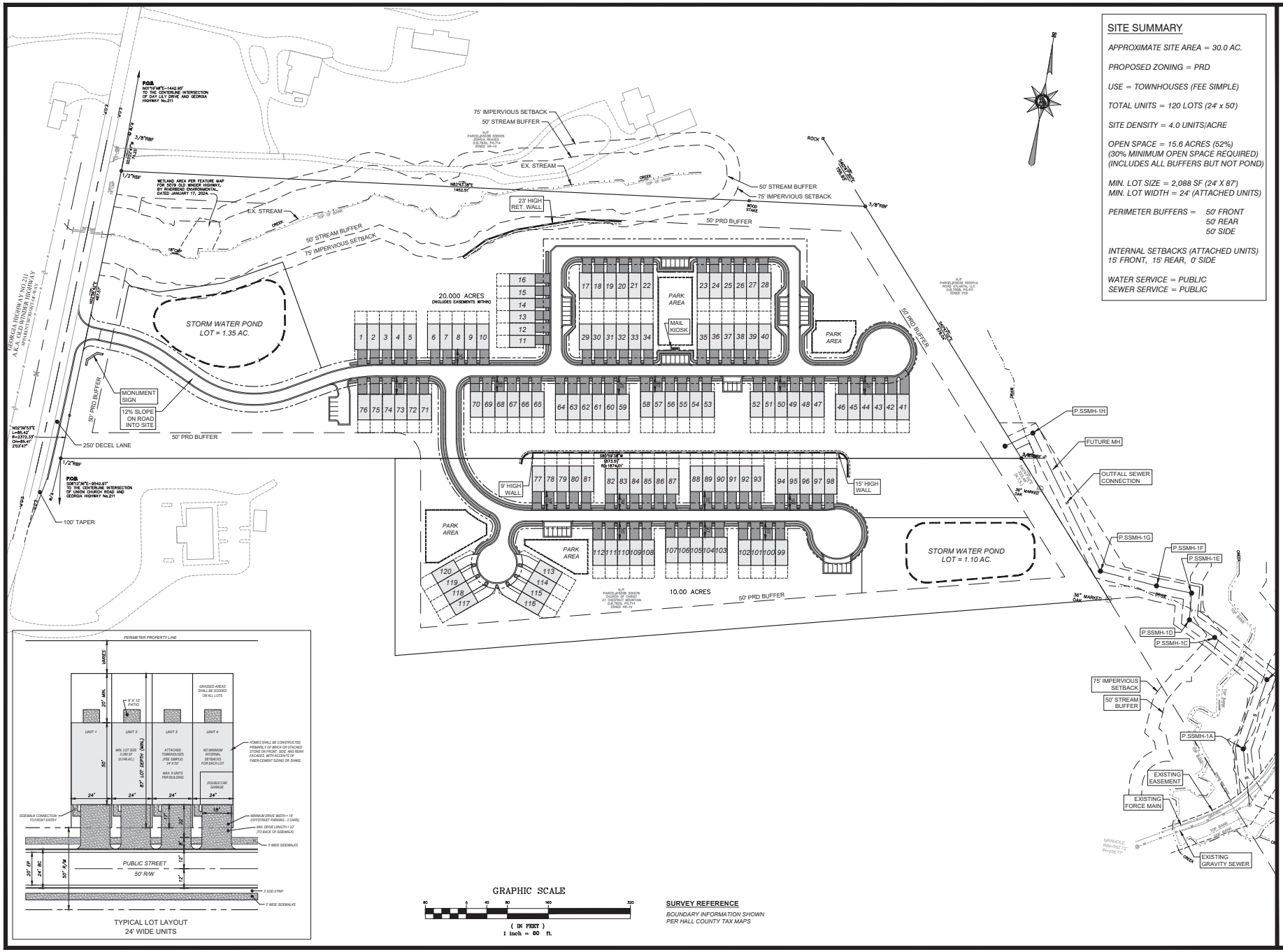
For the foregoing reasons, the Applicant respectfully requests that this requested Conditional Use to the existing PRD zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Applicant

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501
770-536-3381
sgilliam@sgwmfirm.com

Additional Contact

Cameron Henderson
Georgia South Development, LLC
390 Brogdon Road
Suwanee, GA 30024
678-978-6782
cameron@atlaslanddev.com



SITE SUMMARY

APPROXIMATE SITE AREA = 30.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 120 LOTS (24' x 50')

SITE DENSITY = 4.0 UNITS/ACRE

OPEN SPACE = 15.6 ACRES (52%)
(30% MINIMUM OPEN SPACE REQUIRED)
(INCLUDES ALL BUFFERS BUT NOT POND)

MIN. LOT SIZE = 2,088 SF (24' X 87')
MIN. LOT WIDTH = 24' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

©2024
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED
THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. AND SHALL NOT BE USED, REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

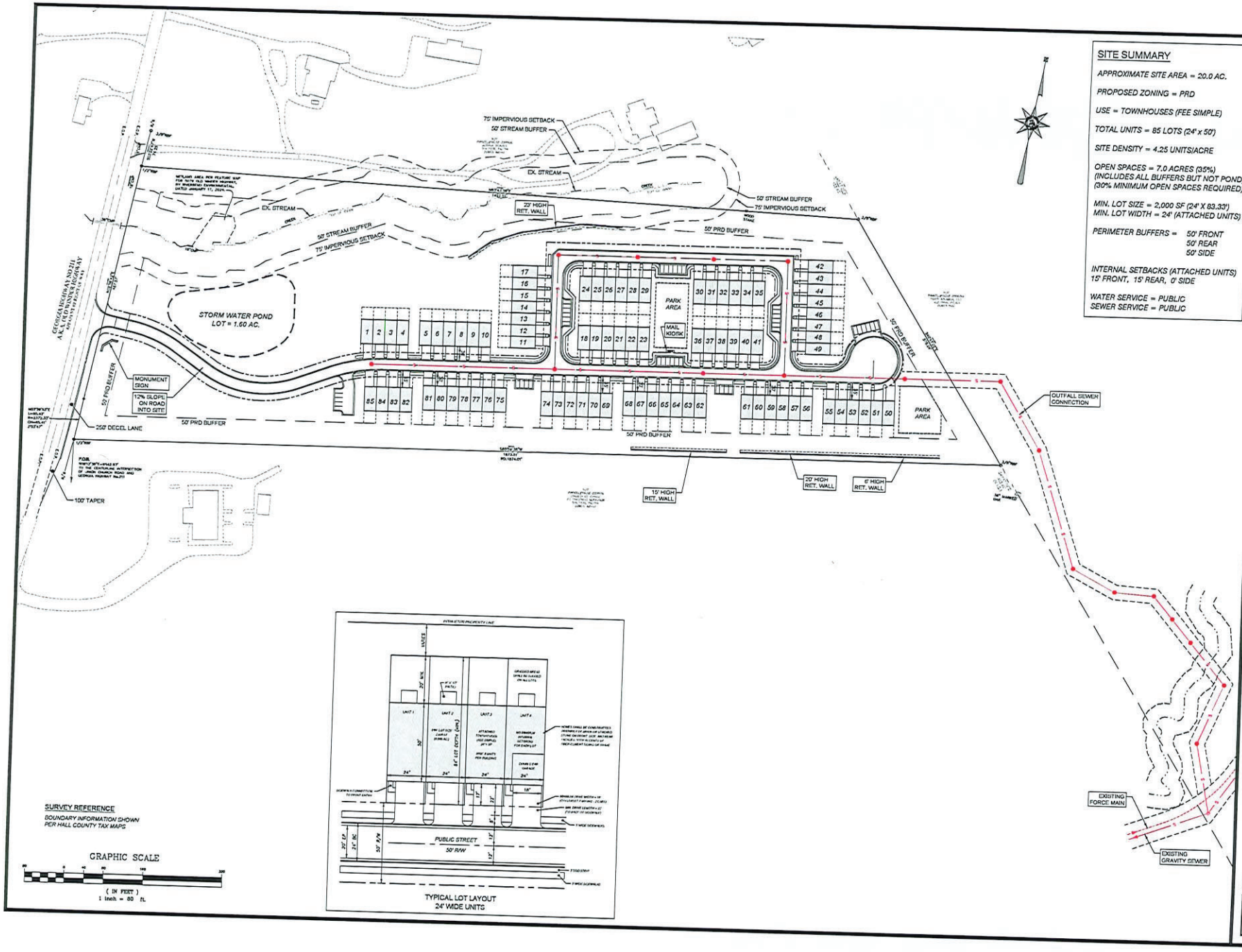
CONCEPTUAL SEWER PLAN

JOB NUMBER	DATE
24103	8-23-2024

DATE	NO	REVISION

12.2.2024 - Item 6

RZ-1



SITE SUMMARY

APPROXIMATE SITE AREA = 20.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 85 LOTS (24' x 50')

SITE DENSITY = 4.25 UNITS/ACRE

OPEN SPACES = 7.0 ACRES (35%)
(INCLUDES ALL BUFFERS BUT NOT POND)
(30% MINIMUM OPEN SPACES REQUIRED)

MIN. LOT SIZE = 2,000 SF (24' X 83.33')
MIN. LOT WIDTH = 24' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN PER HALL COUNTY TAX MAPS

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-0420

© 2024
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED
THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE AND SHALL REMAIN THE PROPERTY OF REED PLANNING & DESIGN, INC. THEY WERE CREATED AND DEVELOPED FOR USE ON AND OWNED FOR THIS PROJECT ONLY AND NOT FOR USE ON ANY OTHER PROJECTS UNLESS THERE HAS BEEN A WRITTEN AGREEMENT BETWEEN REED PLANNING & DESIGN, INC. AND THE OWNER AND NO UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

CONCEPTUAL REZONING PLAN

JOB NUMBER	DATE
24103	7-8-2024

DATE	NO	REVISION

RZ-1

TRAFFIC IMPACT STUDY

FOR

ATLAS TOWNHOMES

HALL COUNTY, GA

Prepared By:

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066

September 9, 2024

Table of Contents

LIST OF TABLES 2
LIST OF FIGURES 2
APPENDICES 2
EXECUTIVE SUMMARY 3
INTRODUCTION 1
PROJECT DESCRIPTION 2
Study Network 2
Roadway Conditions 3
EXISTING TRAFFIC CONDITIONS 3
Level of Service Methodology 5
Existing Conditions Level of Service 5
FUTURE CONDITIONS – WITHOUT THE PROPOSED DEVELOPMENT (NO-BUILD) 6
Growth Rate 6
Future No-Build Traffic Volumes 7
Future No-Build Conditions Level of Service 7
PROPOSED DEVELOPMENT 7
Trip Generation 7
Trip Distribution and Assignment 7
Auxiliary Lane Analysis 7
FUTURE CONDITIONS - WITH THE PROPOSED DEVELOPMENT (BUILD) 8
Build Traffic Volumes 8
Delay Analysis for Build Condition 8
Intersection Control Evaluation (ICE) 9
Level of Service Comparison 9
CONCLUSION 10
APPENDICES 11

LIST OF TABLES

Table 1: Existing Traffic Volumes 3
Table 2: Level of Service for Unsignalized and Signalized Intersections 5
Table 3: Level of Service and Delay for Existing Condition (2024) 5
Table 4: GDOT Historical Growth Rate 6
Table 5: Georgia Governor's Office of Planning and Budget Annual Population Estimates 6
Table 6: U.S. Census Bureau Annual Estimates of the Resident Population 6
Table 7: Level of Service and Delay for No-Build Condition (2027) 7
Table 8: Proposed Site Trip Generation 7
Table 9: Left-Turn Lane Requirements 8
Table 10: Right-Turn Lane Requirements 8
Table 11: Level of Service and Delay for Build Condition (2027) 9
Table 12: Level of Service Comparison 9

LIST OF FIGURES

Figure 1 Location Map 1
Figure 2 Aerial of Study Area 2
Figure 3 Peak Hour Volumes 4

APPENDICES

Appendix A: Site Plan
Appendix B: Traffic Counts Summary Sheets
Appendix C: Growth Rate Summary
Appendix D: Synchro Reports
Appendix E: Trip Generation Report
Appendix F: ICE Tool Report

EXECUTIVE SUMMARY

Atlas Development Townhouse Project is a proposed residential development located along SR 211 in Hall County, GA. The site is approximately 20 acres and is located along the east side of SR 211, south of SR 53. The development will include 120 townhomes is expected to be constructed by 2027. The site will be accessed by one new driveway on SR 211. This study analyzed existing and future traffic operations and capacity analysis for the study intersections to determine if recommendations to the existing roadway network should be made to accommodate the new traffic and determine how the new driveway should be controlled.

This study analyzed the impacts the development's generated trips are expected to have on the surrounding roadway network and study intersections. The study intersections are listed below:

1. SR 53 at SR 211
2. SR 211 at Atlas Drive

The ITE Trip Generation Manual, was referenced to estimate the trips generated by the residential development. The expected trips were added to the future projected traffic volumes to analyze delay and level of service at the study intersections in build condition and compare with the existing conditions. The geometry and method of control for the access driveway intersection on the State Route was determined utilizing GDOT's auxiliary lane requirements and ICE tool.

The existing intersection is operating at an overall acceptable level of service in the existing year (2024) and no-build year (2027). The development traffic has a nominal effect on the existing intersection's delay and operation. The development driveway is expected to operate acceptably upon full build-out of the development. Based on the auxiliary lane analysis per GDOT guidelines, both a left-turn and a right-turn lane are recommended at the driveway intersection.

The following is the recommended configuration at the development driveway:

<u>SR 211 at Atlas Drive</u>

- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.

No other roadway improvements are recommended for this development.

INTRODUCTION

A traffic impact study was conducted by Southeastern Engineering, Inc. for the proposed townhome development along SR 211/Old Winder Hwy south of SR 53/Winder Hwy in Hall County, GA. The development proposes adding a total of 120 townhomes and is expected to be completed in 2027. The site will be accessed by a single new driveway on SR 211. An overall location map of the site area is shown in **Figure 1**.

Figure 1 Location Map

This study will identify the potential impacts of the proposed development's traffic on the surrounding roadway network. The study includes the existing and future peak hour traffic operations and capacity analysis for the study intersections. As necessary, operational improvements will be identified and analyzed to mitigate the traffic impacts caused by the development. Based on the results of the analysis for the study intersections, recommendations will be made for intersection geometry and control methods.

PROJECT DESCRIPTION

The townhouse development will have 120 townhomes, built on approximately 20 acres of land in Hall County, GA. The site will have one new driveway on SR 211 proposed as a full-access, stop-sign controlled approach. This study analyzes traffic impact upon the full built-out of the development, which is planned for 2027. The site plan is attached in **Appendix A**.

Study Network

The traffic study analyzes traffic operations for the intersections in the vicinity of the development. Capacity analysis and level of service evaluations of the study intersections were conducted for the existing, no-build and build scenarios. An aerial of the study area is shown in **Figure 2**. The study intersections are listed below:

1. SR 53/Winder Hwy at SR 211/Old Winder Hwy– Traffic Signal
2. SR 211/Old Winder Hwy at Atlas Drive *(New Intersection)* – Minor-Street Stop-Control

Figure 2 Aerial of Study Area

Roadway Conditions

The roadway network adjacent to the development was examined to review the roadway characteristics in the study area.

SR 211/Old Winder Highway

SR 211/Old Winder Highway is an undivided two-lane roadway that is classified as a minor arterial. It has a posted speed limit of 45 mph north of Daylily Drive and 55 mph south of Daylily Drive. There is curb and gutter present as well as some sidewalk near its intersection with SR 53.

SR 53/Winder Highway

SR 53/Winder Highway is a four-lane median-divided roadway west of Tanners Mill Road and an undivided two-lane roadway east of Tanners Mill Road. It is classified as a minor arterial southeast of Old Winder Hwy and a principal arterial northeast of Old Winder Hwy. It has a posted speed limit of 45 mph. There is curb and gutter present along the roadway, as well as sidewalk in the study area.

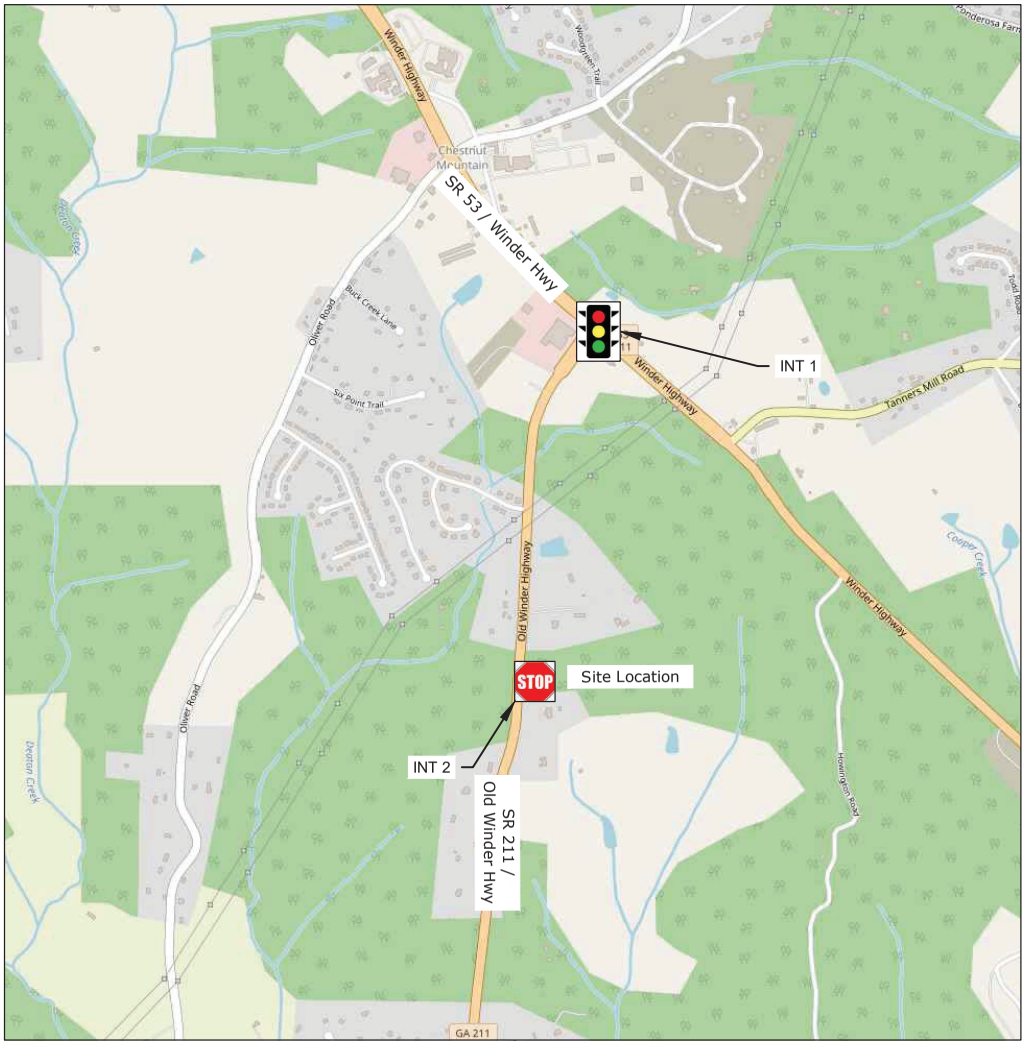
EXISTING TRAFFIC CONDITIONS

Existing traffic volumes at the study intersections were collected on Tuesday, January 30th, 2024. Peak hour turning movement counts were collected at the existing study intersections, and daily traffic volumes were collected on primary roadways near the development. Existing daily traffic volumes collected in the study area are summarized in **Table 1**, and detailed traffic counts are attached in **Appendix B**. The existing AM and PM peak hour traffic volumes for the study area are shown in **Figure 3**.

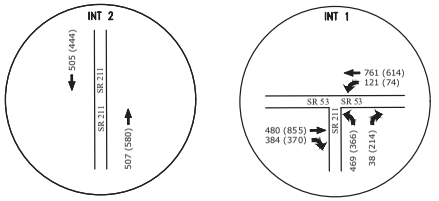
Table 1: Existing Traffic Volumes

Location	Volume		Total
	Northbound	Southbound	
SR 211 / Old Winder Hwy south of Daylily Dr	6,211	5,986	12,197

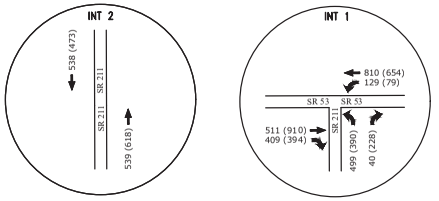
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY	1326-24-009		



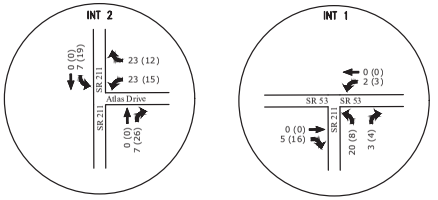
EXISTING CONDITION (2024)



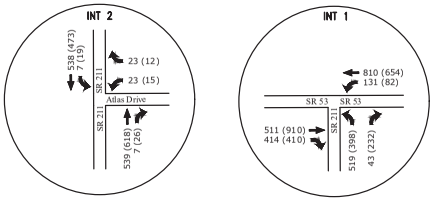
NO-BUILD CONDITION (2027)



SITE-GENERATED TRIPS



BUILD CONDITION (2027)



Legend: AM (PM)

FIGURE 3

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road
Marietta, Georgia 30066
tel: 770-321-3936
www.seengineering.com

PEAK HOUR TRIPS

REVISION DATES

DATE:

ATLAS TOWNHOMES

SHEET NO.

12.2.2024 - Item 6

DRAWING NAME: I:\1326 Atlas Development\1326-24-009 Hall Co Townhouse Study\Traffic\DWG\Figures Atlas.dwg
PLOTTED: Nov 26, 2024 - 10:27 AM
PRINTED BY: ALEXANDER HARKNESS

Level of Service Methodology

Intersection capacity analyses were performed using the methodology outlined in the Highway Capacity Manual, 6th Edition (HCM). This methodology is the industry standard for the evaluation of intersection capacity and delay. To facilitate the analysis, computer software Synchro was used. This software conforms to the methodology of the HCM.

An analysis of peak hour traffic conditions was performed to determine the level of service (LOS) at the study intersections. LOS for an intersection is based on vehicular delay at the intersection and is a typical measure of effectiveness used to evaluate intersection operations. The HCM provides ranges of delay for each LOS definition, spanning from very minimal delays (LOS A) to high delays (LOS F). LOS F is considered unacceptable for most drivers.

For unsignalized intersections, where a stop sign controls side streets or minor streets, the criterion for evaluating traffic operations is the LOS for the controlled turning movements at the intersection. Methodology from the HCM to determine the delay and LOS for these turning movements is based on the following input data including intersection geometry, lane configuration, and turning movement volumes.

For the signalized intersections, LOS is based on the following input data: intersection geometry, lane configuration, turning movement volumes, traffic signal timing.

Table 2 below indicates the relationship between delay and LOS for unsignalized and signalized intersections, respectively.

Table 2: Level of Service for Unsignalized and Signalized Intersections		
Level of Service	**Control Delay Per Vehicle (sec)**	
	Unsignalized Intersection	**Signalized Intersection**
A	≤10	≤10
B	>10 and ≤15	>10 and ≤20
C	>15 and ≤25	>20 and ≤35
D	>25 and ≤35	>35 and ≤55
E	>35 and ≤50	>55 and ≤80
F	>50	>80

Existing Conditions Level of Service

The level of service for the existing condition was determined using Synchro 11. The existing intersection geometry, lane configuration, signal timings, and turning volumes were utilized for the analysis of the intersection. The results of the intersection capacity analysis are summarized in **Table 3,** and detailed Synchro reports are attached in **Appendix D**. The levels of service for all approaches at the existing intersection are acceptable in the existing conditions.

Table 3: Level of Service and Delay for Existing Condition (2024)				
Intersection	**Control Type**	**Approach**	**Delay (LOS)**	
			AM	**PM**
SR 53 at SR 211	Signalized Intersection	EB	7 (A)	7 (A)
		WB	8 (A)	7 (A)
		NB	17 (B)	18 (B)
		Overall	**9 (A)**	**9 (A)**

FUTURE CONDITIONS – WITHOUT THE PROPOSED DEVELOPMENT (NO-BUILD)

The impact of the proposed development on the roadway network was analyzed and evaluated in the future year (2027) without the proposed development (No-Build) to compare the future conditions with the proposed fully constructed development (Build).

Growth Rate

Growth rate for the study area was calculated using annual volume statistics from GDOT's Traffic Analysis & Data Application (TADA). The growth rate calculated using the GDOT's historical traffic data is summarized in **Table 4**. Historical counts and calculations from all sources are attached in **Appendix C**.

Table 4: GDOT Historical Growth Rate

Station ID	Location	5-Year Growth Rate	10-Year Growth Rate
139-0441	Spout Springs Rd n/o Iris Dr	3.4%	5.3%
135-0476	Thompson Mill Rd w/o Puckett Rd	2.3%	1.0%
139-8206	Union Circle e/o Spout Springs	9.7%	4.1%
139-7382	Ridge Rd s/o SR 347	8.3%	6.3%
139-0437	Spout Springs Rd n/o SR 347	2.6%	3.2%
5 - Year and 10 - Year Average		**5.2%**	**4.0%**
Average Growth Rate		**4.6%**	

Hall County census data obtained from the U.S. Census Bureau and the Georgia Governor's Office of Planning and Budget was used to calculate a growth rate for the study area. County census data and estimated growth rate is shown in **Table 5**.

Table 5: Georgia Governor's Office of Planning and Budget Annual Population Estimates

Geographic Area	Average 5-Year Growth Rate from 2020 to 2050						
Hall County	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	**Average**
	1.6%	1.4%	1.3%	1.1%	1.0%	1.0%	**1.2%**

Geographic Area	Average 10-Year Growth Rate from 2020 to 2050			
Hall County	2020-2030	2030-2040	2040-2050	**Average**
	1.3%	1.3%	1.1%	**1.3%**

Census data from the U.S. Census Bureau was used to calculate a growth rate for Hall County. Growth rate estimated using the U.S. Census Bureau data is shown in **Table 6**.

Table 6: U.S. Census Bureau Annual Estimates of the Resident Population

Geographic Area	2010 Census	2020 Census	2010 to 2020 Growth Rate
Hall County	179,684	203,136	1.23%

The overall project growth rate for this project was determined reviewing the different sources, and an average growth rate of 2.1% was utilized for the study to project future year traffic volumes.

Future No-Build Traffic Volumes

The projected future 2027 background traffic volumes were calculated by applying the annual exponential growth rate over three years to the existing 2024 background traffic volumes. Future 2027 background traffic volume is shown in **Figure 3**.

Future No-Build Conditions Level of Service

The methodology discussed previously was used to determine the level of service for the study intersections using the future 2027 background traffic volumes to determine operations at the study intersections. The intersection capacity analysis results for future no-build year (2027) are summarized in **Table 7** and detailed Synchro reports are attached in **Appendix D**. The existing intersection and all its approaches are expected to continue to operate similarly and at acceptable levels of service as they do in the existing year (2024) conditions.

Table 7: Level of Service and Delay for No-Build Condition (2027)

Intersection	Control Type	Approach	Delay (LOS)	
			AM	PM
SR 53 at SR 211	Signalized Intersection	EB	7 (A)	8 (A)
		WB	8 (A)	8 (A)
		NB	19 (B)	21 (C)
		Overall	**10 (B)**	**11 (B)**

PROPOSED DEVELOPMENT

The townhouse development will have 120 townhomes located along SR 211 in Hall County, GA. One new driveway on SR 211 is proposed as a full access, stop-controlled approach. This study analyzes traffic impact upon the full built-out of the development, which is planned for 2027.

Trip Generation

The number of trips expected to be generated from the development were estimated based on the method defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The trip generation for the proposed development is summarized in **Table 8**. The trip generation report is attached in **Appendix E**.

Table 8: Proposed Site Trip Generation

Land Use (ITE Code)	Unit of Measure	Daily Traffic			AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Multi-Family Housing (Low-Rise) (220)	120 Units	422	423	845	14	46	60	45	27	72

Trip Distribution and Assignment

The trips expected to be generated from the proposed development were distributed on the roadway network in the study area. The proposed distribution is based on historical counts and observed traffic patterns in the study area. **Figure 3** shows the development-generated trips in the network.

Auxiliary Lane Analysis

The need for auxiliary lanes on SR 211 was evaluated at the driveway intersection based on the guidelines from GDOT's *Regulations for Driveway and Encroachment Control*. Auxiliary lanes are used on approaches to intersections when the projected daily turning traffic volumes exceed minimum levels. Based on the GDOT manual a left-turn lane is recommended at an intersection if the threshold values as shown in **Table 9** are met.

Table 9: Left-Turn Lane Requirements				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
≥ 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Based on the GDOT manual a right-turn lane is recommended at an intersection if the threshold values as shown in **Table 10** are met.

Table 10: Right-Turn Lane Requirements				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
≥65 MPH	Always	Always	Always	Always

SR 211 is a two-lane route, with an existing average daily traffic volume of approximately 12,195 vehicles per day (vpd) and has a posted speed limit of 55 miles per hour. Based on these characteristics, the threshold for a left-turn lane is 150 LTV per day, and a right-turn lane is set at 50 RTV per day. Based on the expected trip distribution, approximately 190 vpd will make a left-turn and approximately 230 vpd will make a right-turn onto Atlas Drive (new driveway). Therefore, both a right-turn and left-turn lane are recommended on SR 211 at the new driveway intersection, and will be included in the analysis.

FUTURE CONDITIONS - WITH THE PROPOSED DEVELOPMENT (BUILD)

To assess the impact of the proposed development, the site-generated trips were added to the future no-build background traffic, and the combined volumes were analyzed.

Build Traffic Volumes

The trips expected to be generated from the development were distributed on the roadway network in the study area. The proposed distribution is based on historical counts and traffic patterns in the area from the collected data. The total site generated trip distribution for peak hours is shown in **Figure 3**.

Delay Analysis for Build Condition

The level of service criteria discussed in the prior sections was applied to the study intersections to determine the impacts of 2027 background traffic volumes plus total site-generated volumes. All intersections were analyzed with existing controls and geometric configurations. The driveway was modeled with the auxiliary lanes on SR 211.

The results of the intersection capacity analysis for the future year with the development are summarized in **Table 11** and detailed Synchro reports are attached in **Appendix D**. The proposed development is expected to have a nominal impact on the existing signalized intersection of SR 53 at SR 211. The site driveway is expected to operate acceptably upon full build-out of the development.

Table 11: Level of Service and Delay for Build Condition (2027)				
Intersection	**Control Type**	**Approach**	**Delay (LOS)**	
			AM	**PM**
SR 53 at SR 211	Signalized Intersection	EB	8 (A)	8 (A)
		WB	8 (A)	8 (A)
		NB	20 (B)	21 (C)
		Overall	**11 (B)**	**11 (B)**
SR 211 at Atlas Drive	Minor-Street Stop-Control	WB	21 (C)	21 (C)

Intersection Control Evaluation (ICE)

GDOT policy 4A-5 states an intersection control evaluation (ICE) is required for a proposed driveway intersection on State Routes. Accordingly, ICE was performed on the new driveway intersection. The ICE process compares and scores the feasible intersection controls based on project cost, safety analysis, traffic operations, environmental impacts, and stakeholder posture. The higher the ICE score, the preferable the intersection control per the GDOT ICE tool.

An ICE waiver was provided for the new driveway on SR 211 because only one feasible alternative, the minor-street stop control with both right-turn and left-turn storage lanes on SR 211, was identified in Stage 1. The ICE tool and associated operational analysis reports are attached in **Appendix F**.

Level of Service Comparison

The results of the intersection capacity analysis for the no-build (2027) and build with the development are summarized in **Table 12** below for the study intersections. The site driveway is expected to operate acceptably upon full build out of the development. The impact of the development traffic on the existing intersection of SR 53 at SR 211 is nominal.

Table 12: Level of Service Comparison						
Intersection	**Control Type**	**Approach**	**No-Build Conditions**		**Build Conditions**	
			Delay (LOS)		**Delay (LOS)**	
			AM	**PM**	**AM**	**PM**
SR 53 at SR 211	Signalized	EB	7 (A)	8 (A)	8 (A)	8 (A)
		WB	8 (A)	8 (A)	8 (A)	8 (A)
		NB	19 (B)	21 (C)	20 (B)	21 (C)
		Overall	**10 (B)**	**11 (B)**	**11 (B)**	**11 (B)**
SR 211 at Atlas Drive	Minor-Street Stop-Control	WB			21 (C)	21 (C)

CONCLUSION

Atlas Development Townhouse Project is a proposed residential development located along SR 211 in Hall County, GA. The site is approximately 20 acres and is located along the east side of SR 211, south of SR 53. The development will include 120 townhomes is expected to be constructed by 2027. The site will be accessed by a single driveway on SR 211. This study analyzed existing and future traffic operations and capacity analysis for the study intersections to determine if recommendations to the existing roadway network should be made to accommodate the new traffic and determine how the new driveway should be controlled.

Based on the analysis, the development driveway and the existing adjacent intersection are expected to operate acceptably in the future no-build and build scenarios. The proposed development will have a nominal impact on the existing intersection.

Based on the auxiliary lane analysis, both a left-turn lane and a right-turn lane are recommended on SR 211 at the driveway intersection.

The following is the recommended configuration at the development driveway:

SR 211 at Atlas Drive

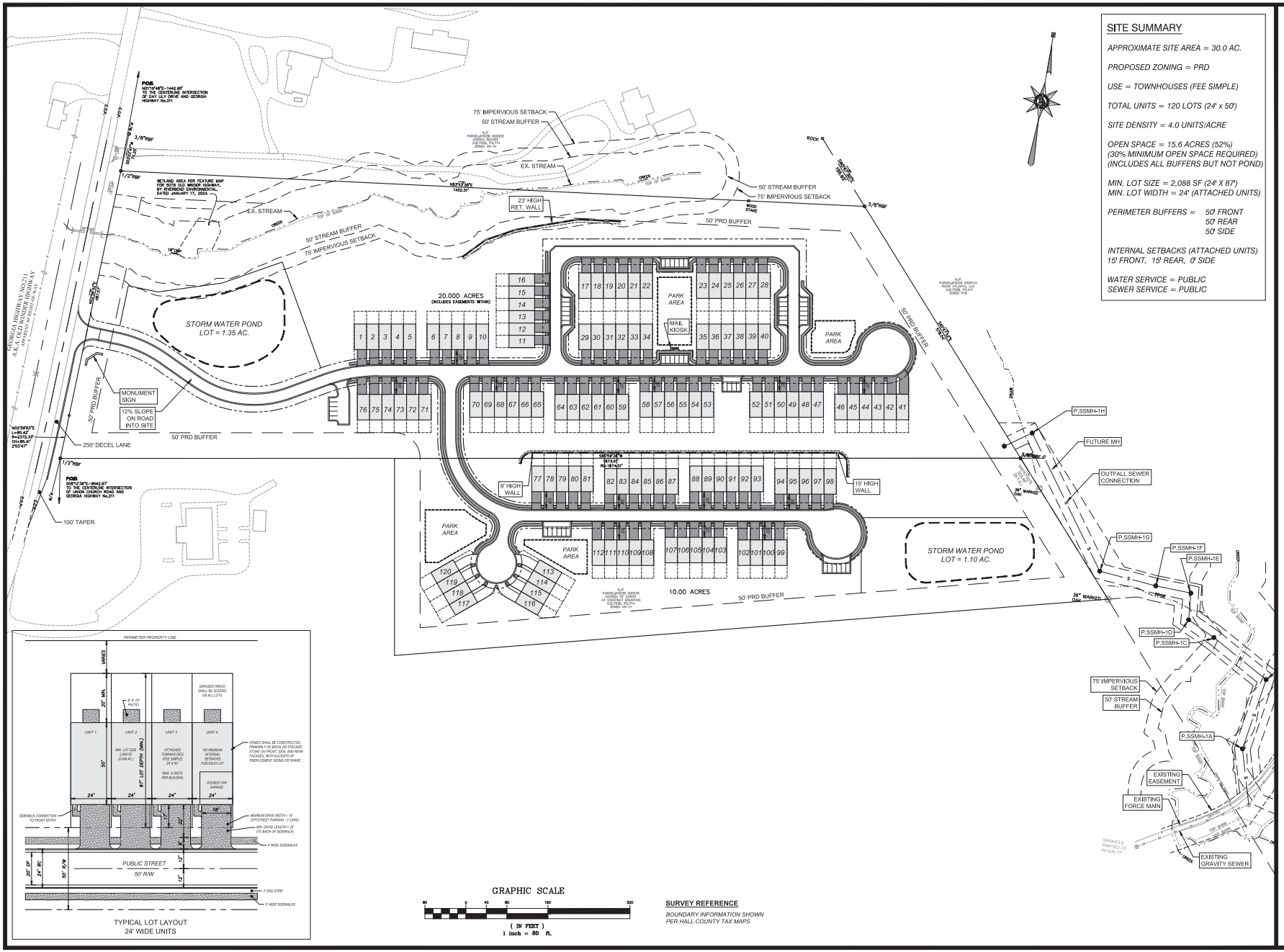
- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.

No other roadway improvements are recommended for this development.

APPENDICES

- **Appendix A**
  - Site Plan
- **Appendix B**
  - Traffic Counts Summary Sheets
- **Appendix C**
  - Growth Rate Summary
- **Appendix D**
  - Synchro Reports
- **Appendix E**
  - Trip Generation Report
- **Appendix F**
  - ICE Tool Report

Appendix A
Site Plan



SITE SUMMARY

APPROXIMATE SITE AREA = 30.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 120 LOTS (24' x 50')

SITE DENSITY = 4.0 UNITS/ACRE

OPEN SPACE = 15.6 ACRES (52%)
(30% MINIMUM OPEN SPACE REQUIRED)
(INCLUDES ALL BUFFERS BUT NOT POND)

MIN. LOT SIZE = 2,088 SF (24' X 87')
MIN. LOT WIDTH = 24' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER HALL COUNTY TAX MAPS

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2024
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE USED, REPRODUCED OR CONVEYED IN ANY MANNER WHATSOEVER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

CONCEPTUAL SEWER PLAN

JOB NUMBER	DATE
24103	8-23-2024

DATE	NO	REVISION

RZ-1

12.2.2024 Item 6

Appendix B

Traffic Counts Summary Sheets

Turning Movement Counts
SR 53 / Winder Hwy at SR 211 / Old Winder Hwy

Click here for Map

Peak Hour Turning Movement Count

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, January 30, 2024	
Period	0600 - 0800
Peak Hour	0700 - 0800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	96	-	10	-	0	106	-	-	-	-	-	0	-	99	79	-	0	178	16	169	-	-	0	185	469
0715 - 0730	121	-	7	-	0	128	-	-	-	-	-	0	-	113	71	-	0	184	20	198	-	-	0	218	530
0730 - 0745	150	-	10	-	0	160	-	-	-	-	-	0	-	116	92	-	0	208	48	226	-	-	0	274	642
0745 - 0800	102	-	11	-	0	113	-	-	-	-	-	0	-	152	142	-	1	295	37	168	-	-	0	205	613
Total	469	0	38	0	0	507	0	0	0	0	0	0	0	480	384	0	1	865	121	761	0	0	0	882	2254
Approach %	92.50	0.00	7.50	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	55.49	44.39	0.00	0.12	-	13.72	86.28	0.00	0.00	0.00	-	
PHF	0.78	0.00	0.86	0.00	0.00	**0.79**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.79	0.68	0.00	0.25	**0.73**	0.63	0.84	0.00	0.00	0.00	**0.80**	**0.88**

Passenger Vehicles (1-3)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	95	-	10	-	0	105	-	-	-	-	-	0	-	91	73	-	0	164	15	161	-	-	0	176	445
0715 - 0730	120	-	7	-	0	127	-	-	-	-	-	0	-	102	68	-	0	170	18	191	-	-	0	209	506
0730 - 0745	148	-	10	-	0	158	-	-	-	-	-	0	-	108	92	-	0	200	48	216	-	-	0	264	622
0745 - 0800	98	-	11	-	0	109	-	-	-	-	-	0	-	141	136	-	1	278	35	158	-	-	0	193	580
Total	461	0	38	0	0	499	0	0	0	0	0	0	0	442	369	0	1	812	116	726	0	0	0	842	2153
Approach %	92.38	0.00	7.62	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	54.43	45.44	0.00	0.12	-	13.78	86.22	0.00	0.00	0.00	-	
PHF	0.78	0.00	0.86	0.00	0.00	**0.79**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.78	0.68	0.00	0.25	**0.73**	0.60	0.84	0.00	0.00	0.00	**0.80**	**0.87**

Single Unit Trucks (4-7)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	1	-	0	-	0	1	-	-	-	-	-	0	-	4	5	-	0	9	1	4	-	-	0	5	15
0715 - 0730	1	-	0	-	0	1	-	-	-	-	-	0	-	8	2	-	0	10	2	4	-	-	0	6	17
0730 - 0745	1	-	0	-	0	1	-	-	-	-	-	0	-	6	0	-	0	6	0	4	-	-	0	4	11
0745 - 0800	2	-	0	-	0	2	-	-	-	-	-	0	-	9	3	-	0	12	2	2	-	-	0	4	18
Total	5	0	0	0	0	5	0	0	0	0	0	0	0	27	10	0	0	37	5	14	0	0	0	19	61
Approach %	100.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	72.97	27.03	0.00	0.00	-	26.32	73.68	0.00	0.00	0.00	-	
PHF	0.63	0.00	0.00	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.75	0.50	0.00	0.00	**0.77**	0.63	0.88	0.00	0.00	0.00	**0.79**	**0.85**

Combination Trucks (8-13)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	0	-	0	-	0	0	-	-	-	-	-	0	-	4	1	-	0	5	0	4	-	-	0	4	9
0715 - 0730	0	-	0	-	0	0	-	-	-	-	-	0	-	3	1	-	0	4	0	3	-	-	0	3	7
0730 - 0745	1	-	0	-	0	1	-	-	-	-	-	0	-	2	0	-	0	2	0	6	-	-	0	6	9
0745 - 0800	2	-	0	-	0	2	-	-	-	-	-	0	-	2	3	-	0	5	0	8	-	-	0	8	15
Total	3	0	0	0	0	3	0	0	0	0	0	0	0	11	5	0	0	16	0	21	0	0	0	21	40
Approach %	100.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	68.75	31.25	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.38	0.00	0.00	0.00	0.00	**0.38**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.69	0.42	0.00	0.00	**0.80**	0.00	0.66	0.00	0.00	0.00	**0.66**	**0.67**

Bikes

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
0700 - 0715	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0715 - 0730	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0730 - 0745	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0745 - 0800	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Click here for Map

Peak Hour Turning Movement Count

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, January 30, 2024	
Period	1600 - 1800
Peak Hour	1700 - 1800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	67	-	72	-	0	139	-	-	-	-	-	0	-	252	66	-	0	318	21	164	-	-	1	186	643
1715 - 1730	111	-	74	-	0	185	-	-	-	-	-	0	-	221	111	-	1	333	14	161	-	-	0	175	693
1730 - 1745	109	-	32	-	0	141	-	-	-	-	-	0	-	179	94	-	1	274	17	149	-	-	0	166	581
1745 - 1800	79	-	36	-	0	115	-	-	-	-	-	0	-	203	99	-	0	302	22	140	-	-	0	162	579
Total	366	0	214	0	0	580	0	0	0	0	0	0	0	855	370	0	2	1227	74	614	0	0	1	689	2496
Approach %	63.10	0.00	36.90	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	69.68	30.15	0.00	0.16	-	10.74	89.11	0.00	0.00	0.15	-	
PHF	0.82	0.00	0.72	0.00	0.00	**0.78**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.85	0.83	0.00	0.50	**0.92**	0.84	0.94	0.00	0.00	0.25	**0.93**	**0.90**

Passenger Vehicles (1-3)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	67	-	71	-	0	138	-	-	-	-	-	0	-	235	66	-	0	301	21	154	-	-	1	176	615
1715 - 1730	109	-	74	-	0	183	-	-	-	-	-	0	-	211	109	-	1	321	14	156	-	-	0	170	674
1730 - 1745	109	-	32	-	0	141	-	-	-	-	-	0	-	176	91	-	1	268	17	140	-	-	0	157	566
1745 - 1800	77	-	36	-	0	113	-	-	-	-	-	0	-	199	98	-	0	297	22	135	-	-	0	157	567
Total	362	0	213	0	0	575	0	0	0	0	0	0	0	821	364	0	2	1187	74	585	0	0	1	660	2422
Approach %	62.96	0.00	37.04	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	69.17	30.67	0.00	0.17	-	11.21	88.64	0.00	0.00	0.15	-	
PHF	0.83	0.00	0.72	0.00	0.00	**0.79**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.87	0.83	0.00	0.50	**0.92**	0.84	0.94	0.00	0.00	0.25	**0.94**	**0.90**

Single Unit Trucks (4-7)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	0	-	1	-	0	1	-	-	-	-	-	0	-	10	0	-	0	10	0	9	-	-	0	9	20
1715 - 1730	2	-	0	-	0	2	-	-	-	-	-	0	-	5	1	-	0	6	0	3	-	-	0	3	11
1730 - 1745	0	-	0	-	0	0	-	-	-	-	-	0	-	2	3	-	0	5	0	4	-	-	0	4	9
1745 - 1800	2	-	0	-	0	2	-	-	-	-	-	0	-	2	0	-	0	2	0	1	-	-	0	1	5
Total	4	0	1	0	0	5	0	0	0	0	0	0	0	19	4	0	0	23	0	17	0	0	0	17	45
Approach %	80.00	0.00	20.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	82.61	17.39	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.50	0.00	0.25	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.48	0.33	0.00	0.00	**0.58**	0.00	0.47	0.00	0.00	0.00	**0.47**	**0.56**

Combination Trucks (8-13)

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	0	-	0	-	0	0	-	-	-	-	-	0	-	7	0	-	0	7	0	1	-	-	0	1	8
1715 - 1730	0	-	0	-	0	0	-	-	-	-	-	0	-	5	1	-	0	6	0	2	-	-	0	2	8
1730 - 1745	0	-	0	-	0	0	-	-	-	-	-	0	-	1	0	-	0	1	0	5	-	-	0	5	6
1745 - 1800	0	-	0	-	0	0	-	-	-	-	-	0	-	2	1	-	0	3	0	4	-	-	0	4	7
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	15	2	0	0	17	0	12	0	0	0	12	29
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	88.24	11.76	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.54	0.50	0.00	0.00	**0.61**	0.00	0.60	0.00	0.00	0.00	**0.60**	**0.91**

Bikes

	Northbound												Eastbound						Westbound						
	GA-211 (South)												GA-53						GA-211 (East)						
Time	Left 1.1		Right 1.2		U-Turn 1.3	App Total						App Total		Thru 1.4	Right 1.5		U-Turn 1.6	App Total	Left 1.7	Thru 1.8			U-Turn 1.9	App Total	Int Total
1700 - 1715	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1715 - 1730	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1730 - 1745	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1745 - 1800	0	-	0	-	0	0	-	-	-	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

24-Hour Classification Count
SR 211 south of Daylily Dr.

Bi-Directional Class Count || NB EB 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Click here for Map

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
NB EB 15min

	Northbound (Movement 1.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0015 - 0030	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
0030 - 0045	0	3	4	0	0	0	0	0	0	0	0	0	0	7	
0045 - 0100	0	3	1	0	0	0	0	0	0	0	0	0	0	4	24
0100 - 0115	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0115 - 0130	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0130 - 0145	0	3	0	0	0	0	0	0	1	0	0	0	0	4	
0145 - 0200	0	1	1	0	0	0	0	0	0	0	0	0	0	2	15
0200 - 0215	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0215 - 0230	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
0230 - 0245	0	3	0	1	3	0	0	0	0	0	0	0	0	7	
0245 - 0300	0	3	2	0	0	0	0	1	1	0	0	0	0	7	23
0300 - 0315	0	3	1	0	1	0	0	0	0	0	0	0	0	5	
0315 - 0330	0	2	0	0	1	0	0	0	0	0	0	0	0	3	
0330 - 0345	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0345 - 0400	0	4	2	0	0	0	0	0	0	0	0	0	0	6	19
0400 - 0415	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0415 - 0430	0	7	5	0	0	0	0	0	0	0	0	0	0	12	
0430 - 0445	0	7	10	0	0	0	0	0	0	0	0	0	0	17	
0445 - 0500	0	8	4	0	3	0	0	0	1	0	0	0	0	16	51
0500 - 0515	0	9	4	1	2	0	0	0	2	0	0	0	0	18	
0515 - 0530	0	8	6	0	1	0	0	0	2	0	0	0	0	17	
0530 - 0545	0	21	14	0	0	0	0	0	1	0	0	0	0	36	
0545 - 0600	0	18	11	0	0	0	0	0	0	0	0	0	0	29	100
0600 - 0615	0	45	11	0	0	0	0	0	0	0	0	0	0	56	
0615 - 0630	0	60	14	0	4	0	0	0	0	0	0	0	0	78	
0630 - 0645	0	70	17	0	3	1	0	0	0	0	0	0	0	91	
0645 - 0700	0	80	19	0	2	0	0	0	0	0	0	0	0	101	326
0700 - 0715	0	88	20	0	1	0	0	0	0	0	0	0	0	109	
0715 - 0730	0	113	26	0	0	0	0	0	0	0	0	0	0	139	
0730 - 0745	0	112	34	0	1	0	0	0	1	0	0	0	0	148	
0745 - 0800	0	86	26	1	2	0	0	1	1	0	0	0	0	117	513
0800 - 0815	0	63	36	0	0	1	0	0	0	0	0	0	0	100	
0815 - 0830	0	68	16	0	0	0	0	0	0	0	0	0	0	84	
0830 - 0845	0	81	34	0	0	0	0	0	2	0	0	0	0	117	
0845 - 0900	0	74	25	0	0	0	0	0	3	0	0	0	0	102	403
0900 - 0915	0	78	22	0	2	2	0	0	1	0	0	0	0	105	
0915 - 0930	0	68	29	0	2	1	0	0	0	0	0	0	0	100	
0930 - 0945	0	67	18	0	3	0	0	0	1	0	0	0	0	89	
0945 - 1000	0	50	27	0	5	1	0	0	1	0	0	0	0	84	378
1000 - 1015	0	55	20	0	3	2	0	1	3	0	0	0	0	84	
1015 - 1030	0	69	20	0	5	4	0	1	0	0	0	0	0	99	
1030 - 1045	0	63	22	0	3	1	0	1	0	0	0	0	0	90	
1045 - 1100	0	66	23	0	4	0	0	0	0	0	0	0	0	93	366
1100 - 1115	0	53	18	0	4	0	0	0	1	0	0	0	0	76	
1115 - 1130	0	55	19	0	4	0	0	0	3	0	0	0	0	81	
1130 - 1145	0	68	23	0	3	0	0	0	0	0	0	0	0	94	
1145 - 1200	0	46	16	0	2	0	0	0	0	0	0	0	0	64	315
1200 - 1215	0	61	29	0	1	2	0	1	4	0	0	0	0	98	
1215 - 1230	0	64	21	0	3	0	0	2	1	0	0	0	0	91	
1230 - 1245	0	69	18	0	3	2	0	0	3	0	0	0	0	95	
1245 - 1300	0	40	19	0	0	2	0	0	2	0	0	0	0	63	347
1300 - 1315	0	58	21	0	5	2	0	0	0	0	0	0	0	86	
1315 - 1330	0	59	18	1	1	2	0	0	1	0	0	0	0	82	
1330 - 1345	0	74	10	0	1	0	0	0	0	0	0	0	0	85	
1345 - 1400	0	60	25	0	1	1	0	2	4	0	0	0	0	93	346
1400 - 1415	0	67	21	0	0	0	0	0	1	1	0	0	0	90	
1415 - 1430	0	65	18	1	4	0	0	1	1	0	0	0	0	90	
1430 - 1445	0	57	34	4	0	0	0	1	0	0	0	0	0	96	
1445 - 1500	0	74	26	0	1	0	0	0	1	0	0	0	0	102	378
1500 - 1515	0	82	15	1	3	1	0	0	1	1	0	0	0	104	
1515 - 1530	0	95	17	0	1	3	0	0	0	0	0	0	0	116	
1530 - 1545	0	86	18	0	1	2	0	1	1	0	0	0	0	109	
1545 - 1600	0	93	32	0	4	2	0	2	0	0	0	0	0	133	462
1600 - 1615	0	85	29	2	2	1	0	0	1	0	0	0	0	120	
1615 - 1630	1	92	25	1	2	0	0	0	1	0	0	0	0	122	
1630 - 1645	0	80	31	0	0	1	0	0	0	0	0	0	0	112	
1645 - 1700	0	94	28	0	2	0	0	0	0	0	0	0	0	124	478
1700 - 1715	1	124	19	0	1	0	0	0	0	0	0	0	0	145	
1715 - 1730	0	147	32	0	2	0	0	0	0	0	0	0	0	181	
1730 - 1745	1	107	29	0	0	0	0	0	0	0	0	0	0	137	
1745 - 1800	1	108	16	0	2	0	0	0	0	0	0	0	0	127	590
1800 - 1815	0	85	21	1	1	0	0	0	0	0	0	0	0	108	
1815 - 1830	0	88	22	0	0	1	0	0	1	0	0	0	0	112	
1830 - 1845	0	87	12	0	1	0	0	0	0	0	0	0	0	100	
1845 - 1900	0	63	16	0	0	0	0	0	0	0	0	0	0	79	399
1900 - 1915	0	58	11	0	1	0	0	0	0	0	0	0	0	70	
1915 - 1930	0	67	17	0	2	0	0	1	0	0	0	0	0	87	
1930 - 1945	0	49	13	0	2	0	0	0	0	0	0	0	0	64	
1945 - 2000	0	36	8	0	1	0	0	0	0	0	0	0	0	45	266
2000 - 2015	0	27	10	0	0	0	0	0	0	0	0	0	0	37	
2015 - 2030	0	31	9	0	0	0	0	0	0	0	0	0	0	40	
2030 - 2045	0	50	15	0	0	0	0	0	0	0	0	0	0	65	
2045 - 2100	0	24	6	0	0	0	0	0	0	0	0	0	0	30	172
2100 - 2115	0	28	8	0	0	0	0	0	0	0	0	0	0	36	
2115 - 2130	0	24	5	0	0	0	0	0	0	0	0	0	0	29	
2130 - 2145	0	16	3	0	0	0	0	0	1	0	0	0	0	20	
2145 - 2200	0	30	6	0	0	0	0	0	1	0	0	0	0	37	122
2200 - 2215	0	19	3	0	0	0	0	1	0	0	0	0	0	23	
2215 - 2230	0	18	2	0	1	0	0	0	0	0	0	0	0	21	
2230 - 2245	0	16	2	0	0	0	0	0	0	0	0	0	0	18	
2245 - 2300	0	11	2	0	0	0	0	0	0	0	0	0	0	13	75
2300 - 2315	0	12	1	0	0	0	0	0	0	0	0	0	0	13	
2315 - 2330	0	10	3	0	0	0	0	0	0	0	0	0	0	13	
2330 - 2345	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
2345 - 0000	0	7	1	0	0	0	0	0	0	0	0	0	0	8	43

Session Total	4	4611	1365	14	113	35	0	17	50	2	0	0	0	6211
Session Average	0.04	48.03	14.22	0.15	1.18	0.36	0.00	0.18	0.52	0.02	0.00	0.00	0.00	64.70
Session Percentage	0.06	74.24	21.98	0.23	1.82	0.56	0.00	0.27	0.81	0.03	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0715 - 0815	0500 - 0600	0930 - 1030	0945 - 1045	-	0945 - 1045	0815 - 0915	-	-	-	-	0700 - 0800
AM Peak Volume	0	399	122	1	16	8	0	3	6	0	0	0	0	513

Noon Peak Hour	-	1445 - 1545	1400 - 1500	1415 - 1515	1015 - 1115	1230 - 1330	-	1345 - 1445	1200 - 1300	1315 - 1415	-	-	-	1445 - 1545
Noon Peak Volume	0	337	99	6	16	8	0	4	10	1	0	0	0	431

PM Peak Hour	1700 - 1800	1700 - 1800	1545 - 1645	1530 - 1630	1500 - 1600	1500 - 1600	-	1500 - 1600	1530 - 1630	1500 - 1600	-	-	-	1700 - 1800
PM Peak Volume	3	486	117	3	9	8	0	3	3	1	0	0	0	590

Bi-Directional Class Count || SB WB 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Click here for Map

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
SB WB 15min

	Southbound (Movement 1,2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
0015 - 0030	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
0030 - 0045	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0045 - 0100	0	2	1	0	0	0	0	0	0	0	0	0	0	3	22
0100 - 0115	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0115 - 0130	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
0130 - 0145	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
0145 - 0200	0	4	1	0	0	0	0	0	0	0	0	0	0	5	23
0200 - 0215	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
0215 - 0230	0	5	0	0	0	0	0	0	1	0	0	0	0	6	
0230 - 0245	0	3	0	0	1	0	0	0	0	0	0	0	0	4	
0245 - 0300	0	7	2	0	0	0	0	0	0	0	0	0	0	9	20
0300 - 0315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0315 - 0330	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
0330 - 0345	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0345 - 0400	0	5	1	0	0	0	0	0	0	0	0	0	0	6	17
0400 - 0415	0	2	0	1	0	0	0	0	0	0	0	0	0	3	
0415 - 0430	0	6	2	0	1	0	0	0	0	0	0	0	0	9	
0430 - 0445	0	10	2	0	0	0	0	0	1	0	0	0	0	13	
0445 - 0500	0	14	4	0	0	0	0	1	0	0	0	0	0	19	44
0500 - 0515	0	12	6	0	1	0	0	0	1	0	0	0	0	20	
0515 - 0530	0	26	8	0	0	0	0	0	1	0	0	0	0	35	
0530 - 0545	0	31	11	0	0	0	0	0	0	0	0	0	0	42	
0545 - 0600	0	37	12	0	0	0	0	0	1	0	0	0	0	50	147
0600 - 0615	0	60	16	0	1	0	0	0	0	0	0	0	0	77	
0615 - 0630	0	80	18	0	1	0	0	0	0	0	0	0	0	99	
0630 - 0645	0	60	14	0	3	0	0	0	0	0	0	0	0	77	
0645 - 0700	0	55	12	0	2	0	0	0	0	0	0	0	0	69	322
0700 - 0715	0	72	18	0	6	0	0	0	1	0	0	0	0	97	
0715 - 0730	0	68	23	0	4	0	0	0	1	0	0	0	0	96	
0730 - 0745	0	117	18	0	0	0	0	0	0	0	0	0	0	135	
0745 - 0800	0	144	29	4	1	0	0	0	3	0	0	0	0	181	509
0800 - 0815	0	100	30	1	1	2	0	0	2	0	0	0	0	136	
0815 - 0830	0	91	22	0	2	2	0	0	0	0	0	0	0	117	
0830 - 0845	0	67	24	0	5	0	0	0	0	0	0	0	0	96	
0845 - 0900	0	84	18	0	1	0	0	0	2	0	0	0	0	105	454
0900 - 0915	0	61	25	0	3	0	0	0	1	0	0	0	0	90	
0915 - 0930	0	50	14	0	4	2	0	0	1	0	0	0	0	71	
0930 - 0945	0	66	17	0	2	1	0	0	0	0	0	0	0	86	
0945 - 1000	0	60	23	0	3	2	0	0	0	0	0	0	0	88	335
1000 - 1015	0	58	19	0	4	0	0	0	0	0	0	0	0	81	
1015 - 1030	0	47	25	0	1	1	0	0	0	0	0	0	0	74	
1030 - 1045	0	51	16	0	2	0	0	0	1	0	0	0	0	70	
1045 - 1100	0	53	11	0	1	0	0	0	1	0	0	0	0	66	291
1100 - 1115	0	72	11	0	6	0	0	0	0	0	0	0	0	89	
1115 - 1130	0	60	10	0	5	2	0	1	1	0	0	0	0	79	
1130 - 1145	0	52	17	0	3	1	0	0	0	0	0	0	0	73	
1145 - 1200	0	49	20	0	5	0	0	0	0	0	0	0	0	74	315
1200 - 1215	0	47	28	0	2	0	0	1	0	0	0	0	0	78	
1215 - 1230	0	40	24	0	1	1	0	0	1	0	0	0	0	67	
1230 - 1245	0	73	22	0	2	1	0	0	0	0	0	0	0	98	
1245 - 1300	0	69	17	0	3	3	0	0	0	0	0	0	0	92	335
1300 - 1315	0	57	22	1	2	0	0	0	1	0	0	0	0	83	
1315 - 1330	0	54	17	2	3	1	0	0	2	0	0	0	0	79	
1330 - 1345	0	62	19	0	0	0	0	0	2	0	0	0	0	83	
1345 - 1400	0	55	20	0	2	0	0	0	1	0	0	0	0	78	323
1400 - 1415	0	63	14	0	3	1	0	0	2	0	0	0	0	83	
1415 - 1430	1	71	21	1	1	0	0	1	1	0	0	0	0	97	
1430 - 1445	0	74	14	2	3	0	0	0	4	0	0	0	0	97	
1445 - 1500	0	84	23	1	2	1	0	0	0	0	0	0	0	111	388
1500 - 1515	0	92	31	2	2	1	0	0	1	0	0	0	0	129	
1515 - 1530	0	99	30	0	2	1	0	0	1	0	0	0	0	133	
1530 - 1545	1	94	24	0	0	0	0	0	0	0	0	0	0	119	
1545 - 1600	0	99	16	2	0	0	0	0	1	0	0	0	0	118	499
1600 - 1615	0	70	25	1	0	0	0	0	1	0	0	0	0	97	
1615 - 1630	0	89	20	0	0	1	0	0	0	0	0	0	0	110	
1630 - 1645	0	79	22	0	2	0	0	0	1	0	0	0	0	104	
1645 - 1700	0	104	19	0	0	0	0	0	0	1	0	0	0	124	435
1700 - 1715	0	63	19	0	0	0	0	0	0	0	0	0	0	82	
1715 - 1730	0	84	28	0	0	1	0	1	0	0	0	0	0	114	
1730 - 1745	0	83	25	0	3	0	0	0	0	0	0	0	0	111	
1745 - 1800	0	84	28	0	0	0	0	0	1	0	0	0	0	113	420
1800 - 1815	0	69	28	0	0	0	0	1	1	0	0	0	0	99	
1815 - 1830	0	81	21	0	2	0	0	0	1	0	0	0	0	105	
1830 - 1845	0	72	10	0	1	0	0	0	0	0	0	0	0	83	
1845 - 1900	0	52	13	0	0	0	0	0	0	0	0	0	0	65	352
1900 - 1915	0	49	10	0	1	0	0	0	0	0	0	0	0	60	
1915 - 1930	0	65	12	0	0	0	0	0	1	0	0	0	0	78	
1930 - 1945	0	51	9	0	0	0	0	0	0	0	0	0	0	60	
1945 - 2000	0	49	9	0	0	0	0	1	0	0	0	0	0	59	257
2000 - 2015	0	55	15	0	1	0	0	1	0	0	0	0	0	72	
2015 - 2030	0	49	7	1	0	0	0	0	0	0	0	0	0	57	
2030 - 2045	0	44	9	0	0	0	0	0	0	0	0	0	0	53	
2045 - 2100	0	43	8	0	0	0	0	1	0	0	0	0	0	52	234
2100 - 2115	0	38	9	0	0	0	0	0	0	0	0	0	0	47	
2115 - 2130	0	32	6	0	0	0	0	0	0	0	0	0	0	38	
2130 - 2145	0	36	6	0	0	0	0	0	0	0	0	0	0	42	
2145 - 2200	0	19	4	0	0	0	0	0	0	0	0	0	0	23	150
2200 - 2215	0	12	2	0	0	0	0	0	0	0	0	0	0	14	
2215 - 2230	0	11	2	0	0	0	0	0	1	0	0	0	0	14	
2230 - 2245	0	9	1	0	1	0	0	0	0	0	0	0	0	11	
2245 - 2300	0	16	3	0	0	0	0	0	0	0	0	0	0	19	58
2300 - 2315	0	10	2	0	0	0	0	0	0	0	0	0	0	12	
2315 - 2330	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
2330 - 2345	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
2345 - 0000	0	5	2	0	0	0	0	0	0	0	0	0	0	7	36

Session Total	2	4546	1232	19	108	25	0	9	44	1	0	0	0	5986
Session Average	0.02	47.35	12.83	0.20	1.13	0.26	0.00	0.09	0.46	0.01	0.00	0.00	0.00	62.35
Session Percentage	0.03	75.94	20.58	0.32	1.80	0.42	0.00	0.15	0.74	0.02	0.00	0.00	0.00	

AM Peak Hour	-	0730 - 0830	0745 - 0845	0715 - 0815	0630 - 0730	0900 - 1000	-	-	0715 - 0815	-	-	-	-	0730 - 0830
AM Peak Volume	0	452	105	5	15	5	0	0	6	0	0	0	0	569

Noon Peak Hour	1330 - 1430	1445 - 1545	1445 - 1545	1415 - 1515	1100 - 1200	1200 - 1300	-	1115 - 1215	1345 - 1445	-	-	-	-	1445 - 1545
Noon Peak Volume	1	369	108	6	19	5	0	2	8	0	0	0	0	492

PM Peak Hour	1500 - 1600	1500 - 1600	1715 - 1815	1500 - 1600	1730 - 1830	1500 - 1600	-	1715 - 1815	1500 - 1600	1600 - 1700	-	-	-	1500 - 1600
PM Peak Volume	1	384	109	4	5	2	0	2	3	1	0	0	0	499

Bi-Directional Class Count || Bi-Directional 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	9	4	0	0	0	0	0	0	0	0	0	0	13	
0015 - 0030	0	9	5	0	0	0	0	0	0	0	0	0	0	14	
0030 - 0045	0	6	6	0	0	0	0	0	0	0	0	0	0	12	
0045 - 0100	0	5	2	0	0	0	0	0	0	0	0	0	0	7	46
0100 - 0115	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
0115 - 0130	0	8	3	0	0	0	0	0	0	0	0	0	0	11	
0130 - 0145	0	7	2	0	0	0	0	0	1	0	0	0	0	10	
0145 - 0200	0	5	2	0	0	0	0	0	0	0	0	0	0	7	38
0200 - 0215	0	2	0	0	0	0	0	0	1	0	0	0	0	3	
0215 - 0230	0	9	3	0	0	0	0	0	1	0	0	0	0	13	
0230 - 0245	0	6	0	1	4	0	0	0	0	0	0	0	0	11	
0245 - 0300	0	10	4	0	0	0	0	1	1	0	0	0	0	16	43
0300 - 0315	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0315 - 0330	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0330 - 0345	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
0345 - 0400	0	9	3	0	0	0	0	0	0	0	0	0	0	12	36
0400 - 0415	0	5	3	1	0	0	0	0	0	0	0	0	0	9	
0415 - 0430	0	13	7	0	1	0	0	0	0	0	0	0	0	21	
0430 - 0445	0	17	12	0	0	0	0	0	1	0	0	0	0	30	
0445 - 0500	0	22	8	0	3	0	0	1	1	0	0	0	0	35	95
0500 - 0515	0	21	10	1	3	0	0	0	3	0	0	0	0	38	
0515 - 0530	0	34	14	0	1	0	0	0	3	0	0	0	0	52	
0530 - 0545	0	52	25	0	0	0	0	0	1	0	0	0	0	78	
0545 - 0600	0	55	23	0	0	0	0	0	1	0	0	0	0	79	247
0600 - 0615	0	105	27	0	1	0	0	0	0	0	0	0	0	133	
0615 - 0630	0	140	32	0	5	0	0	0	0	0	0	0	0	177	
0630 - 0645	0	130	31	0	6	1	0	0	0	0	0	0	0	168	
0645 - 0700	0	135	31	0	4	0	0	0	0	0	0	0	0	170	648
0700 - 0715	0	160	38	0	7	0	0	0	1	0	0	0	0	206	
0715 - 0730	0	181	49	0	4	0	0	0	1	0	0	0	0	235	
0730 - 0745	0	229	52	0	1	0	0	0	1	0	0	0	0	283	
0745 - 0800	0	230	55	5	3	0	0	1	4	0	0	0	0	298	1022
0800 - 0815	0	163	66	1	1	3	0	0	2	0	0	0	0	236	
0815 - 0830	0	159	38	0	2	2	0	0	0	0	0	0	0	201	
0830 - 0845	0	148	58	0	5	0	0	0	2	0	0	0	0	213	
0845 - 0900	0	158	43	0	1	0	0	0	5	0	0	0	0	207	857
0900 - 0915	0	139	47	0	5	2	0	0	2	0	0	0	0	195	
0915 - 0930	0	118	43	0	6	3	0	0	1	0	0	0	0	171	
0930 - 0945	0	133	35	0	5	1	0	0	1	0	0	0	0	175	
0945 - 1000	0	110	50	0	8	3	0	0	1	0	0	0	0	172	713
1000 - 1015	0	113	39	0	7	2	0	1	3	0	0	0	0	165	
1015 - 1030	0	116	45	0	6	5	0	1	0	0	0	0	0	173	
1030 - 1045	0	114	38	0	5	1	0	1	1	0	0	0	0	160	
1045 - 1100	0	119	34	0	5	0	0	0	1	0	0	0	0	159	657
1100 - 1115	0	125	29	0	10	0	0	0	1	0	0	0	0	165	
1115 - 1130	0	115	29	0	9	2	0	1	4	0	0	0	0	160	
1130 - 1145	0	120	40	0	6	1	0	0	0	0	0	0	0	167	
1145 - 1200	0	95	36	0	7	0	0	0	0	0	0	0	0	138	630
1200 - 1215	0	108	57	0	3	2	0	2	4	0	0	0	0	176	
1215 - 1230	0	104	45	0	4	1	0	2	2	0	0	0	0	158	
1230 - 1245	0	142	40	0	5	3	0	0	3	0	0	0	0	193	
1245 - 1300	0	109	36	0	3	5	0	0	2	0	0	0	0	155	682
1300 - 1315	0	115	43	1	7	2	0	0	1	0	0	0	0	169	
1315 - 1330	0	113	35	3	4	3	0	0	3	0	0	0	0	161	
1330 - 1345	0	136	29	0	1	0	0	0	2	0	0	0	0	168	
1345 - 1400	0	115	45	0	3	1	0	2	5	0	0	0	0	171	669
1400 - 1415	0	130	35	0	3	1	0	0	3	1	0	0	0	173	
1415 - 1430	1	136	39	2	5	0	0	2	2	0	0	0	0	187	
1430 - 1445	0	131	48	6	3	0	0	1	4	0	0	0	0	193	
1445 - 1500	0	158	49	1	3	1	0	0	1	0	0	0	0	213	766
1500 - 1515	0	174	46	3	5	2	0	0	2	1	0	0	0	233	
1515 - 1530	0	194	47	0	3	4	0	0	1	0	0	0	0	249	
1530 - 1545	1	180	42	0	1	2	0	1	1	0	0	0	0	228	
1545 - 1600	0	192	48	2	4	2	0	2	1	0	0	0	0	251	961
1600 - 1615	0	155	54	3	2	1	0	0	2	0	0	0	0	217	
1615 - 1630	1	181	45	1	2	1	0	0	1	0	0	0	0	232	
1630 - 1645	0	159	53	0	2	1	0	0	1	0	0	0	0	216	
1645 - 1700	0	198	47	0	2	0	0	0	0	1	0	0	0	248	913
1700 - 1715	1	187	38	0	1	0	0	0	0	0	0	0	0	227	
1715 - 1730	0	231	60	0	2	1	0	1	0	0	0	0	0	295	
1730 - 1745	1	190	54	0	3	0	0	0	0	0	0	0	0	248	
1745 - 1800	1	192	44	0	2	0	0	0	1	0	0	0	0	240	1010
1800 - 1815	0	154	49	1	1	0	0	1	1	0	0	0	0	207	
1815 - 1830	0	169	43	0	2	1	0	0	2	0	0	0	0	217	
1830 - 1845	0	159	22	0	2	0	0	0	0	0	0	0	0	183	
1845 - 1900	0	115	29	0	0	0	0	0	0	0	0	0	0	144	751
1900 - 1915	0	107	21	0	2	0	0	0	0	0	0	0	0	130	
1915 - 1930	0	132	29	0	2	0	0	1	1	0	0	0	0	165	
1930 - 1945	0	100	22	0	2	0	0	0	0	0	0	0	0	124	
1945 - 2000	0	85	17	0	1	0	0	1	0	0	0	0	0	104	523
2000 - 2015	0	82	25	0	1	0	0	1	0	0	0	0	0	109	
2015 - 2030	0	80	16	1	0	0	0	0	0	0	0	0	0	97	
2030 - 2045	0	94	24	0	0	0	0	0	0	0	0	0	0	118	
2045 - 2100	0	67	14	0	0	0	0	1	0	0	0	0	0	82	406
2100 - 2115	0	66	17	0	0	0	0	0	0	0	0	0	0	83	
2115 - 2130	0	56	11	0	0	0	0	0	0	0	0	0	0	67	
2130 - 2145	0	52	9	0	0	0	0	0	1	0	0	0	0	62	
2145 - 2200	0	49	10	0	0	0	0	0	1	0	0	0	0	60	272
2200 - 2215	0	31	5	0	0	0	0	1	0	0	0	0	0	37	
2215 - 2230	0	29	4	0	1	0	0	0	1	0	0	0	0	35	
2230 - 2245	0	25	3	0	1	0	0	0	0	0	0	0	0	29	
2245 - 2300	0	27	5	0	0	0	0	0	0	0	0	0	0	32	133
2300 - 2315	0	22	3	0	0	0	0	0	0	0	0	0	0	25	
2315 - 2330	0	17	5	0	0	0	0	0	0	0	0	0	0	22	
2330 - 2345	0	13	4	0	0	0	0	0	0	0	0	0	0	17	
2345 - 0000	0	12	3	0	0	0	0	0	0	0	0	0	0	15	79

Session Total	6	9157	2597	33	221	60	0	26	94	3	0	0	0	12197
Session Average	0.06	95.39	27.05	0.34	2.30	0.63	0.00	0.27	0.98	0.03	0.00	0.00	0.00	127.05
Session Percentage	0.05	75.08	21.29	0.27	1.81	0.49	0.00	0.21	0.77	0.02	0.00	0.00	0.00	

AM Peak Hour	-	0715 - 0815	0715 - 0815	0715 - 0815	0915 - 1015	0930 - 1030	-	0945 - 1045	0830 - 0930	-	-	-	-	0715 - 0815
AM Peak Volume	0	803	222	6	26	11	0	3	10	0	0	0	0	1052

Noon Peak Hour	1330 - 1430	1445 - 1545	1430 - 1530	1415 - 1515	1100 - 1200	1230 - 1330	-	1345 - 1445	1345 - 1445	1315 - 1415	-	-	-	1445 - 1545
Noon Peak Volume	1	706	190	12	32	13	0	5	14	1	0	0	0	923

PM Peak Hour	1700 - 1800	1645 - 1745	1715 - 1815	1530 - 1630	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	1500 - 1600	-	-	-	1645 - 1745
PM Peak Volume	3	806	207	6	13	10	0	3	5	1	0	0	0	1018

Bi-Directional Class Count || Volume Summary 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
GA-211 (East),
south of Daylily Dr

Date
Tuesday, January 30, 2024

Lat/Long
34.161821°, -83.835738°

Weather
Fair
47°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (01-30-2024)
Volume Summary 15min

TIME	Volume Summary 15min NB	SB	15min Total	60min Total
0000 - 0015	6	7	**13**	
0015 - 0030	7	7	**14**	
0030 - 0045	7	5	**12**	
0045 - 0100	4	3	**7**	**46**
0100 - 0115	4	6	**10**	
0115 - 0130	5	6	**11**	
0130 - 0145	4	6	**10**	
0145 - 0200	2	5	**7**	**38**
0200 - 0215	2	1	**3**	
0215 - 0230	7	6	**13**	
0230 - 0245	7	4	**11**	
0245 - 0300	7	9	**16**	**43**
0300 - 0315	5	3	**8**	
0315 - 0330	3	5	**8**	
0330 - 0345	5	3	**8**	
0345 - 0400	6	6	**12**	**36**
0400 - 0415	6	3	**9**	
0415 - 0430	12	9	**21**	
0430 - 0445	17	13	**30**	
0445 - 0500	16	19	**35**	**95**
0500 - 0515	18	20	**38**	
0515 - 0530	17	35	**52**	
0530 - 0545	36	42	**78**	
0545 - 0600	29	50	**79**	**247**
0600 - 0615	56	77	**133**	
0615 - 0630	78	99	**177**	
0630 - 0645	91	77	**168**	
0645 - 0700	101	69	**170**	**648**
0700 - 0715	109	97	**206**	
0715 - 0730	139	96	**235**	
0730 - 0745	148	135	**283**	
0745 - 0800	117	181	**298**	**1022**
0800 - 0815	100	136	**236**	
0815 - 0830	84	117	**201**	
0830 - 0845	117	96	**213**	
0845 - 0900	102	105	**207**	**857**
0900 - 0915	105	90	**195**	
0915 - 0930	100	71	**171**	
0930 - 0945	89	86	**175**	
0945 - 1000	84	88	**172**	**713**
1000 - 1015	84	81	**165**	
1015 - 1030	99	74	**173**	
1030 - 1045	90	70	**160**	
1045 - 1100	93	66	**159**	**657**
1100 - 1115	76	89	**165**	
1115 - 1130	81	79	**160**	
1130 - 1145	94	73	**167**	
1145 - 1200	64	74	**138**	**630**

Time	Volume Summary 15min NB	SB	15min Total	60min Total
1200 - 1215	98	78	**176**	
1215 - 1230	91	67	**158**	
1230 - 1245	95	98	**193**	
1245 - 1300	63	92	**155**	**682**
1300 - 1315	86	83	**169**	
1315 - 1330	82	79	**161**	
1330 - 1345	85	83	**168**	
1345 - 1400	93	78	**171**	**669**
1400 - 1415	90	83	**173**	
1415 - 1430	90	97	**187**	
1430 - 1445	96	97	**193**	
1445 - 1500	102	111	**213**	**766**
1500 - 1515	104	129	**233**	
1515 - 1530	116	133	**249**	
1530 - 1545	109	119	**228**	
1545 - 1600	133	118	**251**	**961**
1600 - 1615	120	97	**217**	
1615 - 1630	122	110	**232**	
1630 - 1645	112	104	**216**	
1645 - 1700	124	124	**248**	**913**
1700 - 1715	145	82	**227**	
1715 - 1730	181	114	**295**	
1730 - 1745	137	111	**248**	
1745 - 1800	127	113	**240**	**1010**
1800 - 1815	108	99	**207**	
1815 - 1830	112	105	**217**	
1830 - 1845	100	83	**183**	
1845 - 1900	79	65	**144**	**751**
1900 - 1915	70	60	**130**	
1915 - 1930	87	78	**165**	
1930 - 1945	64	60	**124**	
1945 - 2000	45	59	**104**	**523**
2000 - 2015	37	72	**109**	
2015 - 2030	40	57	**97**	
2030 - 2045	65	53	**118**	
2045 - 2100	30	52	**82**	**406**
2100 - 2115	36	47	**83**	
2115 - 2130	29	38	**67**	
2130 - 2145	20	42	**62**	
2145 - 2200	37	23	**60**	**272**
2200 - 2215	23	14	**37**	
2215 - 2230	21	14	**35**	
2230 - 2245	18	11	**29**	
2245 - 2300	13	19	**32**	**133**
2300 - 2315	13	12	**25**	
2315 - 2330	13	9	**22**	
2330 - 2345	9	8	**17**	
2345 - 0000	8	7	**15**	**79**

Session Total	6211	5986	**12197**
Session Average	64.70	62.35	**127.05**
Session Percentage	50.92	49.08	

Appendix C
Growth Rate Summary

Growth Rate Based on U.S Census Bureau			
Geographic Area	2010	2020	2010-2020
	Census	Census	Population % Change
Hall County	179,684	203,136	1.23%

GDOT Historical Growth Rate														
Location	Station ID	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	5 year	10 year
Spout Springs Rd n/o Iris Dr	139-0441		18816				16450				12434		3.4%	5.3%
Thompson Mill Rd w/o Puckett Rd	135-0476			6367				5822				5861	2.3%	1.0%
Union Circle e/o Spout Springs	139-8206	4488			3402				3390				9.7%	4.1%
Ridge Rd s/o SR 347	139-7382		8327			6560				5382	5122		8.3%	6.3%
Spout Springs Rd n/o SR 347	139-0437	11200				10100				8450			2.6%	3.2%
5 & 10 - Year Average													5.2%	4.0%
Weighted Average													4.6%	

Growth Rate Based on Georgia Governor's Office of Planning and Budget Annual Population Projections						
Geographic Area	Average 5-Year Growth Rate From 2020-2050					
	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
	1.6%	1.4%	1.3%	1.1%	1.0%	1.0%
	Average			1.2%		
Hall County						
	Average 10-Year Growth Rate From 2020-2050					
	2020-2030		2030-2040		2040-2050	
	1.3%		1.3%		1.1%	
	Average			1.2%		

Average Growth Rate	2.1%

12.2.2024 - Item 6

Appendix D
Synchro Reports

Synchro Reports
Existing Year (2024)

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

AM Existing
02/06/2024

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	1	480	384	121	761	469	38
Future Volume (veh/h)	1	480	384	121	761	469	38
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1781	1841	1841	1826	1870	1870
Adj Flow Rate, veh/h		545	436	138	865	533	43
Peak Hour Factor		0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %		8	4	4	5	2	2
Cap, veh/h		1754	808	397	1798	760	349
Arrive On Green		0.52	0.52	0.52	0.52	0.22	0.22
Sat Flow, veh/h		3474	1560	564	3561	3456	1585
Grp Volume(v), veh/h		545	436	138	865	533	43
Grp Sat Flow(s),veh/h/ln		1692	1560	564	1735	1728	1585
Q Serve(g_s), s		4.2	8.6	8.5	7.3	6.5	1.0
Cycle Q Clear(g_c), s		4.2	8.6	12.8	7.3	6.5	1.0
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1754	808	397	1798	760	349
V/C Ratio(X)		0.31	0.54	0.35	0.48	0.70	0.12
Avail Cap(c_a), veh/h		5094	2347	954	5221	1432	657
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.3	7.4	10.0	7.1	16.5	14.3
Incr Delay (d2), s/veh		0.1	0.6	0.5	0.2	1.2	0.2
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.8	1.7	0.7	1.5	2.1	0.3
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		6.4	7.9	10.5	7.3	17.7	14.5
LnGrp LOS		A	A	B	A	B	B
Approach Vol, veh/h		981			1003	576	
Approach Delay, s/veh		7.1			7.7	17.4	
Approach LOS		A			A	B	

Timer - Assigned Phs	2				6		8
Phs Duration (G+Y+Rc), s	29.8				29.8		16.1
Change Period (Y+Rc), s	6.0				6.0		6.0
Max Green Setting (Gmax), s	69.0				69.0		19.0
Max Q Clear Time (g_c+I1), s	10.6				14.8		8.5
Green Ext Time (p_c), s	5.6				9.0		1.6

Intersection Summary	
HCM 6th Ctrl Delay	9.7
HCM 6th LOS	A

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

PM Existing
02/12/2024

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	855	370	1	74	614	366	214
Future Volume (veh/h)	2	855	370	1	74	614	366	214
Initial Q (Qb), veh		0	0		0	0	0	0
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1841	1870		1870	1826	1870	1870
Adj Flow Rate, veh/h		950	411		82	682	407	238
Peak Hour Factor		0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	2		2	5	2	2
Cap, veh/h		1853	840		295	1838	742	340
Arrive On Green		0.53	0.53		0.53	0.53	0.21	0.21
Sat Flow, veh/h		3589	1585		400	3561	3456	1585
Grp Volume(v), veh/h		950	411		82	682	407	238
Grp Sat Flow(s),veh/h/ln		1749	1585		400	1735	1728	1585
Q Serve(g_s), s		8.2	7.7		7.8	5.4	4.9	6.5
Cycle Q Clear(g_c), s		8.2	7.7		16.1	5.4	4.9	6.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1853	840		295	1838	742	340
V/C Ratio(X)		0.51	0.49		0.28	0.37	0.55	0.70
Avail Cap(c_a), veh/h		5288	2397		688	5245	1251	574
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.1	7.0		12.3	6.5	16.4	17.0
Incr Delay (d2), s/veh		0.2	0.4		0.5	0.1	0.6	2.6
Initial Q Delay(d3),s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.7	1.5		0.5	1.1	1.6	2.1
Unsig. Movement Delay, s/veh								
LnGrp Delay(d),s/veh		7.3	7.5		12.8	6.6	17.0	19.6
LnGrp LOS		A	A		B	A	B	B
Approach Vol, veh/h		1361				764	645	
Approach Delay, s/veh		7.4				7.3	18.0	
Approach LOS		A				A	B	
Timer - Assigned Phs		2				6		8
Phs Duration (G+Y+Rc), s		30.9				30.9		16.1
Change Period (Y+Rc), s		6.0				6.0		6.0
Max Green Setting (Gmax), s		71.0				71.0		17.0
Max Q Clear Time (g_c+I1), s		10.2				18.1		8.5
Green Ext Time (p_c), s		10.0				6.8		1.6

Intersection Summary	
HCM 6th Ctrl Delay	9.8
HCM 6th LOS	A

Notes

User approved ignoring U-Turning movement.

Synchro Reports
No-Build Year (2027)

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

AM No-Build
02/06/2024

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	1	511	409	129	810	499	40
Future Volume (veh/h)	1	511	409	129	810	499	40
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1781	1841	1841	1826	1870	1870
Adj Flow Rate, veh/h		581	465	147	920	567	45
Peak Hour Factor		0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %		8	4	4	5	2	2
Cap, veh/h		1835	846	379	1881	770	353
Arrive On Green		0.54	0.54	0.54	0.54	0.22	0.22
Sat Flow, veh/h		3474	1560	531	3561	3456	1585
Grp Volume(v), veh/h		581	465	147	920	567	45
Grp Sat Flow(s),veh/h/ln		1692	1560	531	1735	1728	1585
Q Serve(g_s), s		4.8	9.9	10.8	8.4	7.8	1.2
Cycle Q Clear(g_c), s		4.8	9.9	15.6	8.4	7.8	1.2
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1835	846	379	1881	770	353
V/C Ratio(X)		0.32	0.55	0.39	0.49	0.74	0.13
Avail Cap(c_a), veh/h		4574	2108	808	4688	1286	590
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.5	7.6	10.8	7.3	18.5	15.9
Incr Delay (d2), s/veh		0.1	0.6	0.7	0.2	1.4	0.2
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.0	2.1	0.9	1.9	2.7	0.4
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		6.6	8.2	11.4	7.5	19.8	16.0
LnGrp LOS		A	A	B	A	B	B
Approach Vol, veh/h		1046			1067	612	
Approach Delay, s/veh		7.3			8.0	19.6	
Approach LOS		A			A	B	

Timer - Assigned Phs	2				6		8
Phs Duration (G+Y+Rc), s	33.7				33.7		17.4
Change Period (Y+Rc), s	6.0				6.0		6.0
Max Green Setting (Gmax), s	69.0				69.0		19.0
Max Q Clear Time (g_c+I1), s	11.9				17.6		9.8
Green Ext Time (p_c), s	6.1				10.0		1.6

Intersection Summary	
HCM 6th Ctrl Delay	10.3
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: SR 211 & SR 53

PM No-Build
02/12/2024

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	910	394	1	79	654	390	228
Future Volume (veh/h)	2	910	394	1	79	654	390	228
Initial Q (Qb), veh		0	0		0	0	0	0
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1841	1870		1870	1826	1870	1870
Adj Flow Rate, veh/h		1011	438		88	727	433	253
Peak Hour Factor		0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	2		2	5	2	2
Cap, veh/h		1951	884		275	1935	745	342
Arrive On Green		0.56	0.56		0.56	0.56	0.22	0.22
Sat Flow, veh/h		3589	1585		367	3561	3456	1585
Grp Volume(v), veh/h		1011	438		88	727	433	253
Grp Sat Flow(s),veh/h/ln		1749	1585		367	1735	1728	1585
Q Serve(g_s), s		9.5	8.9		10.4	6.2	5.9	7.9
Cycle Q Clear(g_c), s		9.5	8.9		19.9	6.2	5.9	7.9
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1951	884		275	1935	745	342
V/C Ratio(X)		0.52	0.50		0.32	0.38	0.58	0.74
Avail Cap(c_a), veh/h		4691	2126		563	4653	1110	509
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.3	7.2		13.5	6.5	18.6	19.4
Incr Delay (d2), s/veh		0.2	0.4		0.7	0.1	0.7	3.2
Initial Q Delay(d3),s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.2	1.9		0.7	1.4	2.0	2.7
Unsig. Movement Delay, s/veh								
LnGrp Delay(d),s/veh		7.5	7.6		14.1	6.7	19.3	22.5
LnGrp LOS		A	A		B	A	B	C
Approach Vol, veh/h		1449				815	686	
Approach Delay, s/veh		7.5				7.5	20.5	
Approach LOS		A				A	C	
Timer - Assigned Phs		2				6		8
Phs Duration (G+Y+Rc), s		35.5				35.5		17.4
Change Period (Y+Rc), s		6.0				6.0		6.0
Max Green Setting (Gmax), s		71.0				71.0		17.0
Max Q Clear Time (g_c+I1), s		11.5				21.9		9.9
Green Ext Time (p_c), s		11.0				7.6		1.5

Intersection Summary	
HCM 6th Ctrl Delay	10.5
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

Synchro Reports
Build Year (2027)

HCM 6th Signalized Intersection Capacity Analysis
AM Build

Southeastern Engineering INC.
09/09/2024

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	1	511	414	131	810	519	43
Future Volume (veh/h)	1	511	414	131	810	519	43
Number		2	12	1	6	3	18
Initial Q, veh		0	0	0	0	0	0
Ped-Bike Adj (A_pbT)			1.00	1.00		1.00	1.00
Parking Bus Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln		1781	1841	1841	1826	1870	1870
Adj Flow Rate, veh/h		581	470	149	920	590	49
Peak Hour Factor		0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %		8	4	4	5	2	2
Opposing Right Turn Influence				Yes		Yes	
Cap, veh/h		1837	846	374	1882	788	361
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green		0.54	0.54	0.54	0.54	0.23	0.23
Unsig. Movement Delay							
Ln Grp Delay, s/veh		6.7	8.4	11.8	7.6	20.3	16.3
Ln Grp LOS		A	A	B	A	C	B
Approach Vol, veh/h		1051			1069	639	
Approach Delay, s/veh		7.5			8.2	19.9	
Approach LOS		A			A	B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2	8			6		
Case No		7.0	9.0			6.0		
Phs Duration (G+Y+Rc), s		34.4	17.9			34.4		
Change Period (Y+Rc), s		6.0	6.0			6.0		
Max Green (Gmax), s		69.0	19.0			69.0		
Max Allow Headway (MAH), s		4.5	3.7			5.3		
Max Q Clear (g_c+I1), s		12.3	10.3			18.3		
Green Ext Time (g_e), s		6.1	1.6			10.1		
Prob of Phs Call (p_c)		1.00	1.00			1.00		
Prob of Max Out (p_x)		0.00	0.13			0.01		

Left-Turn Movement Data								
Assigned Mvmt		5	3			1		
Mvmt Sat Flow, veh/h		0	3456			528		

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3474	0			3561		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		1560	1585			0		

Left Lane Group Data								
Assigned Mvmt	0	5	3	0	0	1	0	0
Lane Assignment			L			L		

Lanes in Grp	0	0	2	0	0	1	0	0
Grp Vol (v), veh/h	0	0	590	0	0	149	0	0
Grp Sat Flow (s), veh/h/ln	0	0	1728	0	0	528	0	0
Q Serve Time (g_s), s	0.0	0.0	8.3	0.0	0.0	11.3	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	8.3	0.0	0.0	16.3	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	1728	0	0	528	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	28.4	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	23.4	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0
Time to First Blk (g_f), s	0.0	28.4	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	0	788	0	0	374	0	0
V/C Ratio (X)	0.00	0.00	0.75	0.00	0.00	0.40	0.00	0.00
Avail Cap (c_a), veh/h	0	0	1255	0	0	784	0	0
Upstream Filter (I)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	18.8	0.0	0.0	11.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	1.5	0.0	0.0	0.7	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	20.3	0.0	0.0	11.8	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	2.7	0.0	0.0	0.9	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	0.0	2.9	0.0	0.0	1.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.29	0.00	0.00	0.10	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	2	0	0	0	2	0	0
Grp Vol (v), veh/h	0	581	0	0	0	920	0	0
Grp Sat Flow (s), veh/h/ln	0	1692	0	0	0	1735	0	0
Q Serve Time (g_s), s	0.0	5.0	0.0	0.0	0.0	8.6	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	5.0	0.0	0.0	0.0	8.6	0.0	0.0
Lane Grp Cap (c), veh/h	0	1837	0	0	0	1882	0	0
V/C Ratio (X)	0.00	0.32	0.00	0.00	0.00	0.49	0.00	0.00
Avail Cap (c_a), veh/h	0	4464	0	0	0	4575	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	6.6	0.0	0.0	0.0	7.4	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.1	0.0	0.0	0.0	0.2	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	6.7	0.0	0.0	0.0	7.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	1.1	0.0	0.0	0.0	1.9	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	1.1	0.0	0.0	0.0	2.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.00	0.00	0.05	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	470	49	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	10.3	1.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	10.3	1.3	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	846	361	0	0	0	0	0
V/C Ratio (X)	0.00	0.56	0.14	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	2057	576	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.8	16.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.6	0.2	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	8.4	16.3	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.1	0.4	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.2	0.4	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.23	0.01	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	10.6
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	23	539	7	6	539
Future Vol, veh/h	23	23	539	7	6	539
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	4
Mvmt Flow	26	26	613	8	7	613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1240	613	0	0	621	0
Stage 1	613	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	193	492	-	-	960	-
Stage 1	541	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	192	492	-	-	960	-
Mov Cap-2 Maneuver	192	-	-	-	-	-
Stage 1	541	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	276	960	-
HCM Lane V/C Ratio	-	-	0.189	0.007	-
HCM Control Delay (s)	-	-	21.1	8.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0	-

HCM 6th Signalized Intersection Capacity Analysis
PM Build

Southeastern Engineering INC.
09/09/2024

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	910	410	1	82	654	398	232
Future Volume (veh/h)	2	910	410	1	82	654	398	232
Number		2	12		1	6	3	18
Initial Q, veh		0	0		0	0	0	0
Ped-Bike Adj (A_pbT)			1.00		1.00		1.00	1.00
Parking Bus Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Lanes Open During Work Zone								
Adj Sat Flow, veh/h/ln		1841	1870		1870	1826	1870	1870
Adj Flow Rate, veh/h		1011	456		91	727	442	258
Peak Hour Factor		0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	2		2	5	2	2
Opposing Right Turn Influence					Yes		Yes	
Cap, veh/h		1971	893		271	1955	748	343
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Prop Arrive On Green		0.56	0.56		0.56	0.56	0.22	0.22
Unsig. Movement Delay								
Ln Grp Delay, s/veh		7.5	7.7		14.5	6.7	19.9	23.8
Ln Grp LOS		A	A		B	A	B	C
Approach Vol, veh/h		1467				818	700	
Approach Delay, s/veh		7.6				7.6	21.4	
Approach LOS		A				A	C	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2	8			6		
Case No		7.0	9.0			6.0		
Phs Duration (G+Y+Rc), s		36.7	17.8			36.7		
Change Period (Y+Rc), s		6.0	6.0			6.0		
Max Green (Gmax), s		71.0	17.0			71.0		
Max Allow Headway (MAH), s		4.6	3.8			5.6		
Max Q Clear (g_c+I1), s		11.7	10.3			23.0		
Green Ext Time (g_e), s		11.2	1.5			7.8		
Prob of Phs Call (p_c)		1.00	1.00			1.00		
Prob of Max Out (p_x)		0.01	0.35			0.00		
Left-Turn Movement Data								
Assigned Mvmt		5	3			1		
Mvmt Sat Flow, veh/h		0	3456			361		
Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3589	0			3561		
Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		1585	1585			0		
Left Lane Group Data								
Assigned Mvmt	0	5	3	0	0	1	0	0
Lane Assignment			L			L		

Lanes in Grp	0	0	2	0	0	1	0	0
Grp Vol (v), veh/h	0	0	442	0	0	91	0	0
Grp Sat Flow (s), veh/h/ln	0	0	1728	0	0	361	0	0
Q Serve Time (g_s), s	0.0	0.0	6.3	0.0	0.0	11.3	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	6.3	0.0	0.0	21.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	1728	0	0	361	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	30.7	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	21.1	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0
Time to First Blk (g_f), s	0.0	30.7	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	0	748	0	0	271	0	0
V/C Ratio (X)	0.00	0.00	0.59	0.00	0.00	0.34	0.00	0.00
Avail Cap (c_a), veh/h	0	0	1077	0	0	538	0	0
Upstream Filter (I)	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	19.2	0.0	0.0	13.7	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.0	0.0	0.7	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	19.9	0.0	0.0	14.5	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	2.1	0.0	0.0	0.7	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	0.0	2.2	0.0	0.0	0.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.22	0.00	0.00	0.08	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	2	0	0	0	2	0	0
Grp Vol (v), veh/h	0	1011	0	0	0	727	0	0
Grp Sat Flow (s), veh/h/ln	0	1749	0	0	0	1735	0	0
Q Serve Time (g_s), s	0.0	9.7	0.0	0.0	0.0	6.3	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	9.7	0.0	0.0	0.0	6.3	0.0	0.0
Lane Grp Cap (c), veh/h	0	1971	0	0	0	1955	0	0
V/C Ratio (X)	0.00	0.51	0.00	0.00	0.00	0.37	0.00	0.00
Avail Cap (c_a), veh/h	0	4553	0	0	0	4516	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.3	0.0	0.0	0.0	6.6	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.0	0.0	0.1	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	7.5	0.0	0.0	0.0	6.7	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.2	0.0	0.0	0.0	1.4	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.2	0.0	0.0	0.0	1.4	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.03	0.00	0.00	0.00	0.04	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	456	258	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1585	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	9.6	8.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	9.6	8.3	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	893	343	0	0	0	0	0
V/C Ratio (X)	0.00	0.51	0.75	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	2063	494	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.3	20.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.5	3.9	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	7.7	23.8	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	1.9	2.6	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.4	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.1	2.9	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.21	0.07	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	10.8
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

HCM 6th TWSC
PM Build

Southeastern Engineering INC.
09/09/2024

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	12	618	26	19	473
Future Vol, veh/h	15	12	618	26	19	473
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	13	687	29	21	526

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1255	687	0	0	716	0
Stage 1	687	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	189	447	-	-	885	-
Stage 1	499	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	184	447	-	-	885	-
Mov Cap-2 Maneuver	184	-	-	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	553	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.4	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	249	885	-
HCM Lane V/C Ratio	-	-	0.12	0.024	-
HCM Control Delay (s)	-	-	21.4	9.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

Appendix E
Trip Generation Report

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

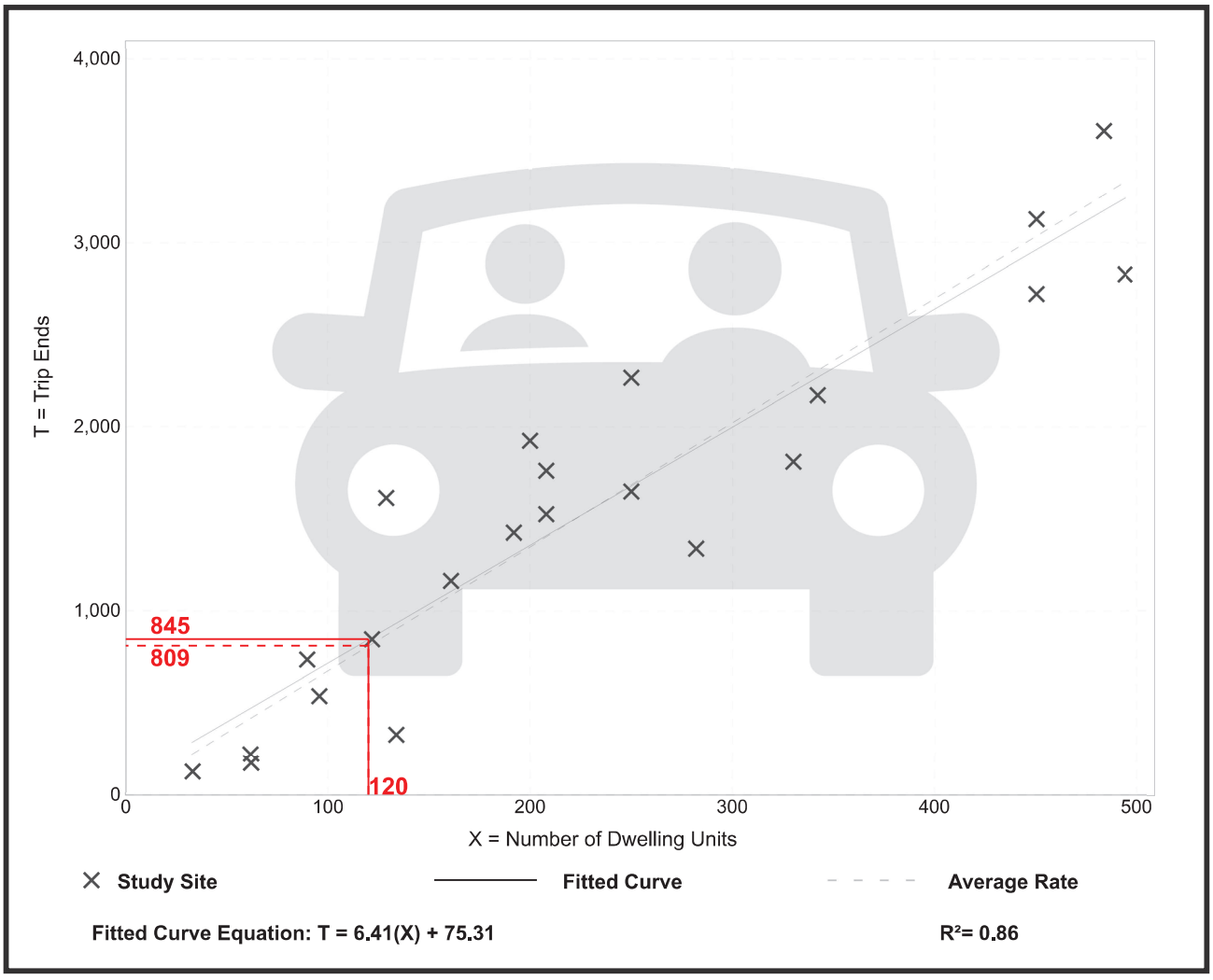
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

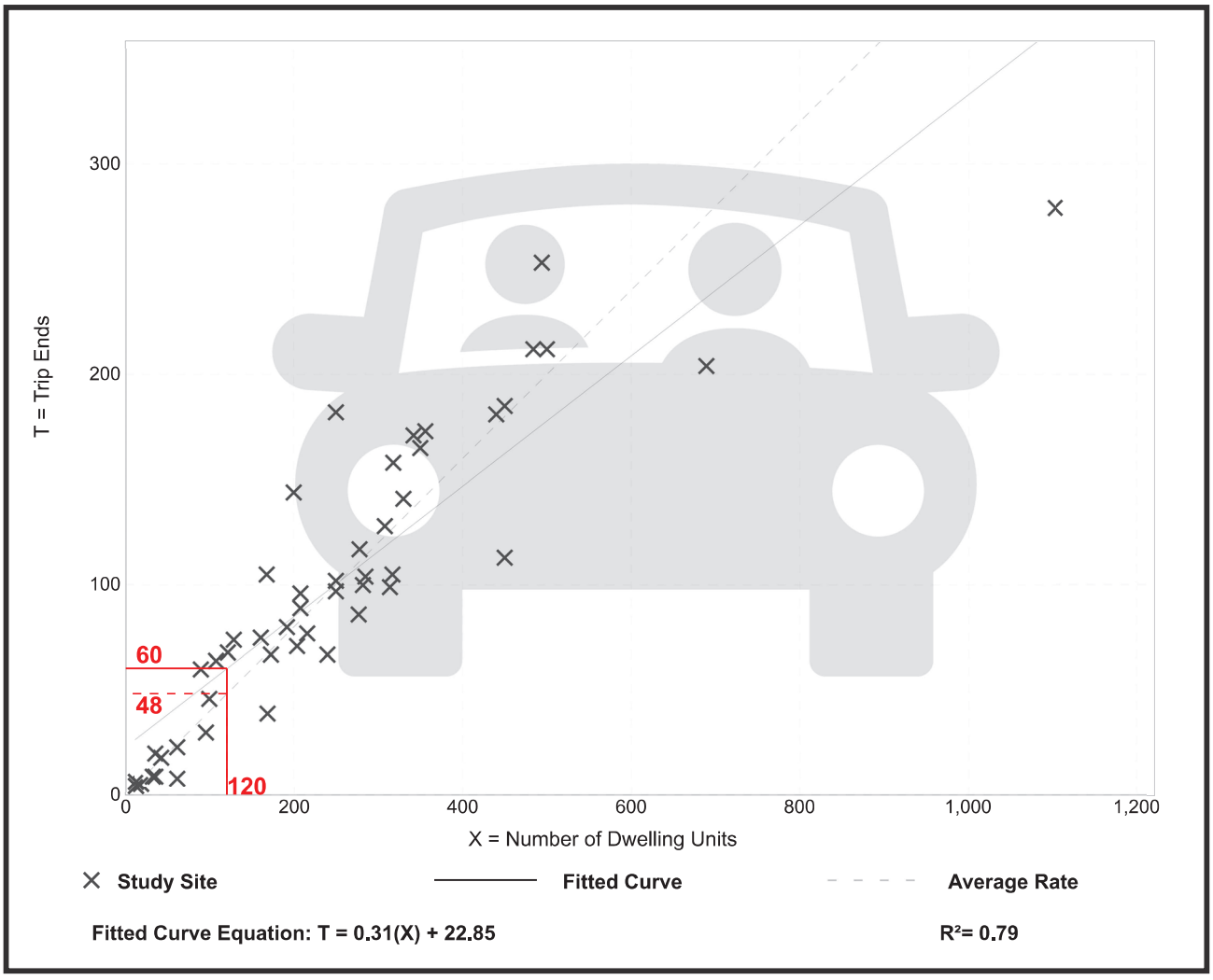
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

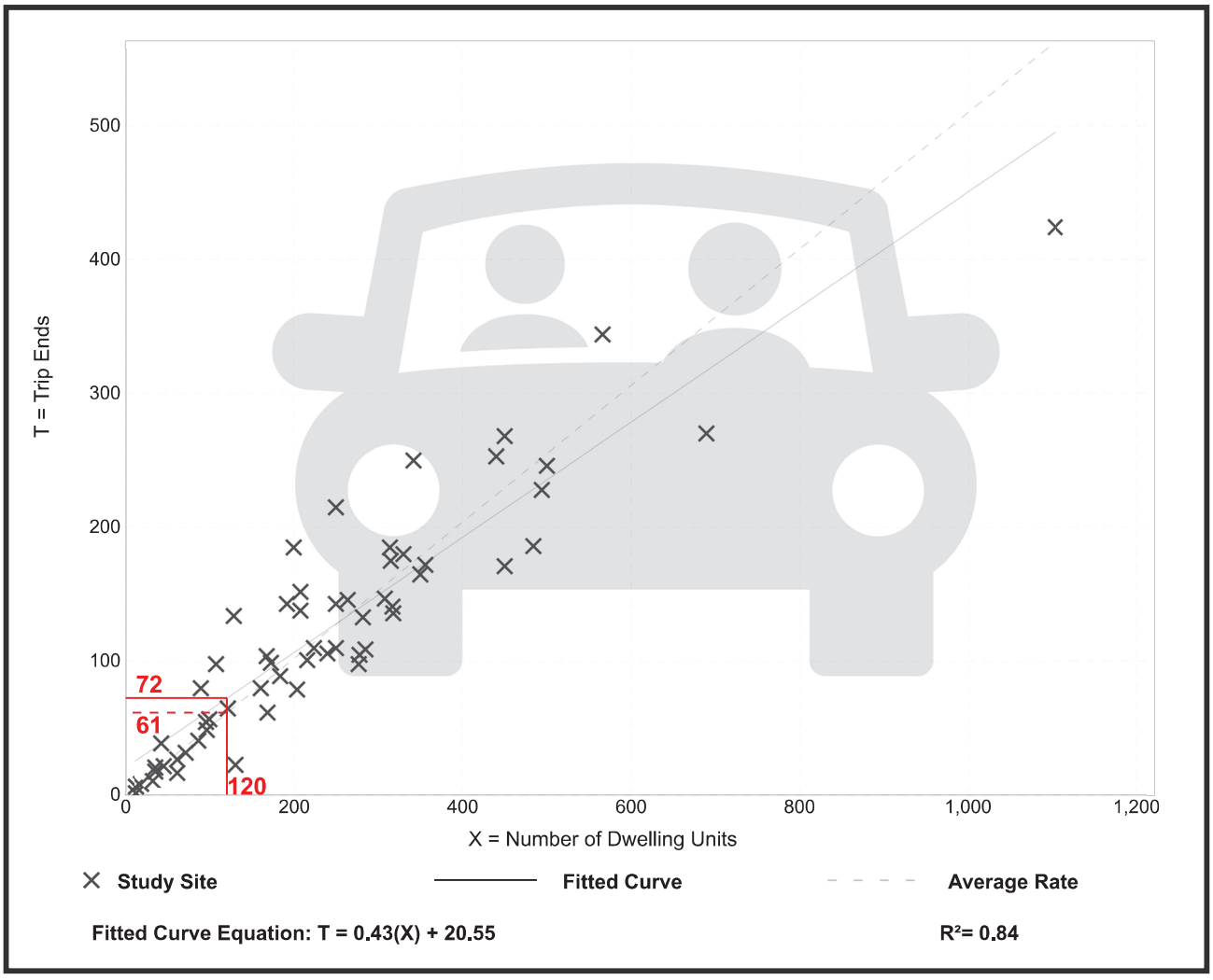
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	59
Avg. Num. of Dwelling Units:	241
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Appendix F

ICE Tool Report

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	Atlas Development		
County:	Hall	GDOT District: 1 - Gainesville			
Major Road:	SR 211	Road Class:	Minor Arterial	Speed Limit:	55 mph
Crossing Road:	Atlas Drive	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other			Project ID:	N/A
Prepared By:	Southeastern Engineering INC.			Date:	8/30/2024
Project Purpose:	New access for Atlas Townhomes development.				

Existing Data Year:	2024
Project Opening Year:	2027
Project Design Year:	2027
Annual Growth Rate:	2.1%
K Factor*:	9%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

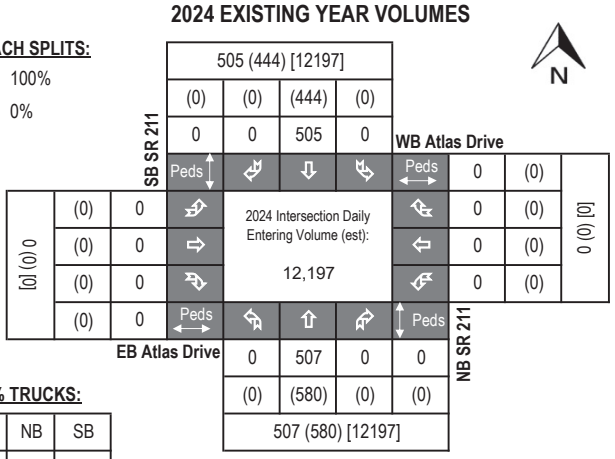
SR 211: 100%

Atlas Drive: 0%

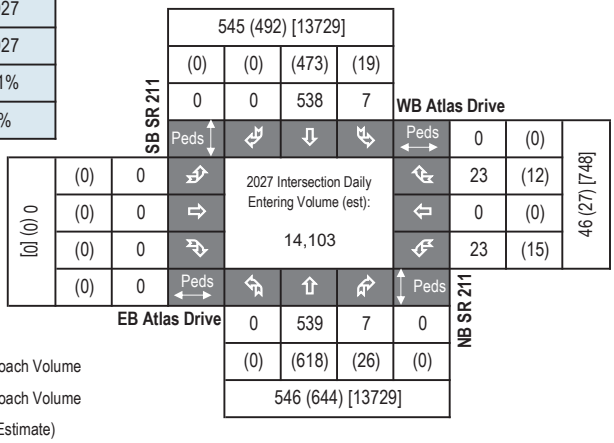
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	2%	4%

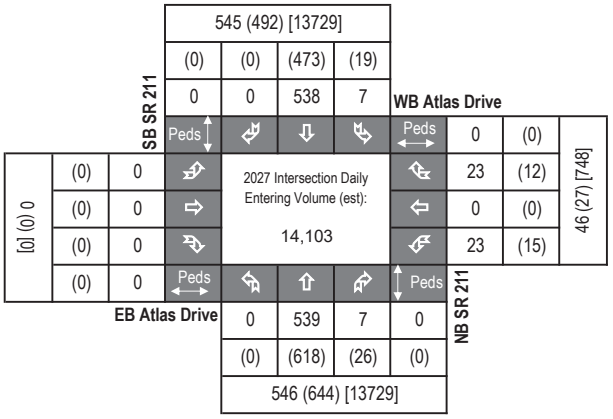
2024 EXISTING YEAR VOLUMES



2027 OPENING YEAR VOLUMES



2027 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	SR 211 @ Atlas Drive
Existing Control:	New Intersection or Other
Prepared by:	Southeastern Engineering INC.
Date:	8/30/2024

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**No**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Feasible solution to evaluate.
	Conventional (All-Way Stop)	No	**Yes**	**Yes**	No	No	No	No	Warrants not satisfied
	Mini Roundabout	No	**Yes**	No	No	No	No	No	Traffic pattern and turning volumes are not preferable
	Single Lane Roundabout	No	**Yes**	No	**Yes**	**Yes**	No	No	Traffic pattern and turning volumes are not preferable
	Multilane Roundabout	No	**Yes**	No	**Yes**	**Yes**	No	No	SR 211 is a single-lane facility
	RCUT (stop control)	**Yes**	No	**Yes**	**Yes**	No	No	No	No feasible u-turn location
	RIRO w/down stream U-Turn	**Yes**	No	**Yes**	**Yes**	No	No	No	No feasible u-turn location
	High-T (unsignalized)	**Yes**	No	**Yes**	No	No	No	No	Traffic pattern and turning volumes are not preferable
	Offset-T Intersections	No	No	No	No	No	No	No	Not feasible to offset. Intersection configuration is 3-legged.
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange, volumes do not warrant grade separation.
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange, volumes do not warrant grade separation.
	Add one LT Lane on SR 211 Add one RT Lane on SR 211	**Yes**	No	No	**Yes**	**Yes**	**Yes**	No	Turn lanes included in Conventional (Minor Stop)
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	RCUT (signalized)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Continuous Green-T	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Jughandle	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Quadrant Roadway	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Diverging Diamond	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Single Point Interchange	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.
	Other Signalized (provide description):	No	No	No	No	No	No	No	Traffic signal warrants not satisfied.

▭ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 211 @ Atlas Drive
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: Atlas Development
Prepared By: Southeastern Engineering INC.
Date: 8/30/2024
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	12,197	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2027 Opening Yr Peak Hour Intersection Delay:	21.1 sec	21.4 sec
2027 Opening Yr Peak Hour Intersection V/C:	0.19	0.12
2027 Design Yr Peak Hour Intersection Delay:	21.1 sec	21.4 sec
2027 Design Yr Peak Hour Intersection V/C:	0.19	0.12

Crash Data (Required):[3]

Crash Data: Enter most recent 5 years of crash data	*Crash Severity* K*	A*	B*	C*	O	Years: 5
Crash Type Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): Only one feasible alternative was identified in Stage 1. The minor-street stop control operates acceptably in both peak hours. Atlas Drive will be two lanes, one entry and one exit. The intersection meets the threshold for both a left-turn and right-turn auxiliary lane on SR 211, and they are included in the analysis.

Proposed Intersection Control: Conventional (Minor Stop)

REQUESTED BY: Chris Maddox, PE, PTOE Date: 8/30/2024

Title: Traffic Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	23	539	7	6	539
Future Vol, veh/h	23	23	539	7	6	539
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	4
Mvmt Flow	26	26	613	8	7	613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1240	613	0	0	621	0
Stage 1	613	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	193	492	-	-	960	-
Stage 1	541	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	192	492	-	-	960	-
Mov Cap-2 Maneuver	192	-	-	-	-	-
Stage 1	541	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	276	960	-
HCM Lane V/C Ratio	-	-	0.189	0.007	-
HCM Control Delay (s)	-	-	21.1	8.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0	-

HCM 6th TWSC
PM Build

Southeastern Engineering INC.
09/09/2024

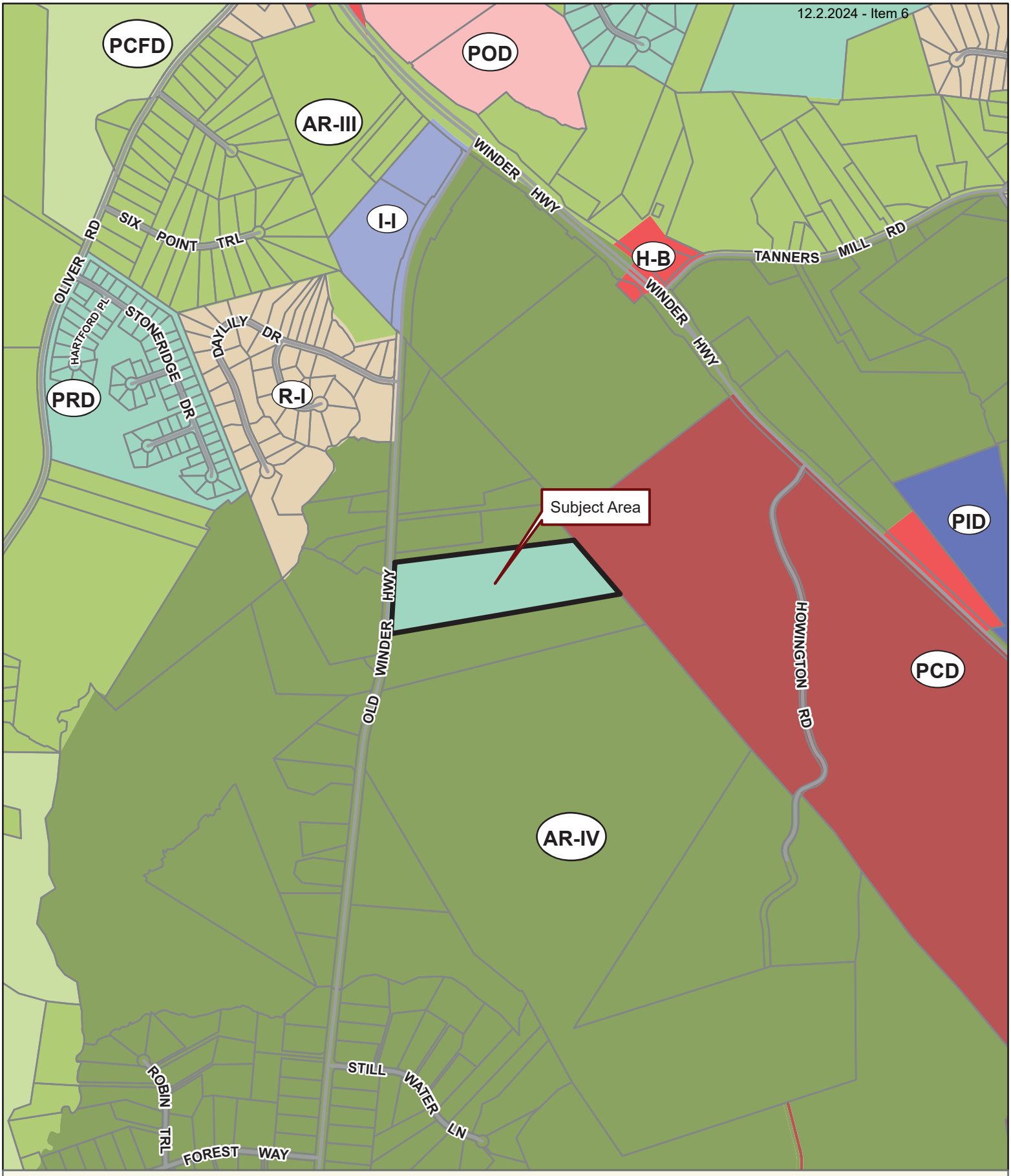
Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	12	618	26	19	473
Future Vol, veh/h	15	12	618	26	19	473
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	250	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	13	687	29	21	526

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1255	687	0	0	716	0
Stage 1	687	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	189	447	-	-	885	-
Stage 1	499	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	184	447	-	-	885	-
Mov Cap-2 Maneuver	184	-	-	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	553	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.4	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	249	885	-
HCM Lane V/C Ratio	-	-	0.12	0.024	-
HCM Control Delay (s)	-	-	21.4	9.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

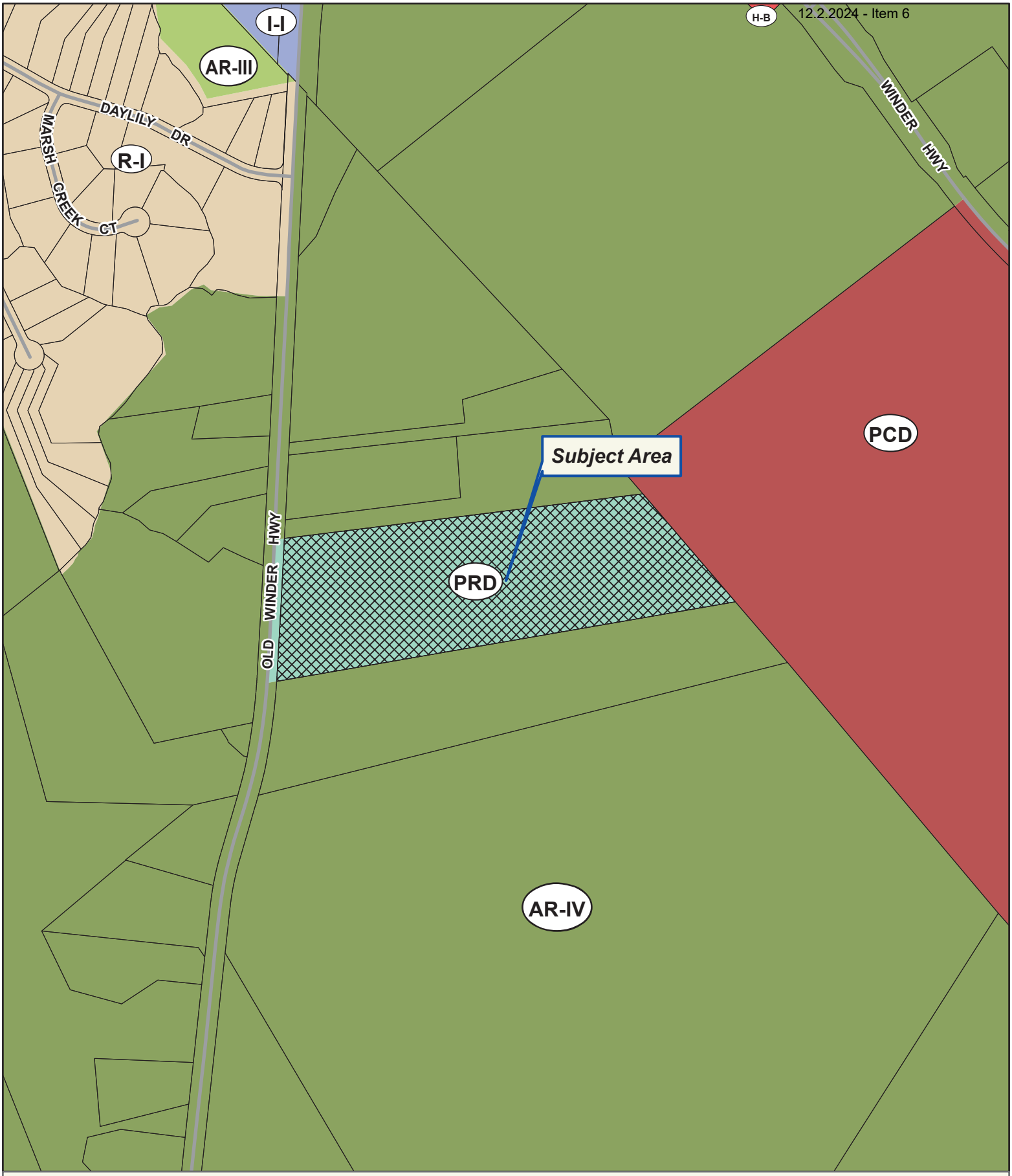


Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000059
Location: 5079 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 250 500 1,000
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

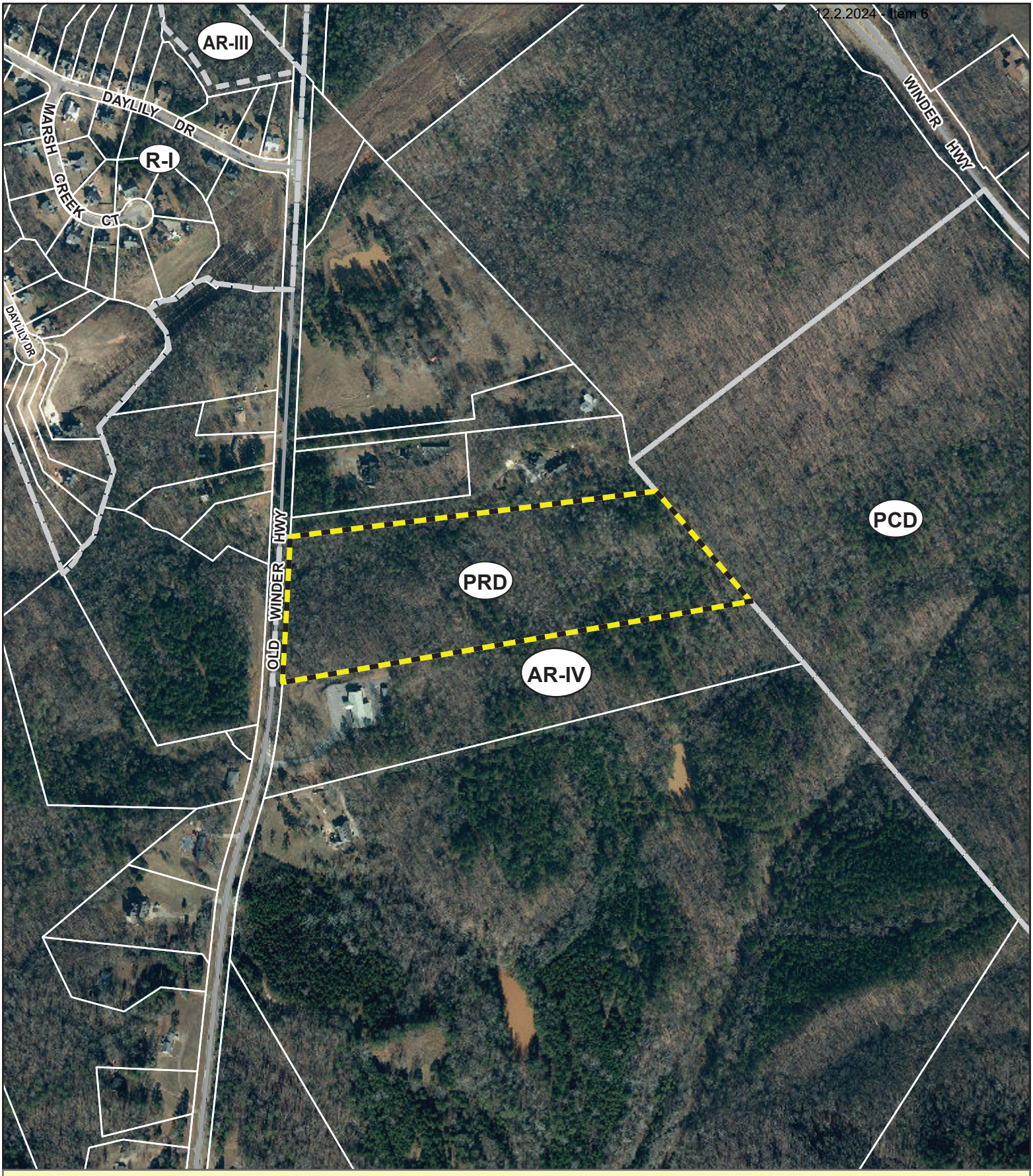


Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000059
Location: 5079 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000059
Location: 5079 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

ResidentialRendering.com

FILED & RECORDED 01/04/2021 12:10 PM
DEED BOOK 8691 PAGES 67 - 69
FILING FEES: $25.00
PT61: 069-2020-010726 TRANSFER TAX: $0.00
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C Hall County, GA

Return Recorded Document to:
OHLSON & MEDLOCK, LLC
6335 Amherst Ct.
Peachtree Corners, GA 30092
Deed Prep
Parcel #: 15038 000059

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Gwinnett

THIS INDENTURE, Made the 11th day of Dec., 2020 between

Freidoon Hojat

as party or parties of the first part, hereinafter called Grantor, and

Freidoon Hojat Kashani And Torkane Hojat Kashani
As Joint Tenants with right of Survivorship

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 one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Freidoon Hojat Kashani

Freidoon Hojat AKA Freidoon Hojat Kashani

(Unofficial witness)

(Notary Public)

RICHARD THOMPSON NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES AUG 1, 2023

EXHIBIT A

all that tract of land in Clinchem District of Hall County, Georgia, containing twenty acres described as follows: beginning at a point on the east side of the right of way of State Route 211 located 3459 feet as measured along the east side of said right of way south of the center line of highway 53; thence N 83° 04' 07" E 1452.55 feet thence S 41° 27' 16" E 578.09 feet; thence S 80° 20' 11" W. 1874.01 feet; thence northerly along the east side of right of way of State Route 211 following the curve thereof 48.2 feet; thence N 02° 16' 45" E along the east side of said State Route 211 a distance of 524.8 feet to the beginning corner.

Said property is part of the property conveyed to Donald E. Almand and Mary Ellen Almond by deed recorded in Book 1187 at page 111, Hall County deed records and is conveyed subject to the following restriction in said deed:

> No mobile home shall be located on any part of said property during a period of twenty years from this date.

CITY OF
GAINESVILLE
WATER RESOURCES

September 20, 2024

Atlas Development, LLC
Attn: Cameron Henderson
554 W Main St, Suite 700
Buford, GA 30518

Re: Water Availability
Proposed 157-Unit Residential Development
5079 Winder Highway
Parcel 15038 000059

To whom it may concern:

The purpose of this letter is to confirm the availability of water service to the above referenced property.

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway adjacent to the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed 119-unit residential development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

William (Bill) H. King III, P.E.
Assistant Director

September 17, 2024

Cameron Henderson
554 West Main Street Suite 700
Buford, GA 30518

Subject: Sanitary Sewer Letter of Availability
5079 Old Winder HWY
Parcel Id No.: 15038 000059 & 15038 000076
Braselton, GA 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5079 Old Winder HWY Braselton, Ga 30517 for a proposed 120 lot/unit (estimated average daily flow of 24,000 GPD for single-family residence) at this time. The nearest sanitary sewer main to this address is located on Howington Road.

The nearest existing sewer line is located along Mulberry River. An outfall sewer line is to be constructed and dedicated to Hall County by developer at owners cost.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Bill Nash

Application for Sewer Availability Letter

Date: September 10, 2024

Name of Applicant: Cameron Henderson Contact Number: 678-978-6782

Address of Applicant: 554 West Main Street Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.com

Name of Agent: Cameron Henderson Contact Number: 678-978-6782

Address of Agent: 554 West Main Street Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill in all applicable information legibly and completely.)

AVAILABILITY: ☐ General Availability ☐ Rezoning ☒ Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submittal.

Request from PRD & AR-IV (Present Zoning) to PRD (Requested Zoning)

For the Purpose of Single-Family Attached Townhomes (Type of Development)

Address of Property: 5079 Old Winder Hwy (Hwy 211)

Nearest Intersection to Property: Hwy. 211 & Hwy. 53

Size of Tract: 30 ac. acre(s), Lane Lot Number(s): G.M.D. 392 , District(s): _____

Development Estimate Average Daily Sewer Flow (GPD): 250 gpd X 120 = 30,000 gpd (average)

Property Tax Parcel Number: 15038-000059 & 15038-000076 (portion) Proposed number of Lots: 120

(Below: For properties within protected watershed districts only)

Gross Density: 4.0 units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: Approx. 9.0 ac. Minimum Lot Size: 2,000 sf

Amanda Graham
Notary

Signature of Owner(s)/Agent(s)

CAMERON HENDERSON
Printed Name of Owner(s)/Agent(s)

MANAGER
Title of Agent

AMANDA GRAHAM NOTARY PUBLIC HALL COUNTY, GA My Commission Expires August 15, 2027

Notary Seal

Hall County Government
BOARD OF COMMISSIONERS

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

July 22, 2024

Steven P. Gilliam
PO Box 1098
Gainesville, GA 30503

RE: **Rezone Application**

Dear Steven P. Gilliam:

Please be advised that in its Voting Meeting on July 11, 2024, the Hall County Board of Commissioners voted to approve the following application with conditions.

5079 Old Winder Highway | Rezone | from Residential I (R-I) to Planned Residential Development (PRD) | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned R-I; Tax Parcel 15038 000059 **| Proposed Use: 105-unit townhome development |** Commission District 1 **| Steven P. Gilliam, applicant**

Conditions:

Conditions:

1. The property shall be developed in accordance with the site plan dated July 10, 2024, and as described in the project narrative submitted on July 10, 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 82 townhome units.
3. The minimum heated floor area (HFA) of each residential unit 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. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.
5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. All residential driveways shall measure no less than 22 feet from the edge of right of way.
7. Garage door width shall not exceed 70% of the width of the front façade of the residence.
8. The development shall feature internal sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.

9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
10. The development shall be limited to a maximum of two (2) model homes 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.
11. There shall be a mandatory Homeowners' Association (HOA).
12. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
13. All roadways within the development shall be designed and constructed to Hall County standards and dedicated to the county for public use. Thereafter, Hall County will maintain the roads.
14. The developer shall be responsible for obtaining all of the necessary permits as well as all costs associated with the improvements recommended by the traffic impact study, such as but not limited to the construction of a left and right turn lane on state route 211 (aka Old Winder Highway).
15. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.
16. There shall be 43 guest parking spaces provided as shown on the site plan dated July 10, 2024.
17. The cluster mailbox unit shall have no less than 5 parking spaces.
18. 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.
19. 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."
20. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
21. Buildings shall have no more than 6 units per building. Each building shall be staggered back 4-5 feet from the front setback of adjacent buildings.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Freidoon Hojat Kashani
Torkane Hojat Kashani
7090 Greatwood Hollow
Alpharetta, GA 30005

Atlas Land Development
Attn: Cameron Henderson
554 West Main Street, Suite 700
Buford, GA 30518

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, October 3, 2024 2:19 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 11.4.24

Please find Environmental Health comments below:

Item 1, 5342 Robin Trail, Zhen: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2A/B, 3416 Gaines Mill Road, Perez: 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 3, 4163 Cleveland Hwy, Carrillo: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 4, 6539 Ransom Free Road, Cash: 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. A Food Service permit/plan review may be required after review of business plan.

Item 5, 0 Dorsey Drive, Phillips: 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, 2522 Lee Land Road, Bell: No comment. Public sewer.

Item 7, 5111 Old Winder Hwy, Gilliam: No comment. Public sewer.

Item 8, 5079 Old Winder Hwy, Gilliam: No comment. Public sewer.

Items 9 and 10: No comment.

Emily McGahee
Hall County Environmental Health

Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, October 1, 2024 1:30 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for November 4, 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 in red below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, September 26, 2024 12:42 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>; William King (CDI: Public Works) <wking@hallcounty.org>
Subject: RE: Tentative Planning Agenda for November 4, 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, November 4, 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, October 3rd .** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 21, 2024

NEW BUSINESS

1. **5342 Robin Trail | Appeal of administrative official** | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | * Commission District 1 | **Yuemian Zhen, applicant** **No GDOT coordination required**

2. **(A) 3416 Gaines Mill Road | Variance** | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**
3. **(B) 3416 Gaines Mill Road | Variance** | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant** **No GDOT coordination required**

4. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr., applicant** **GDOT coordination required**

5. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, applicant** **No GDOT coordination required**

6. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant** **No GDOT coordination required**

7. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant** **No GDOT coordination required**

8. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

9. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

OTHER BUSINESS

10. **Public Hearing to adopt a minor update to Hall County's Comprehensive Plan | *** | Hall County Planning Staff, applicant.**

11. **Public Hearing to adopt Hall County's Unified Development Code | *** | Hall County Planning Staff, applicant.**

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: October 3, 2024

Subject: November 4, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 4, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 5342 Robin Trail | Appeal of administrative official | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | * Commission District 1 | **Yuemian Zhen, applicant**

a. **Engineering:** No Comment
b. **Traffic:** No Comment
c. **Utilities:** Hall County Sewer Service Area

2. 3416 Gaines Mill Road | Variance | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**

(B) 3416 Gaines Mill Road | Variance | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | * Commission District 4 | **Jose Perez, applicant**

a. **Engineering: (a & b)** 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. Also, Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic: (a & b)** Entrance apron for proposed common access driveway will need to be pavement per Hall County Standards.
c. **Utilities: (a & b)** Hall County Sewer Service Area

3. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto 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.
    b. **Traffic:** GDOT permit required
    c. **Utilities:** Hall County Sewer Service Area

4. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, 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. Also, show stream buffer and impervious setback from wrested vegetation not centerline of stream
    b. **Traffic:** Minimum 20 foot wide access required, other requirements may be necessary per civil plans.
    c. Utilities: Hall County Sewer Service Area

5. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    b. **Traffic:** No Comments
    c. **Utilities**: Hall County Sewer Service Area

6. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    b. **Traffic:** No Comments
    c. **Utilities**: City of Gainesville Sewer Service Area

7. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

    a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    b. Traffic: GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
    c. **Utilities**: Hall County Sewer Service Area, existing sewer is available approximately 530' east of East Place.

8. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, 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:** GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
    c. **Utilities**: Offsite easement required, system extension at developments expense.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, October 4, 2024 8:43 AM
To: Beth Garmon (CDI: Planning)
Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: Fire Comment

Monday, November 4, 2024 Hall County Planning Commission Meeting.

1. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

   The Hall County Fire Marshal's office has no comments as proposed

2. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

   The Hall County Fire Marshal's Office has no comments as proposed

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: STEVEN P. GILLIAM
REQUEST: AMEND CONDITIONS OF PRD FOR A 120 LOT SUBDIVISION (ADDITIONAL PARCEL & LOTS)
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 02 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 09, 2025
Time: 6.00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Nov 5, 2024 10:01:27
4921 Six Point Trail
Flowery Branch
Hall County
Georgia

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN _____ AND NO LATER THAN _____.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN _____ ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Loftus **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on October 3, 2024 **for** 5079 + 5111 Old Winder Hwy
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 699/2024

SUBJECT: **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | Commission District 3 | **Seth Barnes, applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 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 15 residential lots.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
7. 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, Fire Marshal, and Hall County Engineering.
8. 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 plats should be prepared to expect the effects of such practices."
9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | Commission District 3 | **Seth Barnes, 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
Narrative
Site Plan
Plat
Maps
Deed
2018 BOC Letter
2018 Site Plan
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photo

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract| Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development | Seth Barnes, applicant**

The request before you is from Seth Barnes to rezone from Planned Residential Development (PRD) and Agriculture Residential IV (AR-IV) to PRD for a 15-lot residential development. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (3-1, Pilcher opposed and Johnny Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the surrounding zoning districts and the Rural Residential future land use classification in the Comprehensive Plan**.**

Public Comments:

- October 7, 2024 HCPC: There was **one comment submitted** in advance of the Planning Commission meeting and **seven spoke during the public hearing.**
- December 2, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 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 15 residential lots.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
7. 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, Fire Marshal, and Hall County Engineering.
8. 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 plats should be prepared to expect the effects of such practices."
9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Seth Barnes

Request ..... Rezone | Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060)

Proposed Use ..... 15-lot residential development

Size ..... 13.81± acres

Zoning ..... Current: Planned Residential Development (PRD, 17.180.060) | Proposed: Planned Residential Development (PRD, 17.180.060)

Location ..... **5552 Bogus Road | Tax Parcel 12051 000015**

Commission District ..... Three

Planning Commission Date ..... October 7, 2024
December 2, 2024

Staff Recommendation ..... **Approval**, with conditions, as the proposed use is consistent with the surrounding zoning districts and the Rural Residential future land use classification in the Comprehensive Plan**.**

Record Number..... HZON24-0023

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

Vote: 3-1 (Gina Pilcher opposed, Johnny Varner absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 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 15 residential lots.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all

residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.

5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
7. 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, Fire Marshal, and Hall County Engineering.
8. 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 plats should be prepared to expect the effects of such practices."
9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Seth Barnes, 597 Stillwood Drive, Gainesville, presented the request. The applicant is requesting to rezone 13.81± acres of property zoned Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 15-lot residential subdivision. The total density of the development would be 1.08 units per acre. Per tax records, the property is developed with a 1,174 square foot single-family residence constructed in 2008. Concurrent with this application is a conditional use application (HZCU24-0035) to amend the zoning conditions of the adjacent Planned Office Development (POD, 17.180.070), which is operated by the applicant to provide services to the residents of this proposed development. The subject property was rezoned from Agricultural Residential-IV (AR-IV) on October 25, 2018, for an Assisted Living Community with four

multi-family residential buildings that would each accommodate up to 12 residents. The applicant has decided not to pursue that project.

***Motion:** A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee. Vote: (3-1, Gina Pilcher opposed, Johnny Varner absent)*

Conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 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 15 residential lots.

3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.

4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.

5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.

6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

7. 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, Fire Marshal, and Hall County Engineering.

8. 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 plats should be prepared to expect the effects of such practices."

9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Excerpts from the minutes of the October 7, 2024 meeting

Applicant's Presentation:

Kristie Turner, Principal Planner, presented a summary of the request.

Seth Barnes, 576 Stillwood Drive, Gainesville, presented the request. The applicant presented a plan that was approved 5 years ago and discussed the motivation for the change and redesign that they feel would better integrate into the community.

Payton Anderson, 24 Dawson Village Way South, Dawsonville, also presented the request. He stated that the development is being produced in an environmental friendly way with reduced development impacts. The development has proposed a gravel road and it would be difficult to create sidewalks along the gravel road but walking paths will be provided from homes to the main facility.

Public Forum:

Megan Smith, 1367 Sydneys Pass, Watkinsville, spoke in support. Ms. Smith stated that she supports a development that could help those with special needs when their families could no longer care for them.

Kevin Meyer, 5345 Bogus Road, Gainesville, spoke in support. Mr. Meyer was originally opposed to the original design but can support the new design with a more residential look that matches the current residential area.

Michael Brown, 3678 Elinburg Cove Trail, Buford, spoke in support for providing a development and community for those with special needs whose families could no longer be with them.

Johnnie Brooke, 4572 Old Claude Peck Road, Gainesville, spoke in opposition. Concerns raised were density and need to protect agriculturally-zoned land. Ms. Brooke stated that Hall County had areas better suited for this development.

Dan Marsh, 5592 Bogus Road, Gainesville, spoke in opposition. Concerns raised were increased density, the safety of the special needs residents who might potentially wander off property, and events on the adjacent property that have encroached onto his property in the past.

Leonard Coleman, 5346 Bogus Road, Gainesville, spoke in opposition. Concerns raised were the existing condition of Bogus Road, the impact of increased traffic and accidents, and the residents of the development having proper mobility if the roads are primarily gravel.

Charles Coleman, 5346 Bogus Road, Gainesville, spoke in opposition. Concerns raised were land conservation, increased traffic and safety concerns on Bogus Road.

Rebuttal

The applicant clarified that along the property lines they have put up signs and have created maps to educate employees during the onboarding process. In response to traffic complaints, the applicant has put up signs along Bogus Road as a reminder to drive slower.

Planning Commission Comments:

Mr. Varner asked for clarification on the signs posted along the neighboring property lines with the concern of them being an eyesore. The applicant explained that the signs were on their property. Mr. Hunt asked if they were similar to no trespassing signs but in reverse and the applicant stated yes. The Planning Commission and the applicants discussed the application and amount of variances needed. The Planning Commission suggested that the applicant table the application and revise their request to more closely align with the county code.

Motion: A motion to table to the meeting on December 2, 2024 by Mr. Hunt and seconded by Ms. Pilcher. Vote: 5-0

A memo to the Planning Commission dated November 22, 2024 contained the following:

Dear Planning Commission,

On November 19, 2024, an updated site plan was provided to Planning staff for the application of Seth Barnes to rezone **5552 Bogus Road** from PRD and AR-IV to PRD for a 15-lot residential development. The changes to the original site plan are outlined below:

1. Inclusion of a 50 foot buffer along the north and west property lines

2. Inclusion of 4.25 acres of open space, totaling 31% of the total site area

3. Modification of Flourish Drive (proposed) to a 50 foot right of way with 20 feet road width paved with asphalt and including curb and gutter as well as sidewalks. The original site plan proposed this road to be a 50 foot right-of-way with 20 feet road width paved with gravel. The modified standards now align with the county's code, where the previous proposal did not.

4. Proposed improvements to Wellspring Trail to allow it to serve as access and road frontage for 4 of the 15 proposed lots. Improvements include adding 10 feet of gravel along the northern edge of the existing Wellspring Trail roadbed to create a 60 foot non-county

maintained public road consisting of 10 feet of gravel and 10 feet of asphalt. Improvements are intended to meet county Engineering and Fire Marshall standards.

5. Inclusion of a 10 foot landscape strip with fencing along the property frontage on Bogus Road.

6. Reduction in minimum lot size from 35,000 square feet to 21,780 square feet. The minimum lot size aligns with Environmental Health lot size requirements, although soil evaluations will be necessary to confirm lot configurations before approval of a final plat.

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated August 28, 2024, and as described in the project narrative dated on August 7, 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 15 residential lots.

3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.

4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. (17.180.060)

5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide.

6. The access apron at Bogus Road and the newly constructed road shall be paved. Apron designs shall be approved by the Hall County Engineering Department.

7. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

8. 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, Fire Marshal, and Hall County Engineering.

9. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

   "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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.5. – Buffers

- A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
    - The applicant has proposed a 20-foot buffer on the north property line adjacent to AR-IV zoned property. **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 not proposed sidewalks on the internal street. **This does not meet the standard.**

17.180.060.B.9.a Building materials.

- All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
    - The renderings provided by the applicant do not reflect these standards. **This does not meet the standard.**

17.430.100 - Open Space

- The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150, as shown under the conservation subdivision design option chapter. The only open

space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least 30 percent of the gross tract area.

- The applicant is not proposing any open space. **This does not meet the standard.**

Title 16 - Subdivision

- General design requirements for subdivision road regulations are outlined within Chapter 16. Variances must be specified and justified for consideration.
- Roads without curb and gutter require 60 feet of right-of-way and must incorporate a ditch section roadway design if dedicated for county maintenance.
- Roads proposed with gravel surfaces require a variance to the standards.
    - The applicant is proposing an approximately 611-foot drive with 50 feet of right-of-way which terminates in a cul-de-sac. The cul-de-sac as proposed has a right-of way radius of 50 feet and a 40-foot pavement radius. The proposed road has a gravel surface and does not include curbs, gutters, or sidewalks. **The proposed design does not meet the county standard.**

Summary Analysis

The applicant is requesting to rezone 13.81± acres of property zoned Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 15-lot residential subdivision. The total density of the development would be 1.08 units per acre. Per tax records, the property is developed with a 1,174 square foot single-family residence constructed in 2008. Concurrent with this application is a conditional use application (HZCU24-0035) to amend the zoning conditions of the adjacent Planned Office Development (POD, 17.180.070), which is operated by the applicant to provide services to the residents of this proposed development.

The subject property was rezoned from Agricultural Residential-IV (AR-IV) on October 25, 2018, for an Assisted Living Community with four multi-family residential buildings that would each accommodate up to 12 residents. The applicant has decided not to pursue that project.

Per the narrative, the applicant is seeking to modify the Planned Residential Development (PRD, 17.180.060) with the intent to create a 15 residential lot subdivision to house adults with intellectual and developmental disabilities. Per the narrative, these lots will be fee simple and sold to participants in Adventures in Mission Ministry. The applicant states that these homes will be 1 to 4-bedrooms ranging between 1,000 and 3,000 square feet.

According to the submitted site plan, the development will create an internal road with a 50-foot right-of-way. The applicant is seeking a variance to allow a gravel surface on the internal road. The site plan does not reflect sidewalks to provide internal pedestrian connection. The applicant has not provided additional open space. A cluster mailbox unit (CBU) will be installed at the front of the development with three parking spaces proposed.

The applicant has proposed a walking path which will connect the residential development to the community center operated by Adventures in Mission Ministry at 6000 Wellspring Trail. The community center intends to offer day programs, training, employment, recreational activities, and meals for these

residents. The concurrent conditional use application (HZCU24-0035) is a request to expand the services at 6000 Wellspring Trail to service this property development.

The applicant has provided elevations for the single-family homes; however, the elevations do not incorporate changes in building material, texture, and/or color, which does not meet the architectural standards within a Planned Residential Development (17.180.060.B.9)

Per the submitted narrative, water services will be provided by City of Gainesville Department of Water Resources with service confirmed in a letter dated July 12, 2024. Sanitary sewer services will be provided by on-site septic systems.

The 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	13.81± acres
Number of Units	-	15 residential lots
Density	2 units per acre maximum	1.08 units per acre
Min. Lot Area	8000 sq. ft.	35,000 sq. ft.
Max. Building Height	–	one story
Min. Open Space	30%	None*
Exterior Buffer	50 feet	20-foot buffer on the north property line adjacent to AR-IV residential property*
Front Setback (internal)	25 feet	30 feet
Side Setback	5 feet	10 feet
Rear Setback (Internal)	20 feet	10 feet*
Parking	2 spaces for each dwelling unit (17.250.020)	2 spaces for each dwelling unit
Min. Heated Floor Space	–	1,000 sq. ft.
Garage – % of front façade	40% of the width of the residence (semi-flush design)	Not specified*
Minimum Sidewalk Width	5 feet	No sidewalk is included on site plan along Flourish Drive*
Cluster Mailbox Unit (CBU)	CBU with 3 short-term parking spaces	CBU with 3 short-term parking spaces
Note: Items marked with an asterisk (*) do not conform to PRD standards (17.180.080).		

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 Rural Residential. The intent of this character area is to preserve the established residential/rural character and create a transition between Rural Areas and development in Residential Areas. This land use designation envisions low density at 1 dwelling unit per 1- 1.5 acres depending on public water availability. The development has a proposed density of 1.08 units per acre.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The 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 1.08 dwelling units per acre. The surrounding area consists of low-density residential and agricultural 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 Planned Residential Development (PRD, 17.180.060) 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, Planned Residential Development (PRD, 17.180.060)**

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 rezoning will result in an excessive or burdensome use of existing infrastructure. The proposal has received an availability letter for water and will utilize private on-site septic systems.**

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 Rural Residential land use designation, which envisions a maximum density of 2 dwelling unit per acre. The proposed development has an overall density of 1.08 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 a 1,174 square foot single-family residence constructed in 2008.**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Residential Development (PRD, 17.180.060). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support an attached, single-family residential use based on the Future Land Use Map. However, the intention of this property is to connect housing with services provided by Adventures in Missions Ministries, which is adjacent to the subject parcel; therefore, the development as proposed cannot be developed in any of the existing residential or multi-family districts without Board of Commissioner 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. 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, 17.180.060) 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**

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal 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.**

C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply **This standard is not applicable to the applicant's request.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health
In an email dated September 5, 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."

Hall County Fire Marshal

In an email dated August 30, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1) Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.

2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

Hall County Public Works and Utilities
In a memo dated September 6, 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.

Traffic:
1. Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted. If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.

2. Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.

Utilities:
No comment

Georgia Department of Transportation
In an email dated September 3, 2024, Veronica Chavers, stated 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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Seth Barnes

6000 Wellsprings Trail, Gainesville, GA 30506

Phone 678-620-5976

Email Address sethbarnesjr@adventures.org

Property Owner (Name & Mailing Address)

Adventures In Real Estates, LLC.

6000 Wellsprings Trail, Gainesville, GA 30506

Phone 678-620-5976

Email Address sethbarnesjr@adventures.org

Proposed Use Residential Multi-Purpose Facility

Contact Person (Name & Mailing Address)

Seth Barnes

6000 Wellsprings Trail, Gainesville, GA 30506

Phone 678-620-5976

Email Address sethbarnesjr@adventures.org

Status of Applicant

☒ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: PRD
Rezone to: _____
Fee:$ _____
Receipt #: _____
Check #: _____

Tax Parcel Number 12051-000015

Acreage 13.9

Location Address 5552 Bogus Road, Gainesville, GA 30506

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

Sign _____ Date: 7-06-24

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7-06-24

Applicant's/Owner's Name (Printed): Seth Barnes

August 7, 2024

Project Narrative for:
Hall County Tax Parcel #: 12051 000015
5552 Bogus Road
Gainesville, GA 30506

Summary

The accompanying application seeks to modify existing PRD Zoning for ±13.9 acres of partially undeveloped property on Bogus Road in north Hall County approximately 4,200' from the intersection with Nopone Road. The intent is to create a 15-lot residential subdivision for adults with Intellectual and Developmental Disabilities (IDD) and will be fee simple lots to be sold to participants with Adventures in Missions Ministry. The homes will range from 1 to 4 bedrooms, with sizes of the homes varying between 1,000 and 3,000 SF. Some units will include garages, while others will not.

Site Description

The parcel is located midway between SR 129 and SR 284 and has approximately 700' of frontage along the western right-of-way of Bogus Road (50' R/W). Parcel 12051 000015 is rectangular in shape (700'x650') and currently contains a single family dwelling only. Existing utilities, including water, electricity and communications are in place to serve the property. All future lots will be served by individual on-site septic systems.

The property is adjoined on its north and west by property zoned AR-IV and to the south by POD (planned Office Development currently owned by the applicant. To the east is Bogus Road with AR-IV zoning on opposite side.

Access to the lots will be from a newly constructed gravel road (Flourish Drive). Access to Lot 11 will be via Bogus Road. Residents intended means of travel, to and from the homes and the community center, will either drive by vehicle or walk via walking path (shown on plan).

Proximity to Other Uses

- Nearest distance to developed commercial property at SR 129 and Nopone Road – 10,050'
- Nearest distance to undeveloped commercial property at SR 129 and Claude Peck Road – 5,150'
- Nearest distance to a single-family residence at 5553 Bogus Road – 100'
- Nearest distance to a subdivision – Whitetail Path Cove in Highlands Gate S/D – 2,400'

Comprehensive Plan Consistency

The project is consistent with the residential designation of the Future Land Use Map. The expansion of the development with this use should not be in conflict with the nearby property owner's use and enjoyment of their properties.

Project Parameters

- Density – 0.92 ac/lot density. Minimum lot size = 35,000 SF (0.80 ac.)
- Phasing – N/A
- Parking – Each home to have individual driveways and parking areas
- Max building height – 2-story
- Building setbacks – 30' front, 10' side, 10' rear
- Hours of Operation – 24/7 full-time residential dwellings
- Lighting – non-spill lighting along roadway for resident safety
- Signage – None proposed at this time
- Building Materials - Hardi-Board with rock and/or brick accents

Variance Request Items

Road Standards:

- Gravel Surface (Paving Required)
- 50' Right-of-Way (60' Required)
- No Sidewalks
- No Curb & Gutter

Dimensional Requirement:

- 20' Buffer (Same as current buffer/ 50' Required)
- Flag Lot Width – 20' (50' Required)

Flourish Community Primer

The Problem

A Georgia report in 2007 showed that roughly 25% of households had family members with IDD, 14.3% of Georgia's total population. Yet there are few communities designed to provide their physical, social, emotional and vocational needs. Most families stay in the school system as long as possible (a three year extension in Georgia) and then bring their child back home.

- 85% of young adults with IDD say they feel lonely most days.
- 1/3 of people with IDD are living below the poverty line.
- 87% of autistic adults live with their parents, but only 22% want to.
- 1,600 students with IDD are aging out of high school every year in Georgia.
- 11 million families across the country are looking for a residential option for their loved one with IDD.

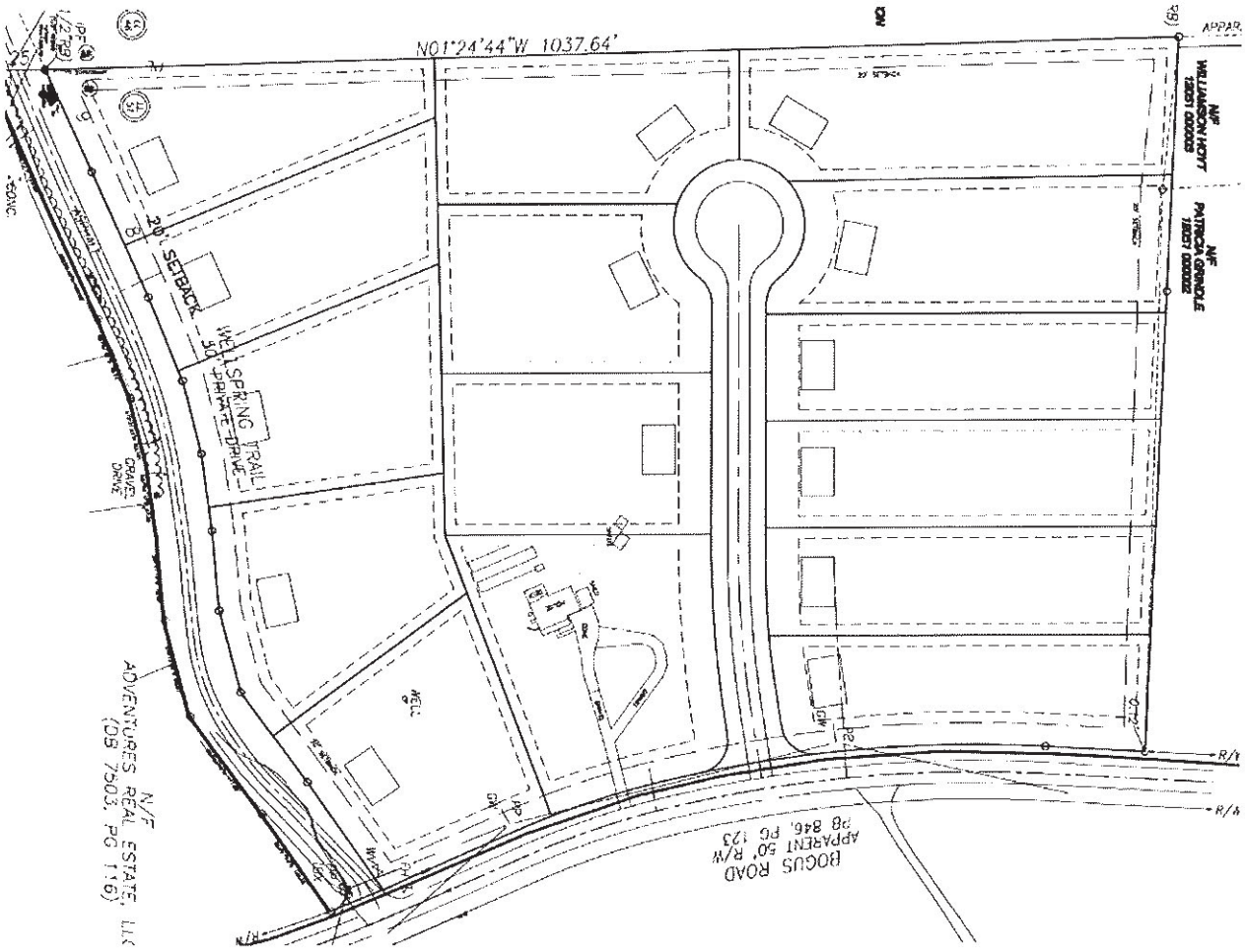
This data reveals issues of isolation, a lack of residential solutions and a lack of care options for this demographic.

See the report at the end of this primer for more information about Georgia's standing relative to other states

The Solution

Flourish Community seeks to provide an inclusive place of belonging and purpose for people with IDD.

In partnership with Adventures in Missions and The PIER Center, our objective is to build 14 homes (in addition to the one already there) in North Hall.



The Community & Residents

Built on the basis of inclusivity, belonging and purpose, this community is designed to promote and protect the interests of people with IDD. We believe our missionaries in training will help create an element of care and connection that is truly unique.

Hutch and Cindy Matteson
They have 4 kids and 1 grandchild. Three of their kids are married. Josh, who was born with Down's Syndrome still lives with them.

Day Program: Started The PIER Center in 2011 and started looking for housing solutions at that same time. Since then they have served 70 adults with disabilities

Hutch has held a variety of roles in the church for 25 years, including lead pastor. Their heart's desire is to be a part of a community where Josh can live safely and have the care he needs as they grow older.

Leah: 34 years old

Disability: Has a chromosomal deletion that has caused her a variety of impairments, including speech and learning.

Leah has a sweet temperament and loves to bake, sit on the porch and play with her nieces and nephews.

Living situation: She has always lived with her parents, who are now approaching retirement and wondering what her future looks like without them.

Josh: 34 years old

Disability: Down Syndrome/Congenital heart defect

Favorite Sports Team: The Braves, Falcons and Georgia Bulldogs

Favorite Pastime: Josh loves to ride his trike, watch movies and listen to music. He also loves going to the beach with his family.

Josh really enjoys being with friends who are similar to him as any "typical" adult enjoys. He's interested in living more independently and having the opportunity to live away from family like his siblings enjoy.

Sometimes Josh is lonely, not having age appropriate peers around like he did when his siblings were at home.

Kevin: 54 years old

Is the youngest of 8 children. Both his parents have passed. He currently lives with his sister and brother in law, who also have 2 children and 4 grandkids.

Favorite sports team: Georgia Bulldogs

Favorite pastime: listening to country music and going out to eat.

Kevin has been going to PIER for six years. He and Josh hope to be housemates at Flourish.

Homes

Houses will be built by America's Home Place and residents will have three models to choose from. Homes will be consistent in quality and appeal with the surrounding area.

Here are a few of the models being considered:

The Cherokee: 2 Bedrooms, 1 Bath

The Oxford: 3 Bedroom, 2 Bath

The Brookwood: 4 Bedroom, 3.5 Bath

Inclusivity: Missionaries and people with IDD in community together.
In collaboration with Adventures in Missions, Flourish seeks to establish a community of like-minded individuals to live interdependently together. Adventures runs a discipleship and training program for missionaries, who will live in some of the homes. Others will be occupied by families who care about these demographics and want to get involved.

Belonging: A group of people that care about and support one another.
Flourish Community will be governed by a set of community guidelines and a governance board designed to promote and protect the interests and health of these demographics (people with IDD and missionaries).

Purpose: Each person was created by God to add value to this world.
A day program called The PIER Center has been running at the Adventures offices for the past five years. They provide training and create employment opportunities for people with IDD. Additionally, the interdependent nature of the community provides a context for learning and valuing each other.

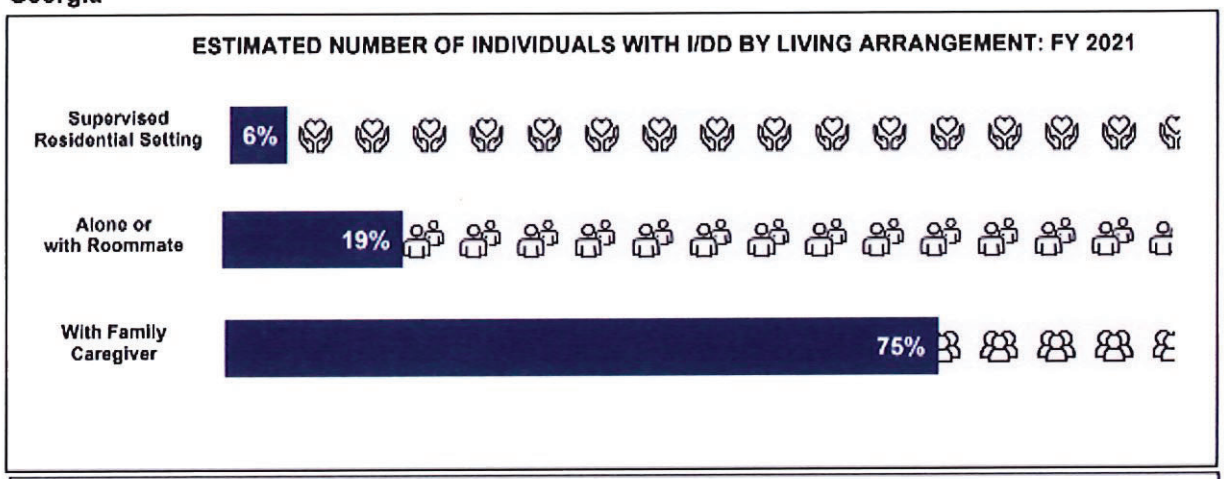
Each resident at the community will have a customized engagement that utilizes Flourish's many options.

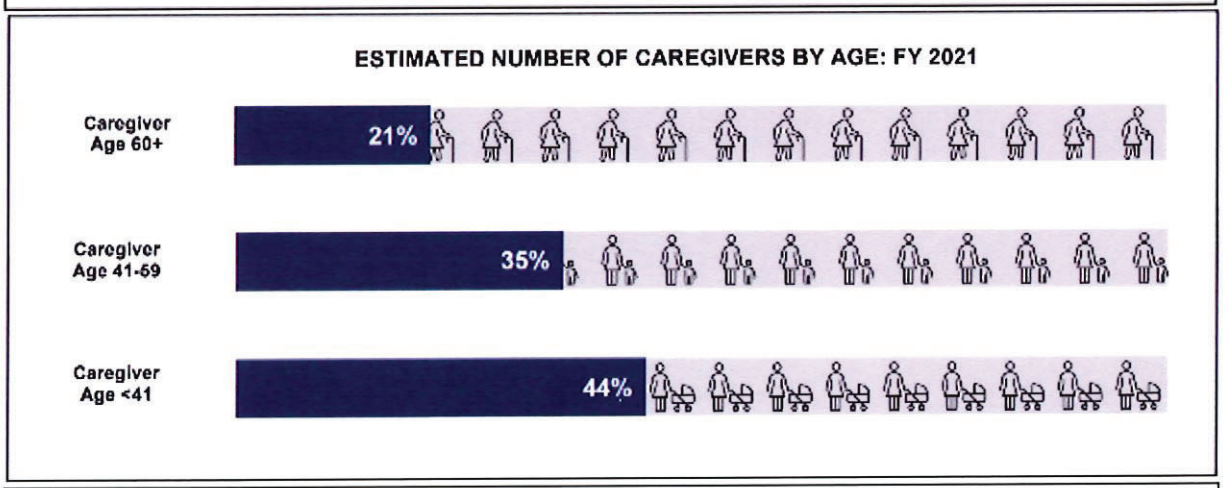
- Residence: Homes for sale, homes for rent and rooms for rent. Residents come to Flourish to live in community with others like them in a supportive environment.
- Community Support: A non-profit will be established to help look after the residents and drive social engagement.
- Employment: Flourish will work together with local businesses and nonprofits to provide employment opportunities for its residents. The PIER Center (day program) is also starting small businesses designed to employ people with IDD. Currently they make dog treats and sell them locally and all across the country.
- Day Program: Run and managed by a partner organization called The PIER Center, residents have the option to attend classes, vocational training and engage in other activities during the day. People from around the local area are welcome to join as well.
- Community Activities: Evening and weekend activities are organized for the community - group trips, games, culinary classes, art classes and other fun activities.

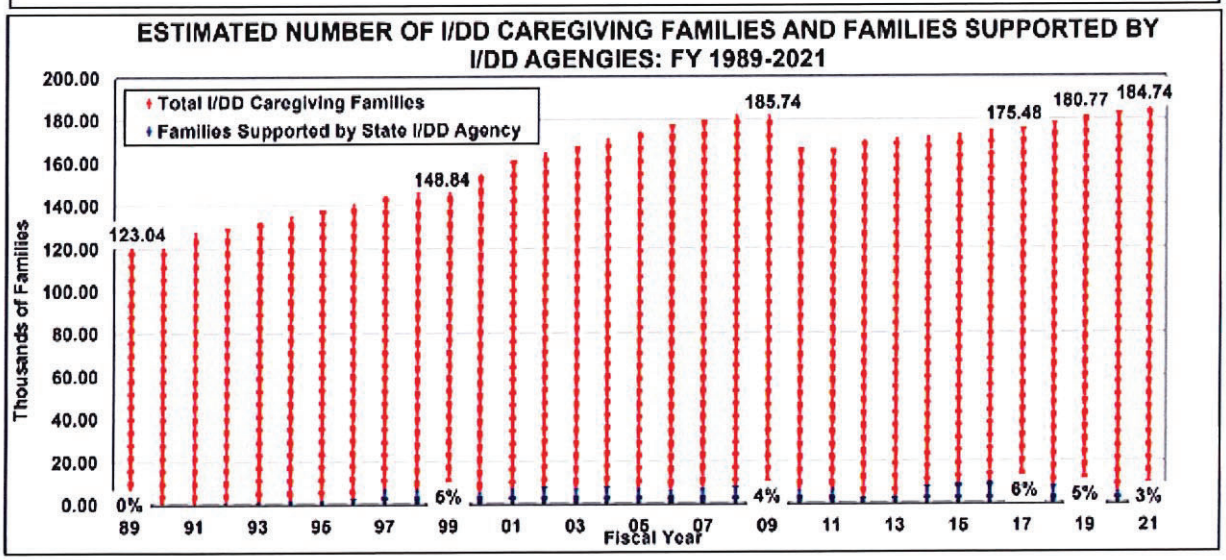
Flourish Community, Adventures in Missions and The PIER Center are partnering together to execute this vision. Additionally, a non-profit organization will be established to oversee the functioning and health of the community.

Out of an estimated 240,000 people living with IDD in Georgia (according to Georgia Recorder), only about 14,500 are living in a supervised residential setting.

Georgia

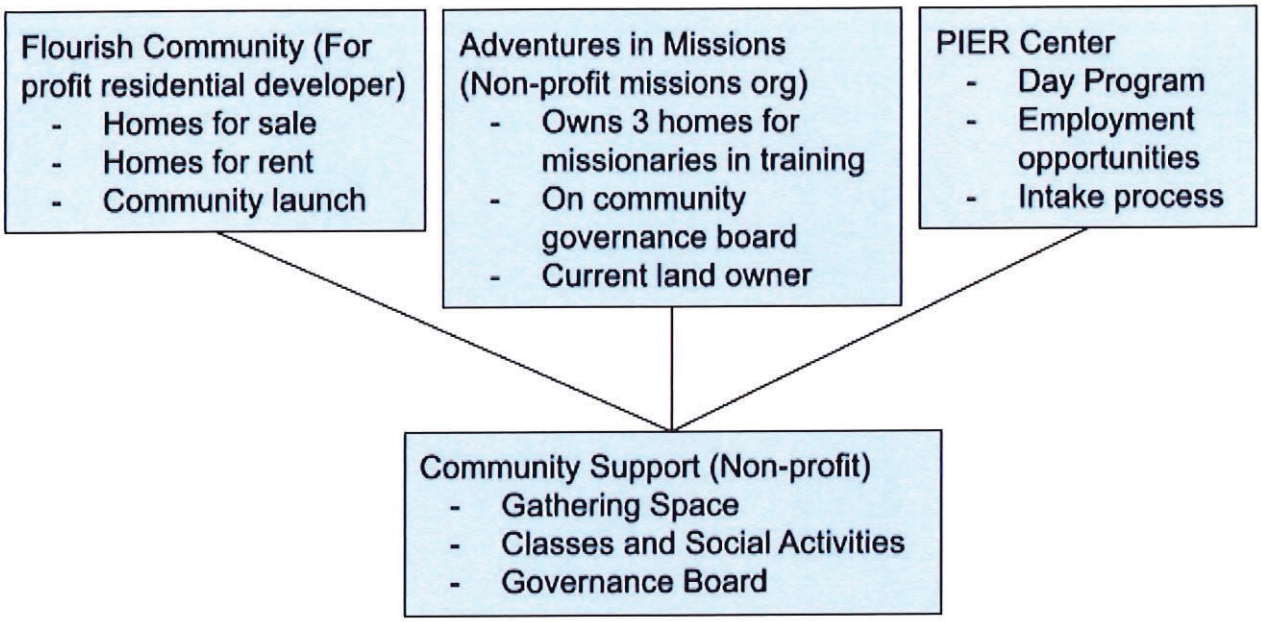


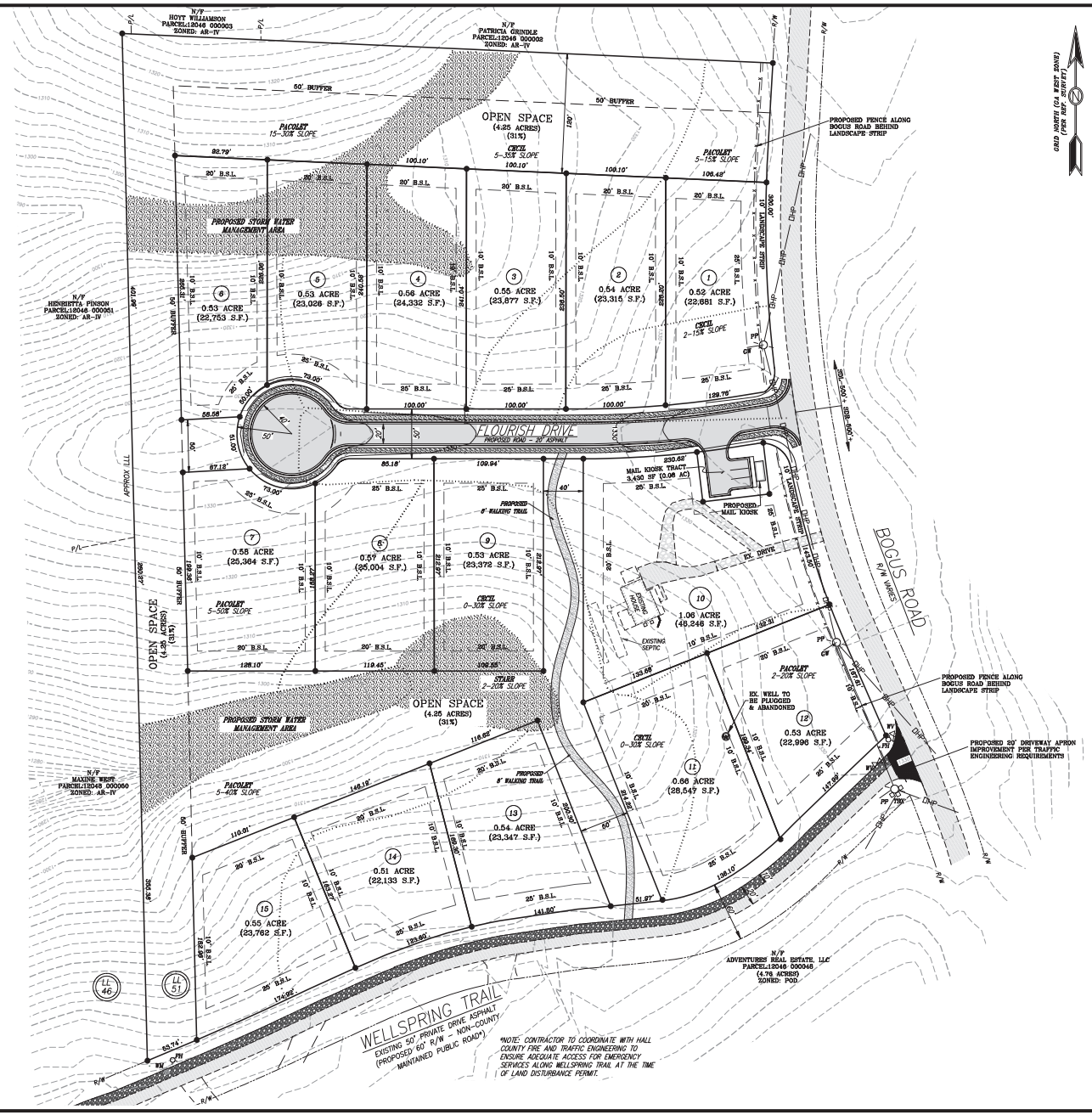


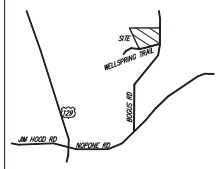


Source: Tanis, E.S., et al. (2023). The State of the States in Intellectual and Developmental Disabilities, Kansas University Center on Developmental Disabilities, The University of Kansas. stateofthestates.ku.edu

The Flourish Community partnerships and business model







LOCATION MAP
N.T.S.

LEGEND

-O-	UTILITY POLE	OCS	OUTLET CONTROL STRUCTURE
IPF	IRON PIN FOUND	UG	UNDERGROUND
N/F	NOW OR FORMERLY	RCP	REINFORCED CONCRETE PIPE
RB	REBAR	CMP	CORRUGATED METAL PIPE
L.L.	LAND LOT	CPP	CORRUGATED PLASTIC PIPE
L.L.L.	LAND LOT LINE	HDPE	HIGH DENSITY POLYETHYLENE
N.T.S.	NOT TO SCALE	SSMH	SANITARY SEWER MANHOLE
B.S.L.	BUILDING SETBACK LINE	SS C/O	SANITARY SEWER CLEANOUT
TBM	TEMPORARY BENCH MARK	FH	FIRE HYDRANT
P.B.	PLAT BOOK	WM	WATER METER
PG.	PAGE	WV	WATER VALVE
R/W	RIGHT OF WAY	GV	GATE VALVE
C&G	CURB AND GUTTER	DDC	DOUBLE DETECTOR CHECK
BC	BACK OF CURB	BFP	BACK FLOW PREVENTER
FC	FACE OF CURB	DIP	DUCTILE IRON PIPE
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	TW	TOP OF WALL
FFE	FINISHED FLOOR	BW	BOTTOM OF WALL
ELEV.	ELEVATION	S.S.E.	SANITARY SEWER EASEMENT
MIN.	MINIMUM	D.E.	DRAINAGE EASEMENT
LF	LINEAR FEET	—□—	FENCE
SF	SF SQUARE FEET	—V—	SILT FENCE
TYP.	TYPICAL	—P—	POWER
GI	GRATE INLET	—W—	WATER
HGI	HOODED GRATE INLET	—SS—	SANITARY SEWER
PI	PEDESTAL INLET	— —	BUILDING SETBACK LINE
JB	JUNCTION BOX		

REFERENCE DATA:
PARCEL NUMBER: 12051 000015
CURRENT ZONING: FRD
TOTAL TRACT AREA: 13.81 ACRES

BOUNDARY AND CONTOUR INFORMATION FROM PRELIMINARY SITE PLAN FOR FLOURISH COMMUNITIES, LLC, ROCHESTER AND ASSOCIATES, DATED 03/04/2020

SOIL INFORMATION FROM LEVEL 3 SOIL REPORT FOR SETH BARNES, BY DAVIS ENGINEERING AND SURVEYING, DATED 7/2/2024. (ALL LOTS TO HAVE THE MINIMUM REQUIRED 15,000 S.F. OF SUITABLE SOILS PER HALL COUNTY REQUIREMENTS.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0291G, DATED APRIL 4, 2018.

SITE DEVELOPMENT DATA
TOTAL # OF LOTS: 15 (1.08 UNITS/ACRE)
MIN LOT WIDTH: 90' (75' REQUIRED)
MIN LOT SIZE: 21,780 SF (0.50 AC)

PROPOSED SETBACKS:
BOGUS ROAD: 25'
FRONT: 25'
SIDE: 10'
REAR: 20'

OPEN SPACE: 4.25 ACRES (31%)

WATER: CITY OF GAINESVILLE
SEWER: INDIVIDUAL SEPTIC SYSTEMS

NO SIGNAGE IS PROPOSED

HOMES TO RANGE FROM 1,000 TO 3,000 S.F. AND BE COMPRISED OF 2-4 BEDROOM UNITS WITH SOME HAVING SIDE OR FRONT ENTRY GARAGES. ALL FRONT ENTRY GARAGES TO BE A MAXIMUM OF 40% OF THE TOTAL WIDTH OF THE RESIDENCE WITH A 30'-FLUSH DESIGN.

ALL FACADES OF ALL RESIDENCES SHALL BE FINISHED WITH BRICK, STONE, STUCCO, WOOD SIDING, WOOD SHAKES OR FIBER CEMENT TYPE SIDING. THE FRONT FACADES SHALL INCORPORATE CHANGES IN BUILDING MATERIAL, TEXTURE AND/OR COLOR. VINYL SIDING ON ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS SHALL BE PROHIBITED.

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GEORGIA811
www.Georgia811.com

SITE ADDRESS
5552 BOGUS ROAD
GAINESVILLE, GA 30506

OWNER/DEVELOPER
ADVENTURES IN REAL ESTATE, LLC
AND FLOURISH COMMUNITIES, LLC
6000 WELLSPRINGS TRAIL
GAINESVILLE, GA 30506

24-HOUR CONTACT
SETH BARNES, JR.
678-620-5976
sethbarnesjr@adventures.org

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
-	7/19/2024	INITIAL SUBMITTAL
1	11/7/24	COUNTY COMMENTS
2	11/18/24	COUNTY COMMENTS

CONCEPT PLAN FOR:

ADVENTURES IN REAL ESTATE, LLC
LAND LOT 51
12TH DISTRICT
HALL COUNTY, GA

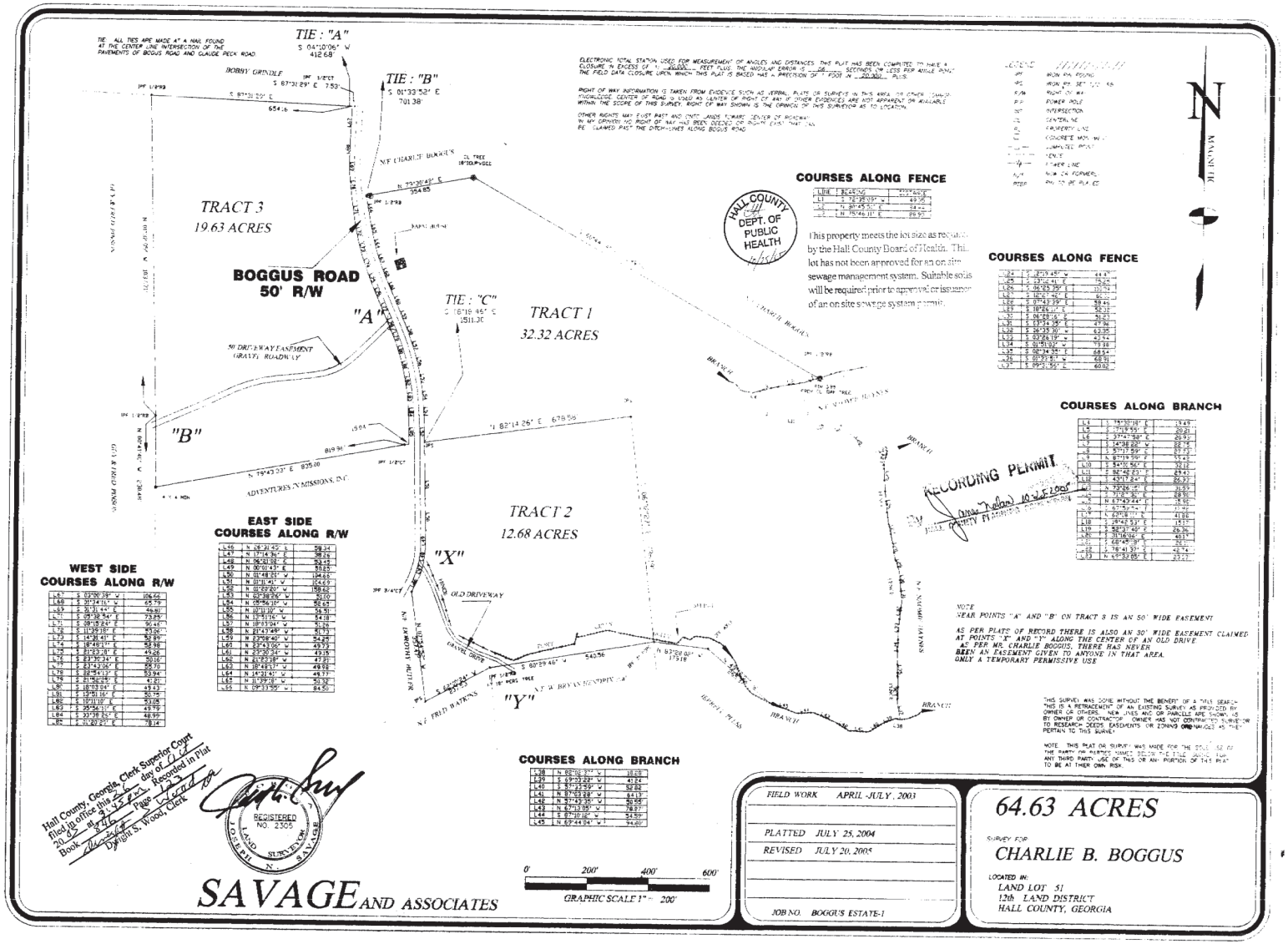
DRAWN BY:	JMT/DS
CHECKED BY:	PSA
LAND LOT:	51
DISTRICT:	12TH
SECTION:	-
CITY:	-
COUNTY:	HALL
DATE:	7/19/2024

SHEET NO. 1 OF 1

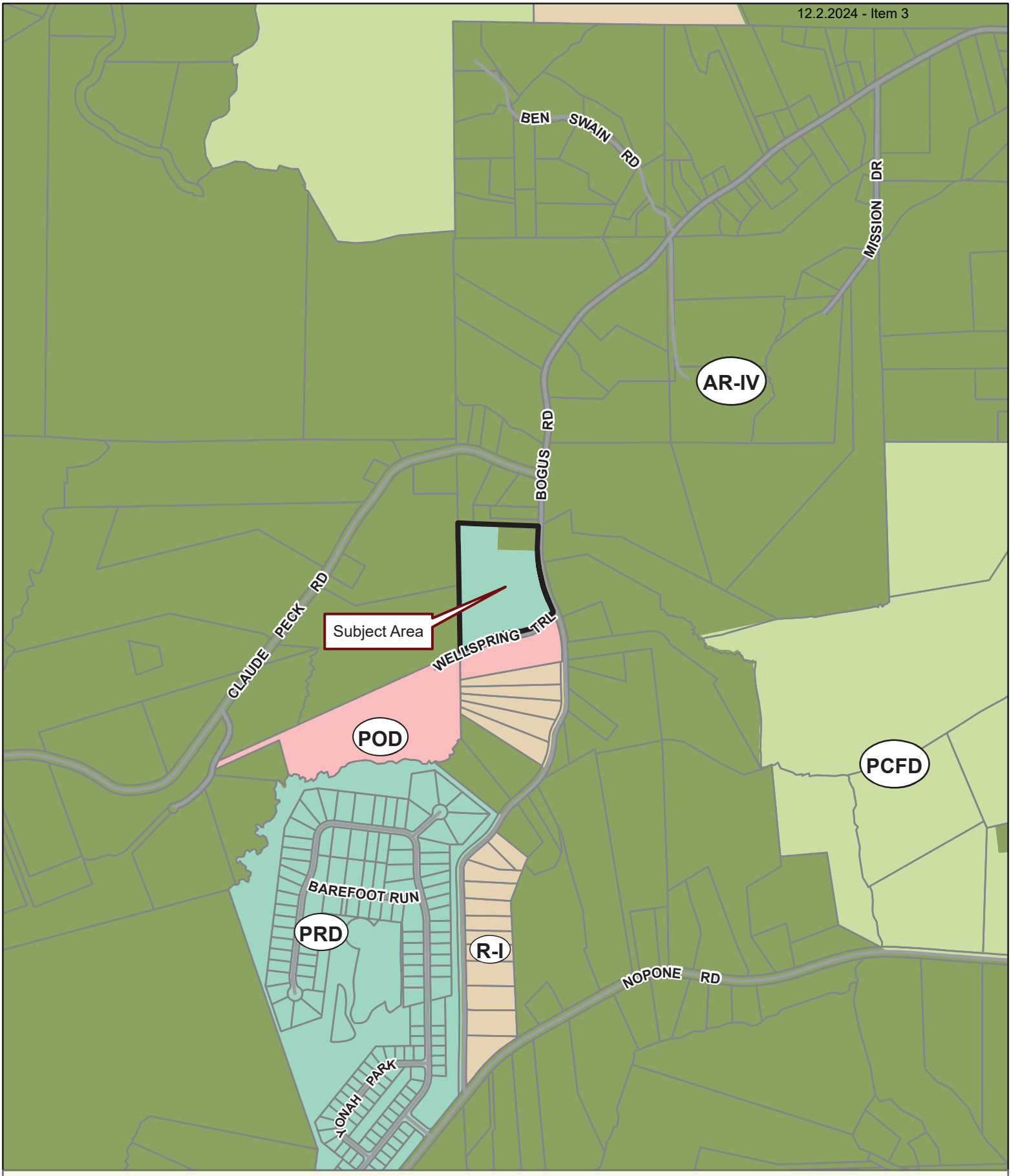
PROJECT NO. 2024-160

12.2.2024 Item 3

COPYRIGHT © 2024 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN INFRINGEMENT ACTION.



https://search.gsuite.com/HTML5Viewer.aspx?id=20480091&key1=8466&key2=1238&county=698&countyname=HALL&userid=235363&appid=28 1/1

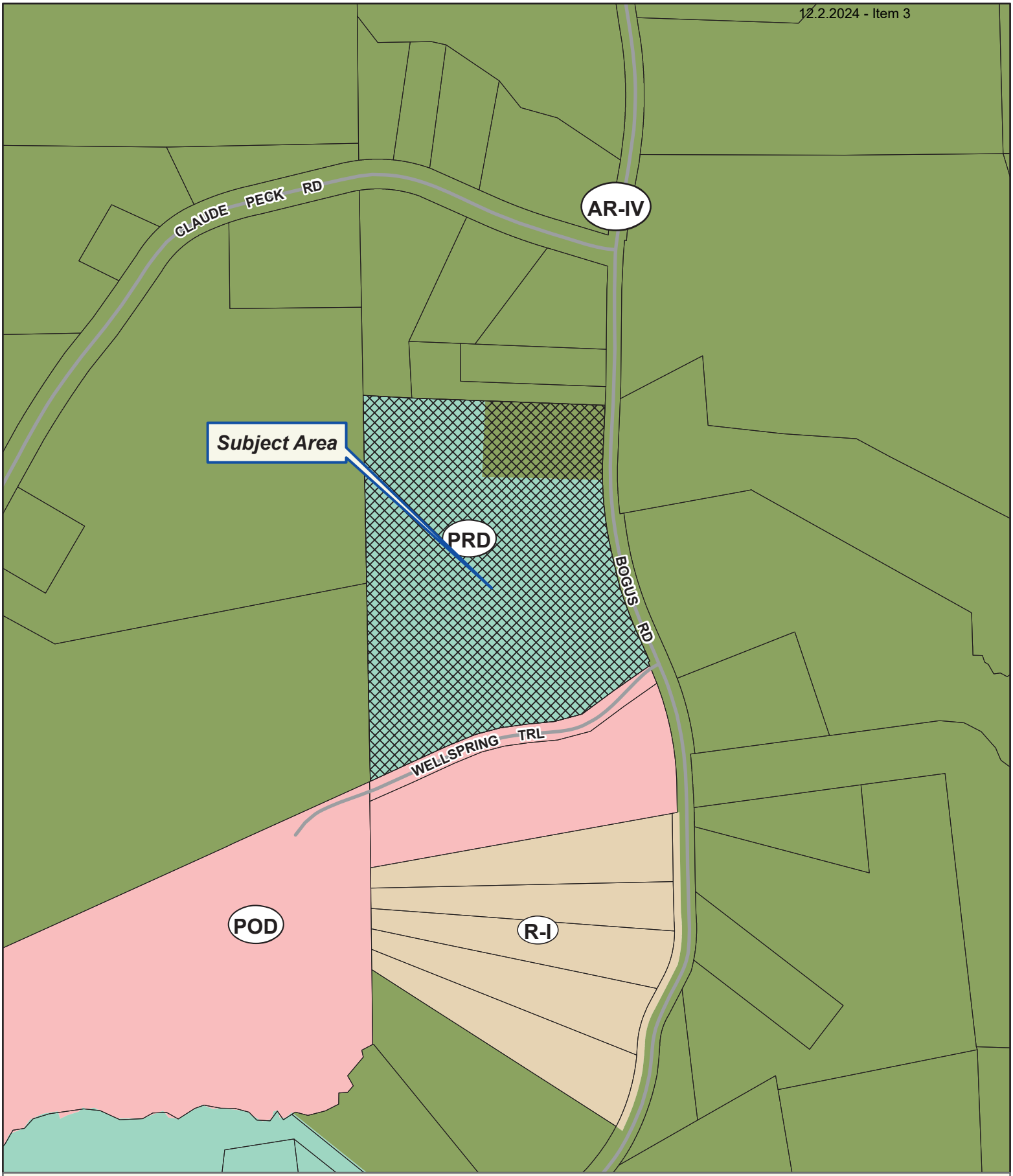


Applicant: SETH BARNES
Tax Parcel #: 12051 000015
Location: 5552 BOGUS ROAD, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 10/07/2024**

0 250 500 1,000
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

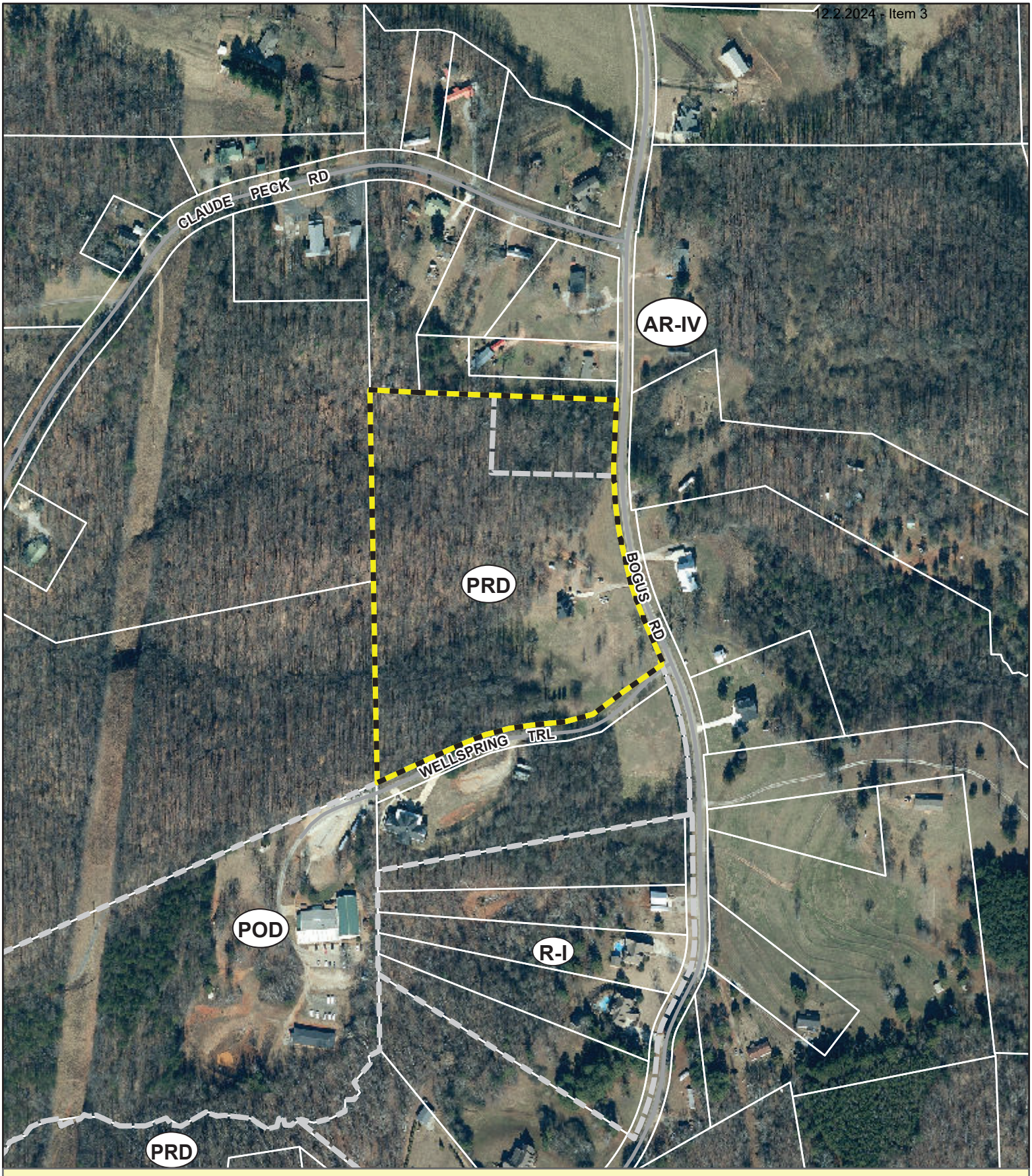


Applicant: SETH BARNES
Tax Parcel #: 12051 000015
Location: 5552 BOGUS ROAD, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 10/07/2024**

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: SETH BARNES
Tax Parcel #: 12051 000015
Location: 5552 BOGUS ROAD, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 10/07/2024**

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area

N

BK 7910PG601

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 320.00
Date 6/5/17
Charles Baker
Superior Court Clerk
By JB
PT61 069-2017-004039

FILED
HALL CO., GA
17 JUN -5 PM 4:53
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY LK JB

PREPARED BY AND RETURN TO:

Capital Law & Advisory Partners, LLC
319 Boulevard
Gainesville, Georgia 30501
Attn: W. Wade Beavers, Esq.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 2nd day of June, 2017, between CHRISTY WORTHINGTON, individual resident of the State of Georgia (hereinafter referred to as "GRANTOR"), and ADVENTURES REAL ESTATE, LLC, a Georgia limited liability company (hereinafter referred to as "GRANTEE").

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said GRANTEE, their heirs, successors and assigns, all that tract or parcel of land described as follows:

[SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF]

SUBJECT TO, and only to, the Permitted Exceptions set forth on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

BK7910PG602

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said GRANTEE, its heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said GRANTOR, for himself, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and affixed his seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered
the presence of:

Witness

Notary Public

My Commission Expires:

[NOTARY SEAL]

DAMITA PLESS HAMILTON
NOTARY PUBLIC
HALL COUNTY, GEORGIA
My Commission Expires 10-14-2017

(SEAL)
Christy Worthington

BK7910PG603

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51, 12TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY) WITH THE NORTH SIDE OF WELLSPRING TRAIL (50' PRIVATE DRIVE), LOCATED NORTH 89°17'06" EAST, 27.08 FEET FROM THE CENTERLINE INTERSECTION OF BOGUS ROAD WITH WELLSPRING TRAIL; THENCE ALONG THE NORTH SIDE OF WELLSPRING TRAIL THE FOLLOWING COURSES AND DISTANCES SOUTH 54°57'03" WEST, 120.20 FEET TO A POINT; THENCE SOUTH 53°33'15" WEST, 102.93 FEET TO A POINT; THENCE SOUTH 75°12'32" WEST, 77.26 FEET TO A POINT; THENCE SOUTH 84°41'10" WEST, 73.48 FEET TO A POINT; THENCE SOUTH 81°56'10" WEST, 71.28 FEET TO A POINT; THENCE SOUTH 75°31'25" WEST, 68.90 FEET TO A POINT; THENCE SOUTH 67°51'21" WEST, 82.62 FEET TO A POINT; THENCE SOUTH 65°29'18" WEST, 126.29 FEET TO A POINT; THENCE SOUTH 65°16'38" WEST, 102.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING THE NORTH SIDE OF WELLSPRING TRAIL ALONG THE APPARENT WEST LINE OF LAND LOT 51, AND PROPERTY NOW OR FORMERLY OF HENRIETTA PINSON, SANDRA PINSON, & JOAN PINSON MARTIN NORTH 01°24'44" WEST, 1037.64 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE ALONG THE DEED LINES AS RECORDED IN DEED BOOK 4492, PAGE 625 AND DEED BOOK 1687, PAGE 315 OF HALL COUNTY, GEORGIA RECORDS THE FOLLOWING COURSES AND DISTANCES SOUTH 84°00'35" EAST, 139.86 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 88°18'27" EAST, 514.25 FEET TO THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF BOGUS ROAD THE FOLLOWING COURSES AND DISTANCES SOUTH 03°13'09" WEST, 91.12 FEET TO A POINT; THENCE 357.94 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 05°08'53" EAST 356.67 FEET AND A RADIUS OF 1225.52 FEET TO A POINT; THENCE 140.08 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 18°35'52" EAST 139.90 FEET AND A RADIUS OF 789.59 FEET TO A POINT; THENCE SOUTH 23°40'49" EAST, 127.76 FEET TO A POINT; THENCE 1.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 23°38'17" EAST 1.50 FEET AND A RADIUS OF 1015.99 FEET TO A POINT, BEING THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 13.813 ACRES.

BK7910PG604

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017.

2. Right of Way Deed from Charles Boggus, et. al. to Hall County, dated June 20, 1960, recorded at Deed Book 360, page 73, Hall County, Georgia records.

3. Easement conveyed by Instrument from Charles Boggus, et. al. to Ed L. Martin, et. al., dated March 17, 1978, recorded at Deed Book 662, page 322, aforesaid records.

4. All matters shown on Plat Book 846, page 123, aforesaid records.

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

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Scott Gibbs, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Lisa Johnsa

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

November 6, 2018

Adventures in Missions
6000 Wellspring Trail
Gainesville, GA 30501

RE: Application to Rezone

To Whom it May Concern:

Please be advised that in its meeting of October 25, 2018, the Hall County Board of Commissioners voted to approve the following application with the conditions listed.

- Application of Adventures in Missions to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on 12.32± acres located on the west side of Bogus Road, 425±feet from its intersection with Claude Peck Road; a.k.a. 5552 Bogus Road; Zoned AR-IV; Tax Parcel 12051 000015(pt). Proposed Use: Assisted Living Community. Commission District 3. CONDITIONS:
  1) Development is approved as generally shown on the concept plan and described int he project narrative modified as necessary for compliance with development standards at the time of development review. aAny deviation from the site plan or narrative shall require approval from the Hall County Planning Director.
  2) The proposed buildings shall be residential in character and building materials shall contain a mixture of masonry materials and require approval of the Hall County Planning Director prior to permitting. Vinyl siding is prohibited.
  3) A 20 foot planted buffer is required between properties of a different owner. The buffer shall meet the requirements of §12.260 of the Official Code of Hall County.
  4) All conditions of zoning shall be made part of any plat created for the property.
  5) All development shall be permitted through the Hall County Development Review process, including grading and improvements such as buildings, parking lots, and stormwater management facilities.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director

OWNER/DEVELOPER:
ADVENTURES IN REAL ESTATE, LLC
& FLOURISH COMMUNITIES, LLC
6000 WELLSPRINGS TRAIL
GAINESVILLE, GA 30506

CONTACT: SETH BARNES, JR.
CONTACT NUMBER: (770) 983-1060

CURRENT ZONING: AR IV
PROPOSED ZONING: PRD
SITE AREA: 12.320 ACRES

HOURS OF OPERATION:
9:00 AM TO 5:00 PM (ADMINISTRATION FUNCTIONS)
24 HOURS A DAY (LONG TERM RESIDENT HOUSING)

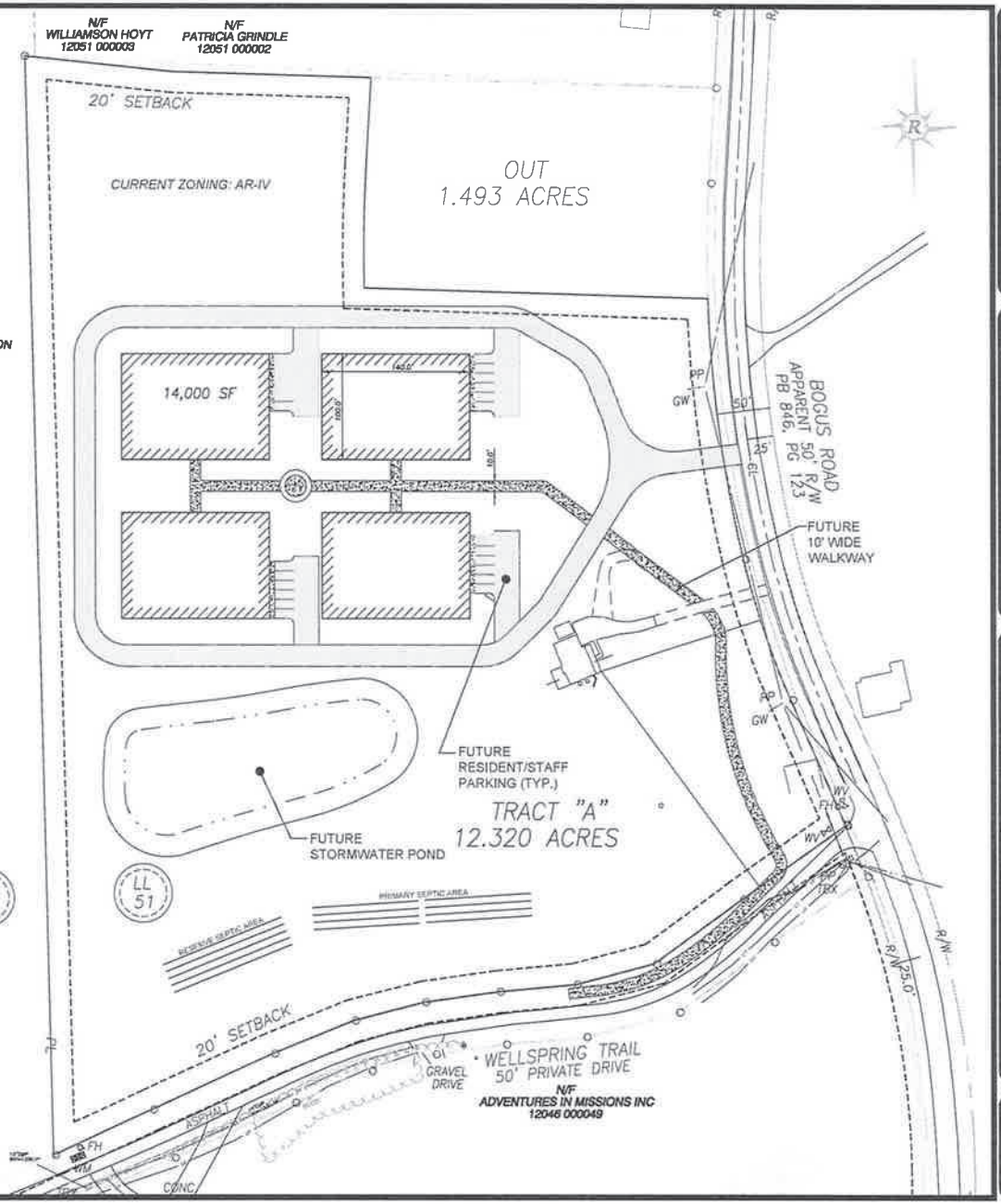
MAXIMUM SQUARE FOOTAGE OF RESIDENT HOUSING:
56,000 SF (4 BUILDINGS)

USE OF BUILDINGS:
LONG TERM RESIDENT HOUSING
MULTI-PURPOSE RESIDENT DAY PROGRAMMING

TOTAL PARKING SPACES AT BUILDOUT: 24 SPACES

BUILDING SETBACKS

FRONT: 20'
SIDE: 20'
REAR: 20'



Rochester & Associates, Inc.
425 Oak Street, N.W. • Gainesville, Georgia 30501
(770) 718-8600 (770) 718-9090 Fax • www.rochester-assoc.com

FLOURISH COMMUNITIES, LLC

RE-ZONING PLAN

LAND LOTS 45 & 51
1ST DISTRICT
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
0 50 100

SHEET 1 OF 1

12.2.2024 Item 3

CITY OF
GAINESVILLE
WATER RESOURCES

July 12, 2024

Davis Engineering and Surveying
Attn: Payton Anderson
24 Dawson Village Way South
Dawsonville, GA 30534

Re: Water Availability
Proposed 15-Lot Residential Development
PINs: 12051 000015

Dear Payton,

The purpose of this letter is to confirm the availability of water service to the above referenced property.

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Bogus Road that currently terminates at the intersection with Wellspring Trail. A developer-constructed water main extension to and inside the proposed development would be required in order to connect to the City's public water system. The City also owns and operates an existing 8-inch DIP water main along Wellspring Trail which could serve the proposed lots fronting that road.

Currently, the City has adequate domestic water capacity to serve your proposed 15-lot residential development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager
Chris Thornhill, Project Manager

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, September 5, 2024 4:55 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 10.7.2024

Follow Up Flag: Follow up
Flag Status: Completed

Please find Environmental Health comments below:

Items 1A,B,C, 6111 Oak Hill Drive, Hoffmann: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2, 3654 Thompson Bridge Road, Benson: No comment. Public sewer.

Item 3, 1600C Athens Hwy, Vargas: No floor drains or process wastewater to be discharged to the existing septic system. Domestic waste only.

Item 4, 6147 Dahlonega Hwy, Rich: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4137 Short Rd, Allen: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team, which is waiting for revisions to be submitted for review under case number HPLT24-0090.

Item 6, 6000 Wellspring Trail, Barnes: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan

Item 7, 5552 Bogus Road, Barnes: 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 8, 7011/7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 9, 7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 10, 2002 Memorial Park, Sancen: 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. An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more.

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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, September 3, 2024 12:40 PM
To: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: RE: Tentative Planning Agenda for October 7, 2024

Follow Up Flag: Follow up
Flag Status: Completed

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 blow.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, August 30, 2024 8:59 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel Costantini <dcostantini@gainesvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: FW: Tentative Planning Agenda for October 7, 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.

My apologies the links have been corrected below.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Kaitlyn Elliott (Planning)
Sent: Thursday, August 29, 2024 3:57 PM
Subject: Tentative Planning Agenda for October 7, 2024

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 7, 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, September 6th.** Email comments to Beth (bgarmon@hallcounty.org), Katie (kgreenway@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 16, 2024

NEW BUSINESS

1. **(A) 6111 Oak Hill Drive | Variance |** 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant** No GDOT coordination required
   (B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant** No GDOT coordination required
   (C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Detached carport |** * Commission District 2 | **Terri Hoffmann, applicant** No GDOT coordination required

2. **3658 Thompson Bridge Road | Variance |** 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with

Southers Road | Zoned PCD; Tax Parcel 10104 000004 | **Proposed Use: Wall sign |** * Commission District 2 | **Davis Sign & Awning c/o Matthew Benson, applicant** No GDOT coordination required

3. **1600 Athens Highway, Building C | Amend Conditions of Zoning |** on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | **Proposed Use: Automobile repair garage |** ** Commission District 3 | **Gerado Vargas, applicant** GDOT coordination required

4. **6147 Dahlonega Highway | Use Subject to County Commission Approval |** on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | **Proposed Use: Commercial kennel** | ** Commission District 3 | **Rachel Christensen Rich, applicant** No GDOT coordination required

5. **4137 Short Road | Use Subject to County Commission Approval |** on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Connie Allen, applicant** No GDOT coordination required

6. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant** No GDOT coordination required

7. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, applicant** No GDOT coordination required

8. **7011 & 7051 Pony Lake Road | Amend Conditions of Zoning |** on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant** No GDOT coordination required

9. **7051 Pony Lake Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant** No GDOT coordination required

10. **2002 Memorial Park Drive | Rezone |** from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011| **Proposed Use: Retail sales |** ** Commission District 4 | **Salomon Sancen, 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, November 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, November 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.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: September 6, 2024

Subject: October 7, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 7, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **(A) 6111 Oak Hill Drive | Variance |** 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant**
(B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant**

(C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Detached carport |** * Commission District 2 | **Terri Hoffmann, applicant**

a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
b. **Traffic:** No Comment
c. **Utilities:** No Comment

2. **3658 Thompson Bridge Road | Variance |** 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000004 | **Proposed Use: Wall sign |** * Commission District 2 | **Davis Sign & Awning c/o Matthew Benson, applicant**

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

3. **1600 Athens Highway, Building C | Amend Conditions of Zoning |** on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | **Proposed Use: Automobile repair garage |** ** Commission District 3 | **Gerado Vargas, applicant**

   a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
   b. **Traffic:** No comment
   c. **Utilities**: No comment

4. **6147 Dahlonega Highway | Use Subject to County Commission Approval |** on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | **Proposed Use: Commercial kennel** | ** Commission District 3 | **Rachel Christensen Rich, applicant**

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

5. **4137 Short Road | Use Subject to County Commission Approval |** on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Connie Allen, applicant**

   a. **Engineering:** If this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.
   b. **Traffic:** No comment
   c. Utilities: No comment

6. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant**

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

7. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, 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.
   Traffic: Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted.
   If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.
   Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.
   b. **Utilities**: No comment

8. **7011 & 7051 Pony Lake Road | Amend Conditions of Zoning |** on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant**

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

9. **7051 Pony Lake Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant**

   a. **Engineering:** No comment

b. **Traffic:** No comment
c. **Utilities**: No comment

10. **2002 Memorial Park Drive | Rezone |** from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011| **Proposed Use: Retail sales |** ** Commission District 4 | **Salomon Sancen, 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 would need to meet Hall County and GDOT requirements.
c. **Utilities**: No comment

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 30, 2024 10:06 AM
To: Beth Garmon (CDI: Planning)
Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: Fire Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Monday, October 7, 2024 Hall County Planning Commission Meeting.

1. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant**

   Hall County Fire Marshal's Comments:
   1) **Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.**
   2) **The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.**

2. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, applicant**

   Hall County Fire Marshal's Comments:
   1) **Fire hydrants will be required to be installed along Flourish Drive to meet the hose lay distance requirements to the proposed residential structures.**
   2) **The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require 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

Print

Board of Commissioners Work Session Comments - Oct. 7, 2024 - Submission #101252

Date Submitted: 10/6/2024

Comments completed in the form below will be submitted into the record for the Oct. 7, 2024 Work Session of the Hall County Board of Commissioners.

First Name*

Thomas

Last Name*

Mote

Address1*

5553 Bogus Rd

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

While we have empathy for the project Mr. Barnes is proposing, we have concerns about the potential impact to our area. We moved to this part of the county to avoid subdivisions, busy roads, and to take advantage of less congested schools for our young children. We fear the increased traffic and influx of families will negatively impact those qualities that drove us to purchase property and build our home in North Hall County. We are also concerned that the building of multiple new homes will significantly increase our tax burden, on top of the steep hike we have already seen over the last two years. I respectfully urge you to listen to the concerns of tax paying citizens in your district and vote no for the proposed project at 5552 Bogus Rd.

Please write your comments in the box above.

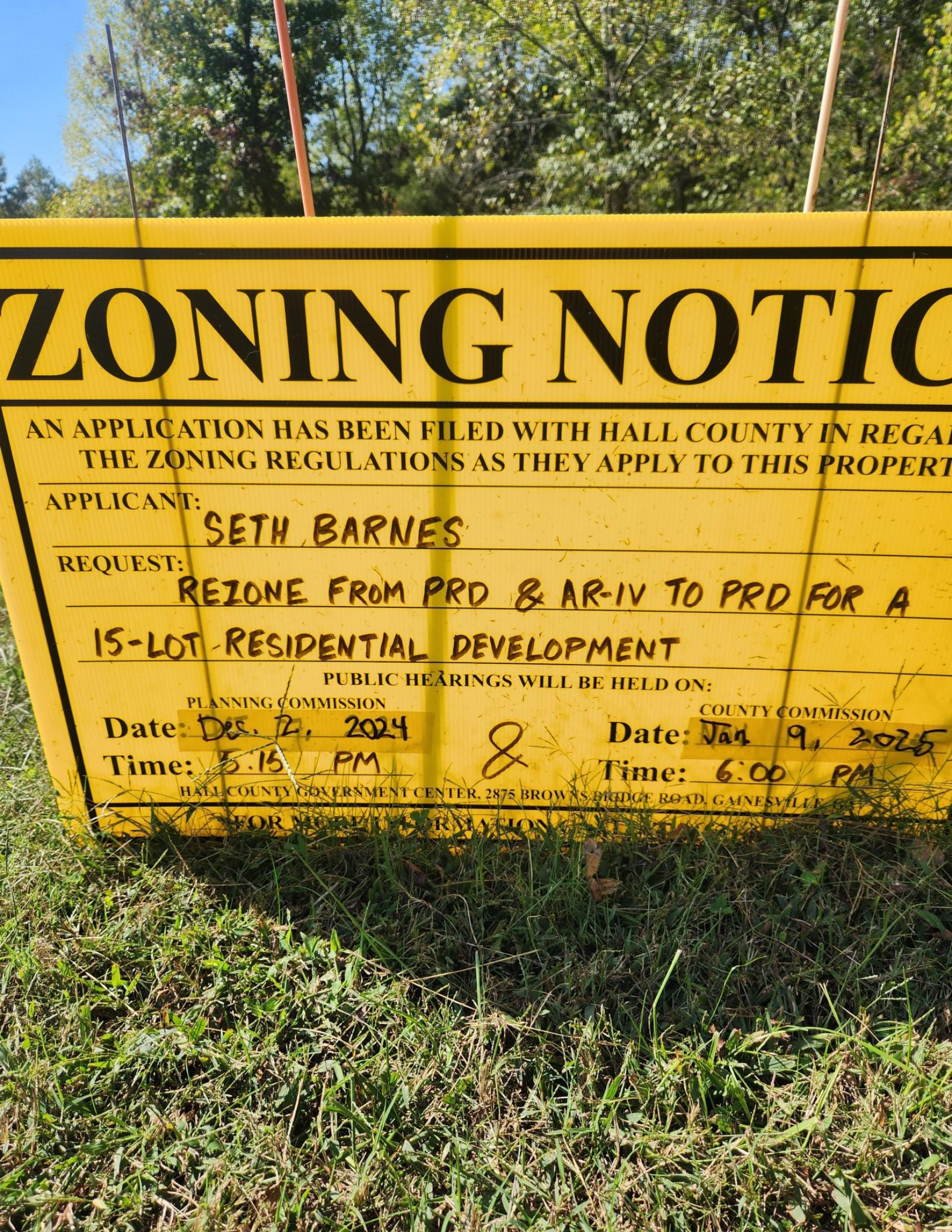
File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.


ZONING NOTIC
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGA
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERT
APPLICANT:
SETH BARNES
REQUEST:
REZONE FROM PRD & AR-IV TO PRD FOR A
15-LOT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Dec. 2, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: Jan 9, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN July 20th, 2024 **AND NO LATER THAN** August 19th, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN _____ **ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Seth Barnes **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** _____ **for** _____.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 698/2024

SUBJECT: **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, applicant**

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated July 14, 2016, as amended shall apply:
    a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
    b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
    c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
    d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
    e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
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, Fire Marshal, and Hall County Engineering.

Purpose of Request: **History:**

6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, 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
Plat
Maps
Deed
2016 BOC Letter
2016 Site Plan
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photo

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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: December 23, 2024

Subject: **6000 Wellspring Trail | Amend conditions of zoning |** on a 20.29± acre tract | Zoned POD; Tax Parcel 12046 000001**| Proposed Use: Expansion of services | Seth Barnes, applicant**

The request before you is from Seth Barnes to amend the conditions of zoning to allow the expansion of services for a non-profit organization. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (4-0, Johnny Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed changes are consistent with previous approvals.

Public Comments:

- October 7, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**
- December 2, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting and **five (5) people spoke during the public hearing (1 in favor and 4 in opposition).**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated July 14, 2016, as amended shall apply:

a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.

3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
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, Fire Marshal, and Hall County Engineering.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Seth Barnes

Request ..... Use Subject to County Commission Approval | Amend Conditions of Planned Office Development

Proposed Use ..... Expansion of services

Size ..... 20.29± acres

Zoning ..... Planned Office Development

Location ..... **6000 Wellspring Trail |** Tax parcel 12046 000001

Commission District ..... Three

Planning Commission Date ..... October 7, 2024
December 2, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed changes are consistent with previous approvals.

Record Number..... HZCU24-0035

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

Vote: 4-0 (Johnny Varner absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated July 14, 2016, as amended shall apply:
    a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
    b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.

c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.

3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
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, Fire Marshal, and Hall County Engineering.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request, noting that the this item and the request for rezoning of 5552 Bogus Road could be heard and discussed concurrently, but should be voted on separately.

Seth Barnes, 597 Stillwood Drive, Gainesville, presented the request. The applicant is requesting to amend conditions of a Planned Office Development (POD) to allow for the expansion of services which will enable the ministry to offer day programs, training, employment, recreational activities, and meals for the residents of the adjacent proposed subdivision located at 5552 Bogus Road. The subject property was originally rezoned from Agricultural Residential-IV (AR-IV) to Planned Office Development (POD) on July 14, 2016, for office facilities and a team training campus with 6 conditions.

Public Forum:

Mark Almond, 497 Piedmont Court, Gainesville, spoke in favor. Mr. Almond believes this community will help foster the community growth Hall County is trying to achieve.

Johnnie Brooke, 47 Belle Springs Road, Athens, spoke in opposition. Ms. Brooke stated she was concerned about the safety of the new residents of this development.

Dan Marsh, 5592 Bogus Road, Gainesville, spoke in opposition. Concerns raised were the safety of residents who are able to wonder off property, the increase to traffic the development would bring, and the density.

Whitney Mote, 5553 Bogus Road, Gainesville, spoke in opposition. Concerns raised were the possibly of the intended use not working and concern over what would happen to the development in that case, density, tax increases, and if the homes would stay maintained.

Jim Hinshaw, 4568 Old Claude Peck Road, Gainesville, spoke in opposition. Mr. Hinshaw raised concern about the safety of the residents of the new development and inquired about fencing of the property.

Rebuttal

The applicant stated the previously approved PRD was found not to be inclusive for their intended client base. The new site plan was developed after speaking with the Department of Behavioral Health and Department of Disabilities with the goal of inclusivity. The applicant explained the residents would go through a thorough application process which includes interviews, references and attending a day program. The applicant explains that they would like to develop in phases as lots are sold. Additionally, the applicant stated that they will be building a fence along the front of the property that faces Bogus Road which will include landscaping. Regarding safety concerns, the applicant explained they have not had any persons with disabilities on their neighboring property be endangered by the surrounding bodies of water. Also the applicant stated they will have a monitoring system where residents wear watches with navigation capabilities so the residents' locations are always known in case someone does wander away from the property.

Planning Commission Comments:

Mr. Hunt asked Ms. Garmon to confirm that the applicant had already been approved to build four 14,000 square foot multifamily buildings. Ms. Garmon confirmed yes this had been approved, and the applicant is here to amend this approval. Mr. Hunt asked what size houses the applicants intending to build.

Payton Anderson, 24 Dawson Village Way South, Dawsonville, and Mr. Barnes stated that the minimum lot size would be 1,000 square feet but no maximum was stated in their narrative. Mr. Anderson also brought up that a level three soil study has been done and they have been found to meet county requirements for septic systems.

***Motion:* A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee. Vote: (4-0, Johnny Varner absent)**

Conditions:

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The previously approved conditions dated July 14, 2016, as amended shall apply:

    a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
    b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land

disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.

c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.

3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.

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, Fire Marshal, and Hall County Engineering.

Excerpts from the minutes of the October 7, 2024 meeting

Applicant's Presentation:

Kristie Turner, Principal Planner, presented a summary of the request.

Seth Barnes, 576 Stillwood Drive, Gainesville, presented the request. The applicant is requesting to amend conditions of a Planned Office Development (POD, 17.180.070) to allow for the expansion of services which will enable the ministry to offer day programs, training, employment, recreational activities, and meals for the residents of the adjacent proposed subdivision located at 5552 Bogus Road. This property has a concurrent request to rezone the parcel to create a 15-lot residential subdivision (HZON24-0023) to house adults with intellectual and developmental disabilities.

Motion: A motion to table to the meeting on December 2, 2024 was made by Mr. Hunt and seconded by Mr. Varner. Vote: 5-0

Staff recommends APPROVAL of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The previously approved conditions dated July 14, 2016, as amended shall apply:

a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
c. The development will be held on Section 8.2.3 regarding vegetation buffers adjacent to residential properties.
d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
e. Outdoor training will be limited to 10:pm
f. The conditions of zoning shall be made a record of any new plat of the property.

3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.

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, Fire Marshal, and Hall County Engineering.

This staff report has been updated to reflect the newly adopted UDC.

Summary Analysis

The applicant is requesting to amend conditions of a Planned Office Development (POD) to allow for the expansion of services which will enable the ministry to offer day programs, training, employment, recreational activities, and meals for the residents of the adjacent proposed subdivision located at 5552 Bogus Road. This property has a concurrent request to rezone the parcel to create a 15-lot residential subdivision (HZON24-0023) to house adults with intellectual and developmental disabilities.

The subject property was originally rezoned from Agricultural Residential-IV (AR-IV) to Planned Office Development (POD) on July 14, 2016, for office facilities and team training campus with the following 6 conditions:

1. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
2. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
3. The development will be held on Section 17.260 regarding vegetation buffers adjacent to residential properties.
4. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
5. Outdoor training will be limited to 10:pm

6. The conditions of zoning shall be made a record of any new plat of the property.

The applicant's proposal is to provide service to the residents of the adjacent 15 lot residential subdivision, which requires an amendment to the conditions of zoning to allow for the expansion of services.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision, the 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 requested amendment to the development is consistent with the previous approval for the Planned Office Development on July 14, 2016.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed residential use will adversely affect adjacent properties.**

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 Planned Office Development (POD).**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The project was approved July 14, 2016, and the expansion of services will not result in an excessive or burdensome use of existing infrastructure.**

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation has been established by previous board action with the original approval of the development. The requested modification does not significantly impact the designated future land use of the area.**

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is currently developed with two church structures built in 1996 and 2005, a pavilion built in 2015, and a current project to add a bath house (HDEV24-0098).**

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

11. Whether the change would create an isolated district unrelated to the surrounding districts; **The current request is to amend conditions of an existing POD. Per the Official Code of Hall County, the Planned Development District is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

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 recommended amendments to the conditions would not be out of scale with the needs of the County as a whole.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use.**

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **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 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.**

A Planned Office Development (POD) allows orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character protected from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.

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 Table 11.2.1 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 11.2.6.E. **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 11.2.6.E.**

    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 section 11.2.6.E.2.c), the following additional requirements apply. **This standard is not applicable to the applicant's request.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated September 5, 2024, Emily McGahee stated, "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan."

Hall County Fire Marshal
In an email dated August 30, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.

2. The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated September 6, 2024, Bill Nash, Director of Public Works, provided the following comments:

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

Traffic:
No comment

Utilities:
No comment

Georgia Department of Transportation:

In an email dated September 3, 2024, Veronica Chavers, stated 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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Seth Barnes
576 Stillwood Dr
Gainesville, GA 30501
Phone 678-620-5976
Email Address sethbarnesjr@adventures.org

Property Owner (Name & Mailing Address)

Adventures in Missions
6000 Wellspring Trl
Gainesville, GA 30506
Phone 770-983-1060
Email Address sethbarnesjr@adventures.org

Proposed Use _____

Contact Person (Name & Mailing Address)

Same as applicant
_____
_____
Phone _____
Email Address _____

Status of Applicant

X Owner
] Option to Purchase
] Area Resident
] Other

Requested Action

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

Zoning: POD
Acreage 4.76

Tax Parcel Number 12046 000048
Location Address 6000 Wellspring Trl Gainesville, GA 30506

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

Sign _____ Date: 8-23-24

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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7-06-24

Applicant's/Owner's Name (Printed): Seth Barnes

adventures IN MISSIONS

To the Hall County Planning Department,

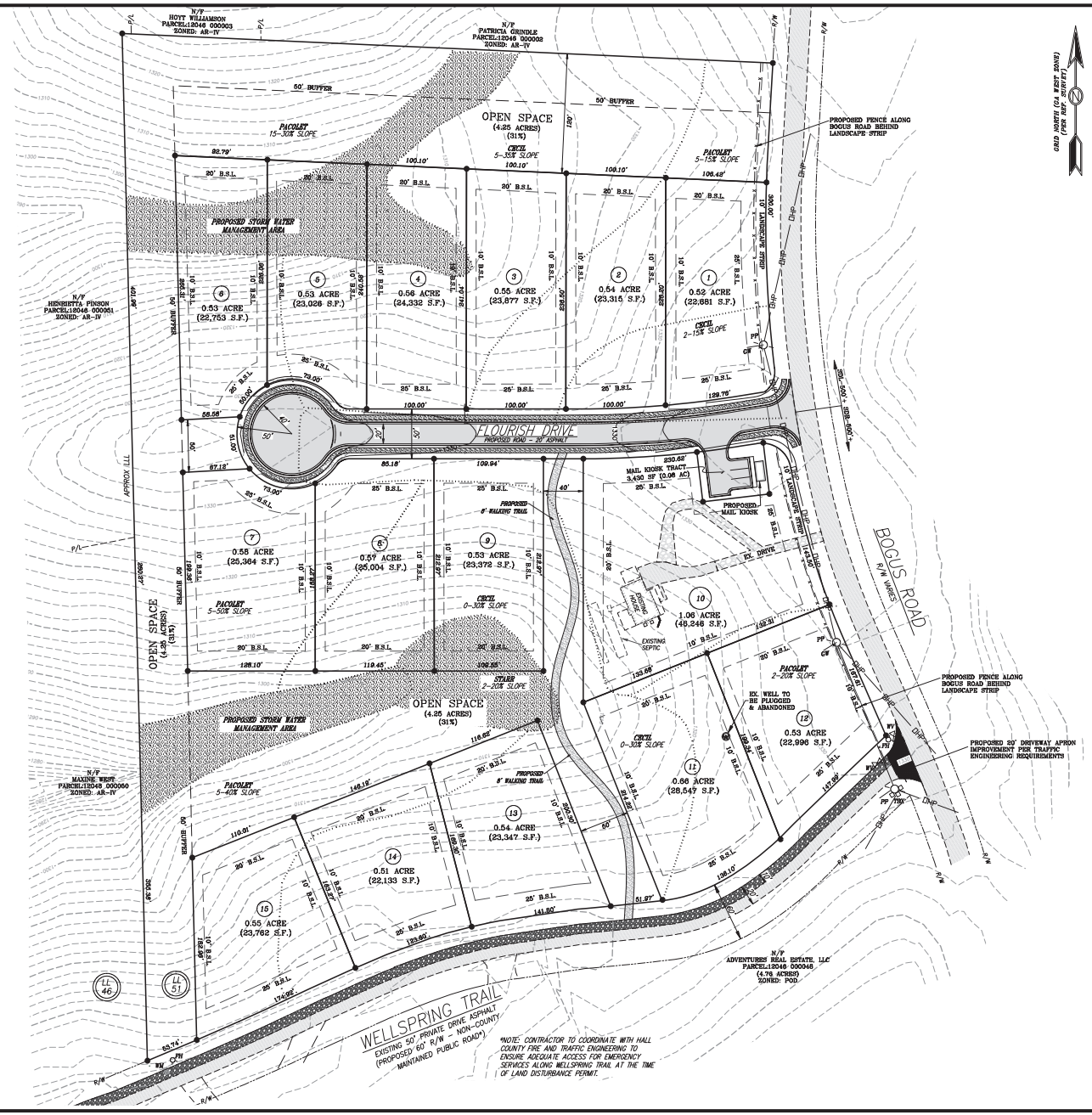
Please consider this our formal request to add the below conditions to the existing narrative and conditions for use of the property and building located at 6000 Wellspring Trail, Gainesville GA 30506.

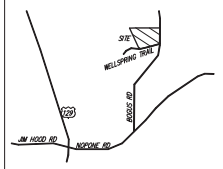
This building may also be used as a gathering space for the residents at Flourish Community.

The functions of these gatherings may include:
- Job skills training for adults with Intellectual or Developmental Disabilities (IDD)
- Day program for people with IDD
- Employment of people at Flourish Community
- Meals for the residents at Flourish Community
- Classes and weekend activities for the residents at Flourish Community

Date of this request: 8/19/2024

Seth Barnes, Jr
sethbarnesjr@adventures.org





LOCATION MAP
N.T.S.

LEGEND

-O-	UTILITY POLE	OCS	OUTLET CONTROL STRUCTURE
IPF	IRON PIN FOUND	UG	UNDERGROUND
N/F	NOW OR FORMERLY	RCP	REINFORCED CONCRETE PIPE
RB	REBAR	CMP	CORRUGATED METAL PIPE
L.L.	LAND LOT	CPP	CORRUGATED PLASTIC PIPE
L.L.L.	LAND LOT LINE	HDPE	HIGH DENSITY POLYETHYLENE
N.T.S.	NOT TO SCALE	SSMH	SANITARY SEWER MANHOLE
B.S.L.	BUILDING SETBACK LINE	SS C/O	SANITARY SEWER CLEANOUT
TBM	TEMPORARY BENCH MARK	FH	FIRE HYDRANT
P.B.	PLAT BOOK	WM	WATER METER
PG.	PAGE	WV	WATER VALVE
R/W	RIGHT OF WAY	GV	GATE VALVE
C&G	CURB AND GUTTER	DDC	DOUBLE DETECTOR CHECK
BC	BACK OF CURB	BFP	BACK FLOW PREVENTER
FC	FACE OF CURB	DIP	DUCTILE IRON PIPE
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	TW	TOP OF WALL
FFE	FINISHED FLOOR	BW	BOTTOM OF WALL
ELEV.	ELEVATION	S.S.E.	SANITARY SEWER EASEMENT
MIN.	MINIMUM	D.E.	DRAINAGE EASEMENT
LF	LINEAR FEET	—□—	FENCE
SF	SF SQUARE FEET	—V—	SILT FENCE
TYP.	TYPICAL	—P—	POWER
GI	GRATE INLET	—W—	WATER
HGI	HOODED GRATE INLET	—SS—	SANITARY SEWER
PI	PEDESTAL INLET	— —	BUILDING SETBACK LINE
JB	JUNCTION BOX		

REFERENCE DATA:
PARCEL NUMBER: 12051 000015
CURRENT ZONING: FRD
TOTAL TRACT AREA: 13.81 ACRES

BOUNDARY AND CONTOUR INFORMATION FROM PRELIMINARY SITE PLAN FOR FLOURISH COMMUNITIES, LLC, ROCHESTER AND ASSOCIATES, DATED 03/04/2020

SOIL INFORMATION FROM LEVEL 3 SOIL REPORT FOR SETH BARNES, BY DAVIS ENGINEERING AND SURVEYING, DATED 7/2/2024. (ALL LOTS TO HAVE THE MINIMUM REQUIRED 15,000 S.F. OF SUITABLE SOILS PER HALL COUNTY REQUIREMENTS.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0291G, DATED APRIL 4, 2018.

SITE DEVELOPMENT DATA
TOTAL # OF LOTS: 15 (1.08 UNITS/ACRE)
MIN LOT WIDTH: 90' (75' REQUIRED)
MIN LOT SIZE: 21,780 SF (0.50 AC)

PROPOSED SETBACKS:
BOGUS ROAD: 25'
FRONT: 25'
SIDE: 10'
REAR: 20'

OPEN SPACE: 4.25 ACRES (31%)

WATER: CITY OF GAINESVILLE
SEWER: INDIVIDUAL SEPTIC SYSTEMS

NO SIGNAGE IS PROPOSED

HOMES TO RANGE FROM 1,000 TO 3,000 S.F. AND BE COMPRISED OF 2-4 BEDROOM UNITS WITH SOME HAVING SIDE OR FRONT ENTRY GARAGES. ALL FRONT ENTRY GARAGES TO BE A MAXIMUM OF 40% OF THE TOTAL WIDTH OF THE RESIDENCE WITH A 30'-FLUSH DESIGN.

ALL FACADES OF ALL RESIDENCES SHALL BE FINISHED WITH BRICK, STONE, STUCCO, WOOD SIDING, WOOD SHAKES OR FIBER CEMENT TYPE SIDING. THE FRONT FACADES SHALL INCORPORATE CHANGES IN BUILDING MATERIAL, TEXTURE AND/OR COLOR. VINYL SIDING ON ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS SHALL BE PROHIBITED.

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GEORGIA811
www.Georgia811.com

SITE ADDRESS
5552 BOGUS ROAD
GAINESVILLE, GA 30506

OWNER/DEVELOPER
ADVENTURES IN REAL ESTATE, LLC
AND FLOURISH COMMUNITIES, LLC
6000 WELLSPRINGS TRAIL
GAINESVILLE, GA 30506

24-HOUR CONTACT
SETH BARNES, JR.
678-620-5976
sethbarnesjr@adventures.org

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
-	7/19/2024	INITIAL SUBMITTAL
1	11/7/24	COUNTY COMMENTS
2	11/18/24	COUNTY COMMENTS

CONCEPT PLAN FOR:

ADVENTURES IN REAL ESTATE, LLC
LAND LOT 51
12TH DISTRICT
HALL COUNTY, GA

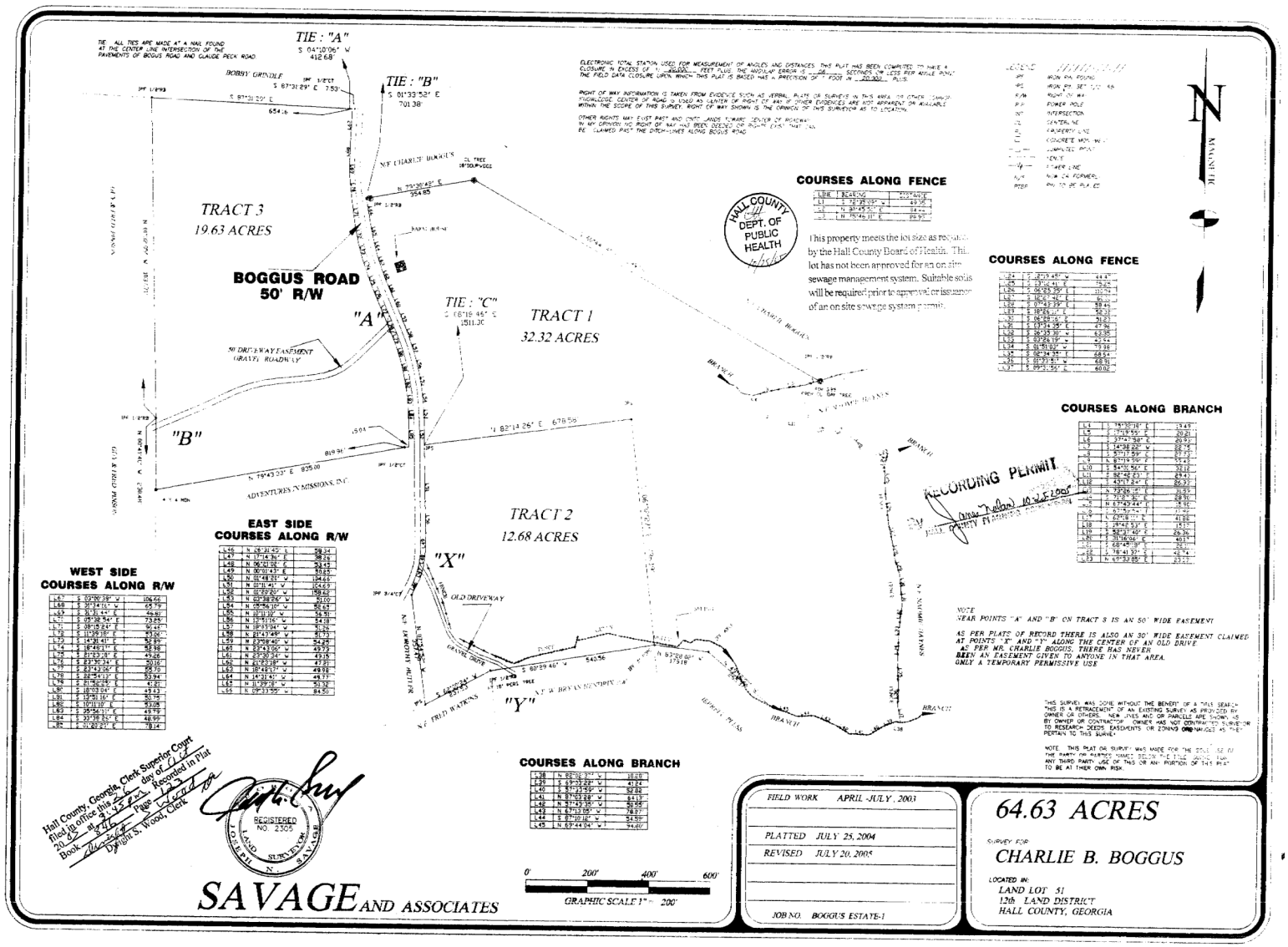
DRAWN BY:	JMT/DS
CHECKED BY:	PSA
LAND LOT:	51
DISTRICT:	12TH
SECTION:	-
CITY:	-
COUNTY:	HALL
DATE:	7/19/2024

SHEET NO. 1 OF 1

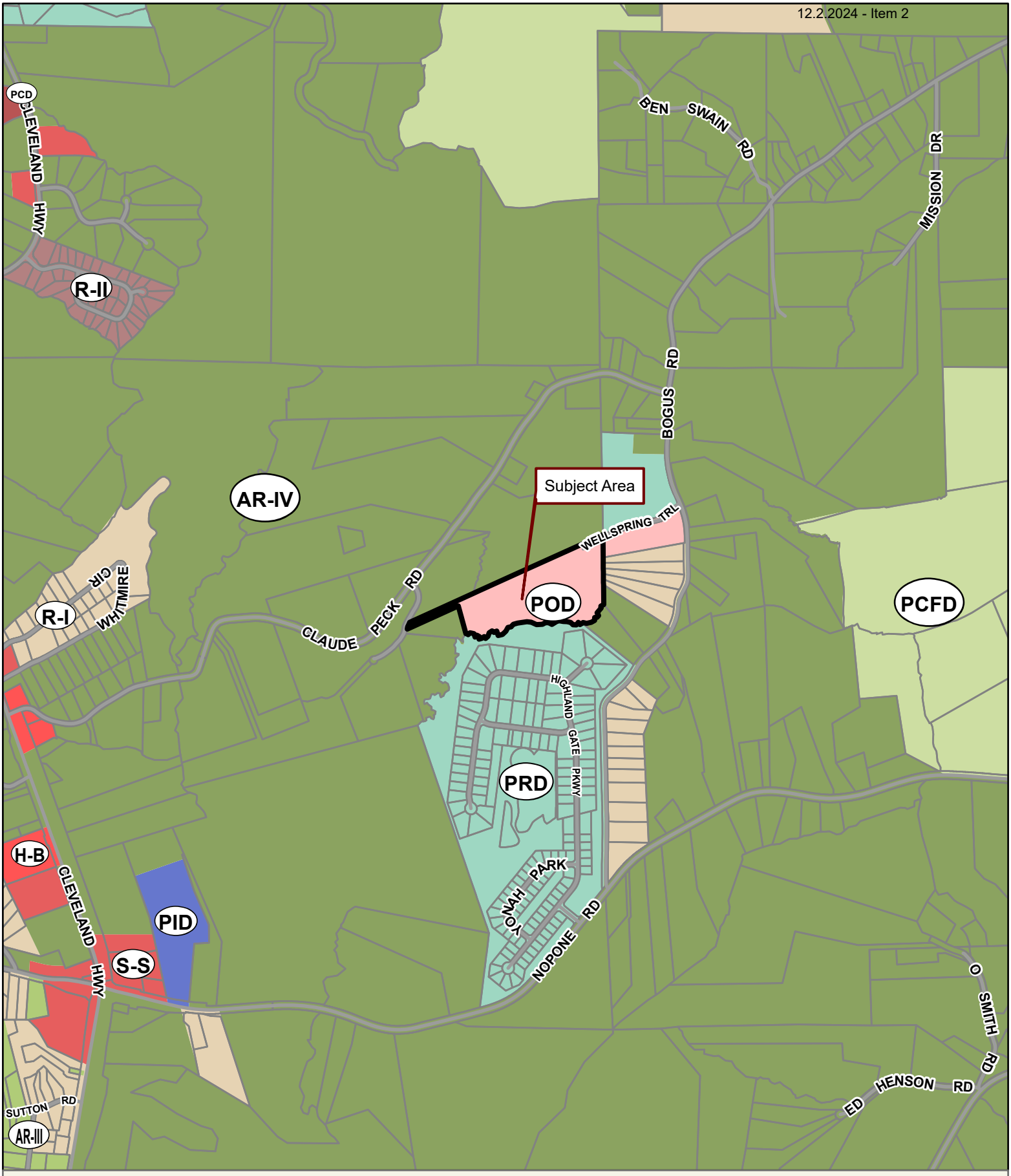
PROJECT NO. 2024-160

12.2.2024 Item 3

COPYRIGHT © 2024 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN INFRINGEMENT ACTION.



https://search.gsdata.com/HTML5Viewer.aspx?id=2048091&key1=8468key2=123&county=69&countyname=HALL&userid=235363&appid=28 1/1

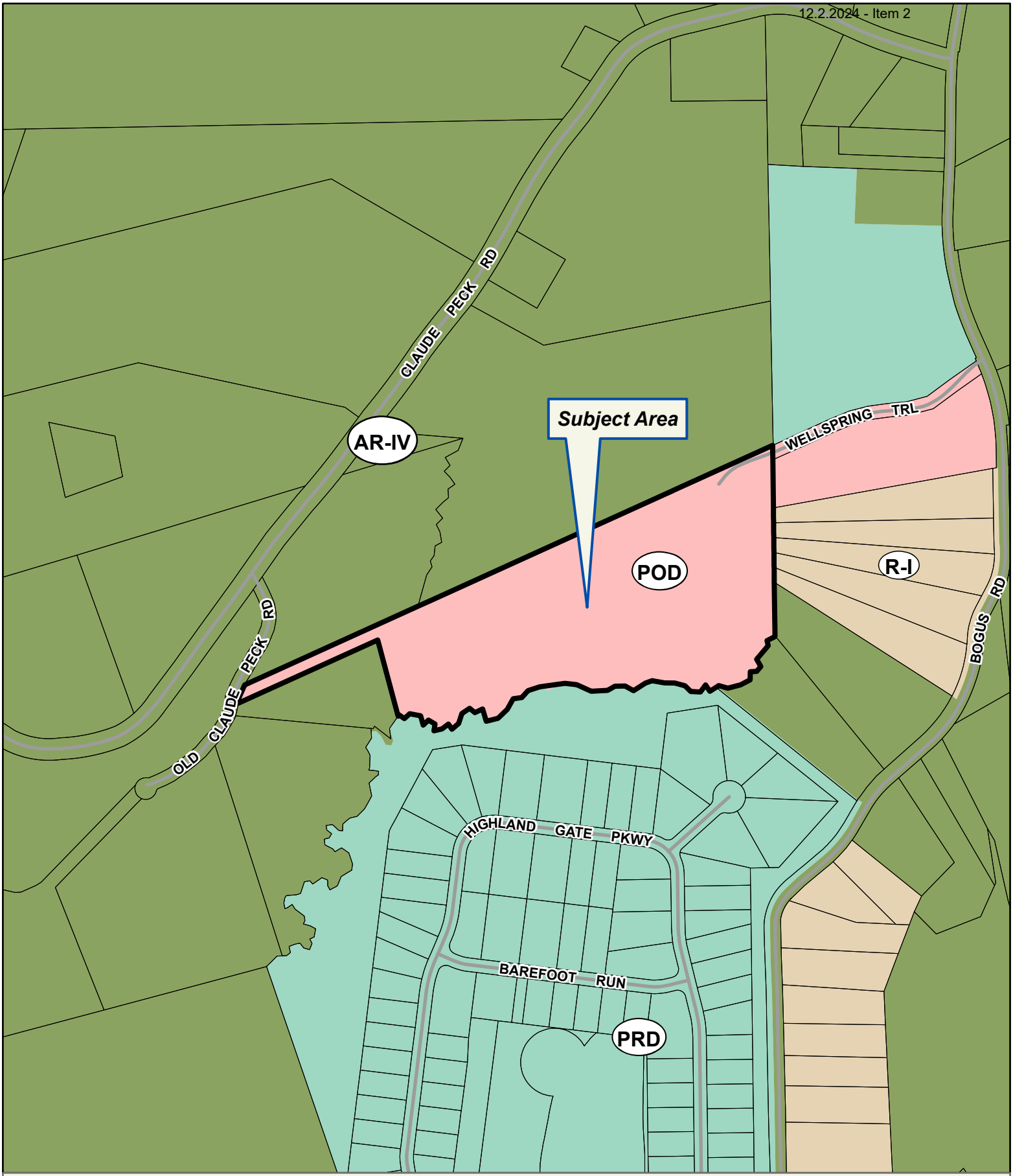


Applicant: SETH BARNES JR.
Tax Parcel #: 12046 000001
Location: 6000 WELLSPRING TRAIL, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 10/07/2024**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

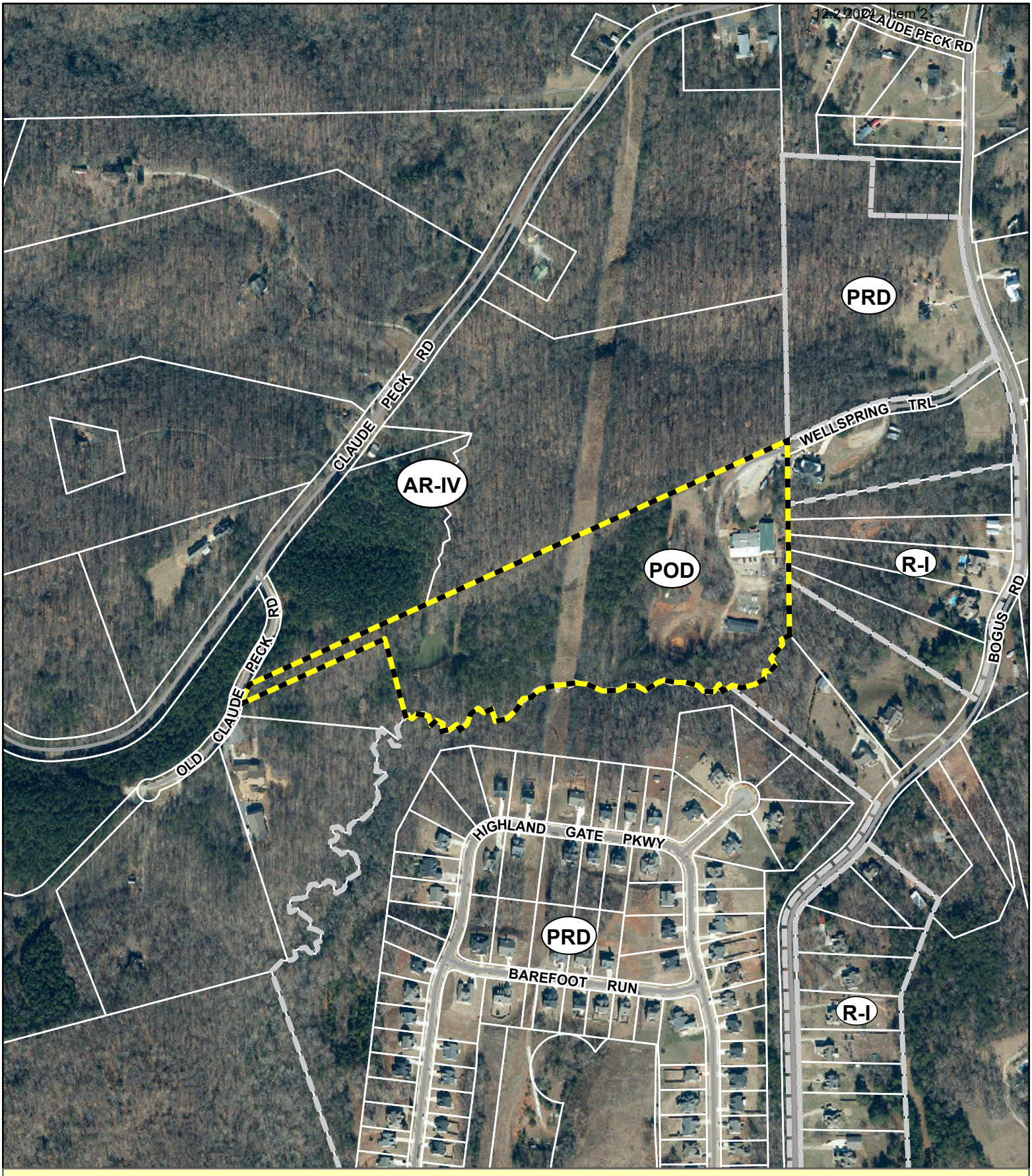


Applicant: SETH BARNES JR.
Tax Parcel #: 12046 000001
Location: 6000 WELLSPRING TRAIL, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 10/07/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: SETH BARNES JR.
Tax Parcel #: 12046 000001
Location: 6000 WELLSPRING TRAIL, GAINESVILLE, GA 30506
Commission District 3 **PC Mtg. Date: 10/07/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

BK 7910PG601

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 320.00
Date 6/5/17
Charles Baker
Superior Court Clerk
By VB
PT61 069-2017-004039

FILED
HALL CO., GA
17 JUN -5 PM 4:53
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY LK VB

PREPARED BY AND RETURN TO:

Capital Law & Advisory Partners, LLC
319 Boulevard
Gainesville, Georgia 30501
Attn: W. Wade Beavers, Esq.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 2nd day of June, 2017, between CHRISTY WORTHINGTON, individual resident of the State of Georgia (hereinafter referred to as "GRANTOR"), and ADVENTURES REAL ESTATE, LLC, a Georgia limited liability company (hereinafter referred to as "GRANTEE").

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said GRANTEE, their heirs, successors and assigns, all that tract or parcel of land described as follows:

[SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF]

SUBJECT TO, and only to, the Permitted Exceptions set forth on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

BK7910PG602

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said GRANTEE, its heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said GRANTOR, for himself, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and affixed his seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered
the presence of:

Witness

Notary Public

My Commission Expires:

[NOTARY SEAL]

DAMITA PLESS HAMILTON NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES 10-14-2017

(SEAL)
Christy Worthington

BK7910PG603

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51, 12TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY) WITH THE NORTH SIDE OF WELLSPRING TRAIL (50' PRIVATE DRIVE), LOCATED NORTH 89°17'06" EAST, 27.08 FEET FROM THE CENTERLINE INTERSECTION OF BOGUS ROAD WITH WELLSPRING TRAIL; THENCE ALONG THE NORTH SIDE OF WELLSPRING TRAIL THE FOLLOWING COURSES AND DISTANCES SOUTH 54°57'03" WEST, 120.20 FEET TO A POINT; THENCE SOUTH 53°33'15" WEST, 102.93 FEET TO A POINT; THENCE SOUTH 75°12'32" WEST, 77.26 FEET TO A POINT; THENCE SOUTH 84°41'10" WEST, 73.48 FEET TO A POINT; THENCE SOUTH 81°56'10" WEST, 71.28 FEET TO A POINT; THENCE SOUTH 75°31'25" WEST, 68.90 FEET TO A POINT; THENCE SOUTH 67°51'21" WEST, 82.62 FEET TO A POINT; THENCE SOUTH 65°29'18" WEST, 126.29 FEET TO A POINT; THENCE SOUTH 65°16'38" WEST, 102.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING THE NORTH SIDE OF WELLSPRING TRAIL ALONG THE APPARENT WEST LINE OF LAND LOT 51, AND PROPERTY NOW OR FORMERLY OF HENRIETTA PINSON, SANDRA PINSON, & JOAN PINSON MARTIN NORTH 01°24'44" WEST, 1037.64 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE ALONG THE DEED LINES AS RECORDED IN DEED BOOK 4492, PAGE 625 AND DEED BOOK 1687, PAGE 315 OF HALL COUNTY, GEORGIA RECORDS THE FOLLOWING COURSES AND DISTANCES SOUTH 84°00'35" EAST, 139.86 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 88°18'27" EAST, 514.25 FEET TO THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF BOGUS ROAD THE FOLLOWING COURSES AND DISTANCES SOUTH 03°13'09" WEST, 91.12 FEET TO A POINT; THENCE 357.94 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 05°08'53" EAST 356.67 FEET AND A RADIUS OF 1225.52 FEET TO A POINT; THENCE 140.08 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 18°35'52" EAST 139.90 FEET AND A RADIUS OF 789.59 FEET TO A POINT; THENCE SOUTH 23°40'49" EAST, 127.76 FEET TO A POINT; THENCE 1.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 23°38'17" EAST 1.50 FEET AND A RADIUS OF 1015.99 FEET TO A POINT, BEING THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 13.813 ACRES.

BK7910PG604

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. **Taxes and assessments for the year 2017.**

2. **Right of Way Deed from Charles Boggus, et. al. to Hall County, dated June 20, 1960, recorded at Deed Book 360, page 73, Hall County, Georgia records.**

3. **Easement conveyed by Instrument from Charles Boggus, et. al. to Ed L. Martin, et. al., dated March 17, 1978, recorded at Deed Book 662, page 322, aforesaid records.**

4. **All matters shown on Plat Book 846, page 123, aforesaid records.**

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard V. Mecum

Kathy L. Cooper, District 1
Billy Powell, District 2
Scott Gibbs, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Randy D. Knighton

ASSISTANT COUNTY ADMINISTRATOR
Marty Nix

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government

BOARD OF COMMISSIONERS

July 21, 2016

Adventures in Missions, Inc.
6000 Wellspring Trail
Gainesville, GA 03506

RE: Rezoning Application

To Whom It May Concern:

Please be advised that in its meeting of July 14, 2016, the Hall County Board of Commissioners voted to approve the following application with the conditions listed below:

- Application of Adventures in Missions. Inc to rezone from AR-IV to POD, a 24.97± acre tract located on the south side of Wellspring Trail at its intersection with Bogus Road; a.k.a. 6000 Wellspring Trail; Tax Parcels 12046 000001 and 048. Proposed Use: Office facilities and team training campus. Commission District 3.

  CONDITIONS

  1) Development shall generally occur as outlined in the project narrative and on the proposed site plan.
  2) The proposed camping areas shall meet county and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering and they should be consulted prior to any work beginning.
  3) The development will be held on Section 17.260 regarding vegetation buffers adjacent to residential properties.
  4) Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
  5) Outdoor training exercises will be limited to 10:00 p.m.
  6) The conditions of zoning shall be made a record of any new plat of the property

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director

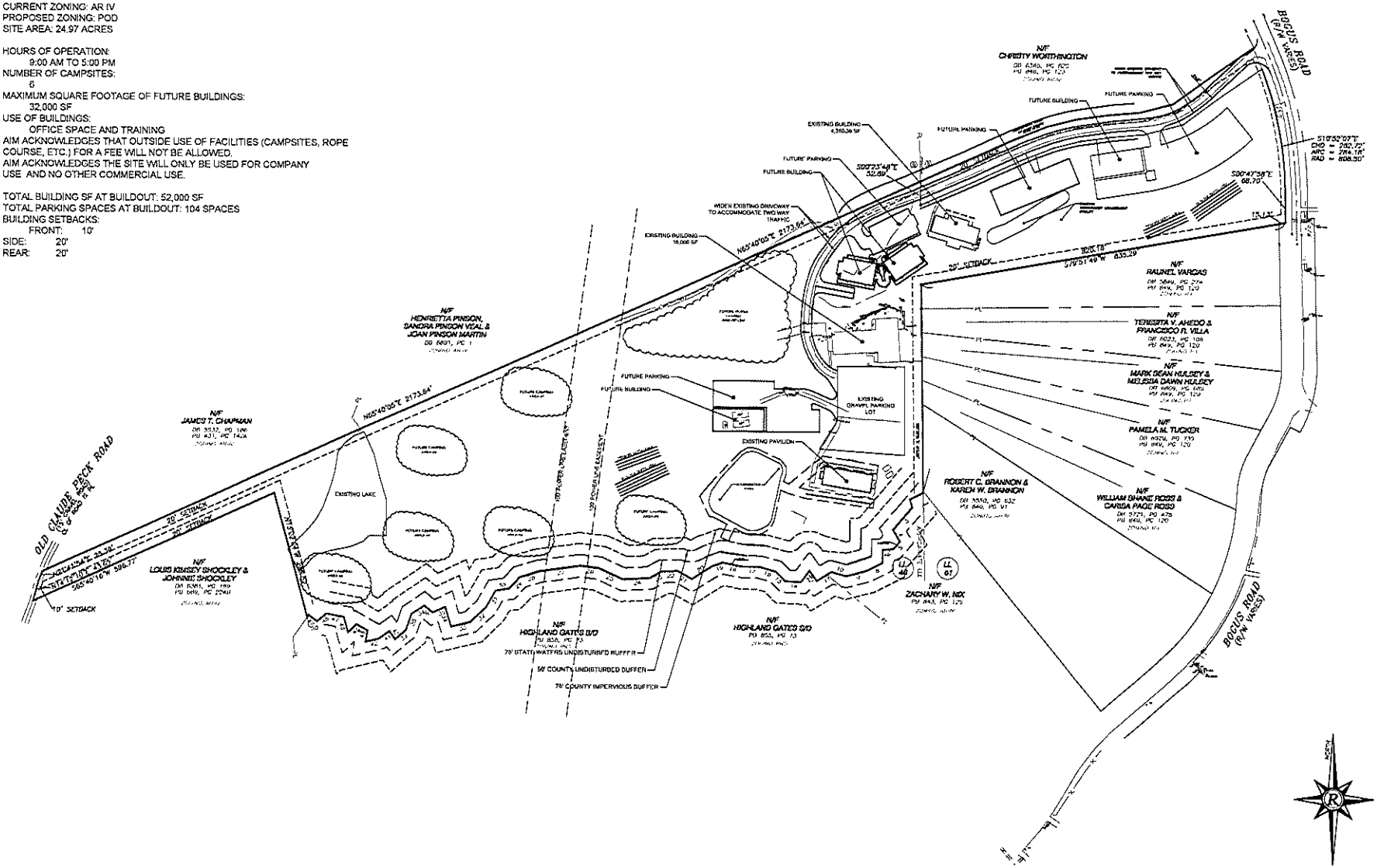
OWNER/DEVELOPER:
ADVENTURES IN MISSIONS
6000 WELLSPRINGS TRAIL
GAINESVILLE, GA 30506

CONTACT: JOHN WILCOXSON
CONTACT NUMBER: (770) 983-1060

CURRENT ZONING: AR IV
PROPOSED ZONING: POD
SITE AREA: 24.97 ACRES

HOURS OF OPERATION:
9:00 AM TO 5:00 PM
NUMBER OF CAMPSITES:
6
MAXIMUM SQUARE FOOTAGE OF FUTURE BUILDINGS:
32,000 SF
USE OF BUILDINGS:
OFFICE SPACE AND TRAINING
AIM ACKNOWLEDGES THAT OUTSIDE USE OF FACILITIES (CAMPSITES, ROPE COURSE, ETC.) FOR A FEE WILL NOT BE ALLOWED.
AIM ACKNOWLEDGES THE SITE WILL ONLY BE USED FOR COMPANY USE AND NO OTHER COMMERCIAL USE.

TOTAL BUILDING SF AT BUILDOUT: 52,000 SF
TOTAL PARKING SPACES AT BUILDOUT: 104 SPACES
BUILDING SETBACKS:
FRONT: 10'
SIDE: 20'
REAR: 20'



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0400 (770)718.9599 Fax • www.rochester-assoc.com

RE-ZONING PLAN
FOR
ADVENTURES IN MISSIONS
OPEN AIR PAVILION
LAND LOTS 46 & 61
1ST DISTRICT
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

ALL BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BY ROCHESTER & ASSOCIATES, INC. FIELD SURVEY WAS COMPLETED ON 12/21/2015. ALL BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TO BE CONSIDERED AS-IS AND WHERE-IS. ROCHESTER & ASSOCIATES, INC. MAKES NO WARRANTIES AS TO THE ACCURACY OF THE SURVEY INFORMATION SHOWN HEREON.

GRAPHIC SCALE
1" = 100'

SHEET 1 OF 1

DWG. 01132016
SCALE 1"=100'
JOB NO. 0212211.0A
DRWN BY MCG
CHKD BY MCG

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, September 5, 2024 4:55 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 10.7.2024

Follow Up Flag: Follow up
Flag Status: Completed

Please find Environmental Health comments below:

Items 1A,B,C, 6111 Oak Hill Drive, Hoffmann: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2, 3654 Thompson Bridge Road, Benson: No comment. Public sewer.

Item 3, 1600C Athens Hwy, Vargas: No floor drains or process wastewater to be discharged to the existing septic system. Domestic waste only.

Item 4, 6147 Dahlonega Hwy, Rich: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4137 Short Rd, Allen: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team, which is waiting for revisions to be submitted for review under case number HPLT24-0090.

Item 6, 6000 Wellspring Trail, Barnes: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan

Item 7, 5552 Bogus Road, Barnes: 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 8, 7011/7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 9, 7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 10, 2002 Memorial Park, Sancen: 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. An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more.

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.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, September 3, 2024 12:40 PM
To: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: RE: Tentative Planning Agenda for October 7, 2024

Follow Up Flag: Follow up
Flag Status: Completed

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 blow.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, August 30, 2024 8:59 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel Costantini <dcostantini@gainesvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: FW: Tentative Planning Agenda for October 7, 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.

My apologies the links have been corrected below.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Kaitlyn Elliott (Planning)
Sent: Thursday, August 29, 2024 3:57 PM
Subject: Tentative Planning Agenda for October 7, 2024

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 7, 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, September 6th.** Email comments to Beth (bgarmon@hallcounty.org), Katie (kgreenway@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 16, 2024

NEW BUSINESS

1. **(A) 6111 Oak Hill Drive | Variance |** 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant** No GDOT coordination required
   (B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant** No GDOT coordination required
   (C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Detached carport |** * Commission District 2 | **Terri Hoffmann, applicant** No GDOT coordination required

2. **3658 Thompson Bridge Road | Variance |** 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with

Southers Road | Zoned PCD; Tax Parcel 10104 000004 | **Proposed Use: Wall sign |** * Commission District 2 | **Davis Sign & Awning c/o Matthew Benson, applicant** No GDOT coordination required

3. **1600 Athens Highway, Building C | Amend Conditions of Zoning |** on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | **Proposed Use: Automobile repair garage |** ** Commission District 3 | **Gerado Vargas, applicant** GDOT coordination required

4. **6147 Dahlonega Highway | Use Subject to County Commission Approval |** on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | **Proposed Use: Commercial kennel** | ** Commission District 3 | **Rachel Christensen Rich, applicant** No GDOT coordination required

5. **4137 Short Road | Use Subject to County Commission Approval |** on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Connie Allen, applicant** No GDOT coordination required

6. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant** No GDOT coordination required

7. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, applicant** No GDOT coordination required

8. **7011 & 7051 Pony Lake Road | Amend Conditions of Zoning |** on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant** No GDOT coordination required

9. **7051 Pony Lake Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant** No GDOT coordination required

10. **2002 Memorial Park Drive | Rezone |** from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011| **Proposed Use: Retail sales |** ** Commission District 4 | **Salomon Sancen, 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, November 14, 2024 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: September 6, 2024

Subject: October 7, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 7, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **(A) 6111 Oak Hill Drive | Variance |** 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant**
(B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Residential addition |** * Commission District 2 | **Terri Hoffmann, applicant**

(C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | **Proposed Use: Detached carport |** * Commission District 2 | **Terri Hoffmann, applicant**

a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
b. **Traffic:** No Comment
c. **Utilities:** No Comment

2. **3658 Thompson Bridge Road | Variance |** 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000004 | **Proposed Use: Wall sign |** * Commission District 2 | **Davis Sign & Awning c/o Matthew Benson, applicant**

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

3. **1600 Athens Highway, Building C | Amend Conditions of Zoning |** on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | **Proposed Use: Automobile repair garage |** ** Commission District 3 | **Gerado Vargas, applicant**

   a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
   b. **Traffic:** No comment
   c. **Utilities**: No comment

4. **6147 Dahlonega Highway | Use Subject to County Commission Approval |** on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | **Proposed Use: Commercial kennel** | ** Commission District 3 | **Rachel Christensen Rich, applicant**

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

5. **4137 Short Road | Use Subject to County Commission Approval |** on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Connie Allen, applicant**

   a. **Engineering:** If this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.
   b. **Traffic:** No comment
   c. Utilities: No comment

6. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant**

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

7. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, 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.
   Traffic: Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted.
   If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.
   Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.
   b. **Utilities**: No comment

8. **7011 & 7051 Pony Lake Road | Amend Conditions of Zoning |** on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant**

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

9. **7051 Pony Lake Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | **Proposed Use: Staff residence** | ** Commission District 3 | **Steve Roys, applicant**

   a. **Engineering:** No comment

b. **Traffic:** No comment
c. **Utilities**: No comment

10. **2002 Memorial Park Drive | Rezone |** from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011| **Proposed Use: Retail sales |** ** Commission District 4 | **Salomon Sancen, 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 would need to meet Hall County and GDOT requirements.
c. **Utilities**: No comment

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 30, 2024 10:06 AM
To: Beth Garmon (CDI: Planning)
Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)
Subject: Fire Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Monday, October 7, 2024 Hall County Planning Commission Meeting.

1. **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** ** Commission District 3 | **Seth Barnes, applicant**

   Hall County Fire Marshal's Comments:
   1) **Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.**
   2) **The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.**

2. **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) **|** on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** ** Commission District 3 | **Seth Barnes, applicant**

   Hall County Fire Marshal's Comments:
   1) **Fire hydrants will be required to be installed along Flourish Drive to meet the hose lay distance requirements to the proposed residential structures.**
   2) **The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require 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: SETH BARNES

REQUEST: AMEND CONDITIONS OF ZONING FOR THE EXPANSION OF SERVICES

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION		COUNTY COMMISSION
Date: Dec. 2, 2024	&	**Date:** Jan. 9, 2025
Time: 5:15 PM		**Time:** 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: SETH BARNES
REQUEST: AMEND CONDITIONS OF ZONING FOR THE EXPANSION OF SERVICES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: Dec. 2, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: Jan. 9, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN AUGUST 27, 2024 AND NO LATER THAN SEPT 08, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN SEPT 08, 2024 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Seth Barnes **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 9/04/24 **for** Seth Barnes **.**

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 687/2024

SUBJECT: Approve the collection of a $187,250.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County maintenance in Mount Vernon Manor Subdivision. Commission District 3.

Meetings:

Work Session Date: 01/06/25 **Voting Meeting Date:** 01/09/25

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:
Approve the collection of a $187,250.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County maintenance in Mount Vernon Manor Subdivision. Commission District 3.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
BN	BN	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:
Correspondences
Performance/Maintenance Agreement
Final Plat Information

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

Hall County Government
PUBLIC WORKS AND UTILITIES

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Bill Nash, P.E.

ASSISTANT DIRECTOR
William "Bill" King III, P.E.

COUNTY ENGINEERING
Franklin P. Miller, P.E.

TO: Mr. William Linkous III, County Attorney

FROM: Lauren Brandao, Civil Engineer (LAB)

SUBJECT: Collection of Guaranty Performance/Maintenance Agreement for Mount Vernon Manor

DATE: December 13, 2024

This office has submitted a request to the County Commission to authorize your office to collect the guaranty performance/maintenance agreement held in behalf of Hall County. Enclosed is a copy of the letters notifying the developer and financial institution of the new bond requirement and existing bond expiration, a copy of the bond, and a copy of the final plat information.

Please advise if any additional information is needed regarding this matter.

cc: Board of Commissioners
Zachary Propes

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Bill Nash, P.E.

ASSISTANT DIRECTOR
William "Bill" King III, P.E.

COUNTY ENGINEERING
Franklin P. Miller, P.E.

Hall County Government
PUBLIC WORKS AND UTILITIES

November 1, 2024

PHD Developments, LLC
6071 Mount Vernon Road
Murrayville, GA 30564

RE: Bond #BX0024385

To Whom it may concern,

Our records pertaining to **Mount Vernon Manor** indicate that all sidewalks have not been installed in this development and the bond associated with this development will expire on January 25, 2025. In order for the development to be in compliance with Hall County specifications it will be necessary to repair all items in need of maintenance (See Attached) and install all sidewalks by December 13, 2024.

Thank you for working in Hall County.

Should you have any questions, please do not hesitate to contact me at (770) 531-6800.

Sincerely,

Lauren Brandao
Civil Engineer

cc: Blair Reynolds, Inspector
File

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Bill Nash, P.E.

ASSISTANT DIRECTOR
William "Bill" King III, P.E.

COUNTY ENGINEERING
Franklin P. Miller, P.E.

Hall County Government
PUBLIC WORKS AND UTILITIES

November 1, 2024

Jet Insurance Company
11440 Carmel Commons Blvd, Ste 207
Charlotte, NC 28226

RE: Bond #BX0024385

To Whom it may concern,

Our records pertaining to **Mount Vernon Manor** indicate that all sidewalks have not been installed in this development and the bond associated with this development will expire on January 25, 2025. In order for the development to be in compliance with Hall County specifications it will be necessary to repair all items in need of maintenance (See Attached) and install all sidewalks by December 13, 2024.

Thank you for working in Hall County.

Should you have any questions, please do not hesitate to contact me at (770) 531-6800.

Sincerely,

Lauren Brandao
Civil Engineer

cc: Blair Reynolds, Inspector
File

Bond# BX0024385

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, PHD Developments LLC (owner/principal, hereinafter referred to as "Principal"), and Jet Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $ 187,250.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, PHD Developments LLC (principal) is owner of the Subdivision known as Mount Vernon Manor Subdivision, which subdivision is shown on a plat prepared by _____, Georgia Registered Surveyor Number _____, and

WHEREAS, PHD Developments LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Mount Vernon Manor Subdivision for recording purposes, and

WHEREAS, PHD Developments LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Mount Vernon Manor Subdivision for public maintenance (not applicable to private developments);

PHD Developments LLC (principal) and Jet Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, PHD Developments LLC (principal) agrees that all construction of the street system of Mount Vernon Manor

Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

PHD Developments LLC (principal), and

Jet Insurance Company (surety) agree to the following:

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

Jet Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

PHD Developments LLC (principal) and

Jet Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by

Jet Insurance Company (surety) from Hall County authorizing release of

PHD Developments LLC (principal) and

Jet Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on January 25, 2023 (Date) and expires on January 25, 2025 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When

the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 25th day of January, 2023.

- PHD Developments LLC
  PRINCIPAL

  By: _____
  (Corporate Officer or other authorized representative)

  Principal's Address:
  6071 Mount Vernon Rd
  Murrayville, GA 30564

- Jet Insurance Company
  SURETY

  By: _____
  (Authorized Representative) David Gonsalves

  Surety's Address:
  11440 Carmel Commons Blvd Ste 207
  Charlotte, NC 28226

JET INSURANCE COMPANY CORPORATE SEAL NORTH CAROLINA

- Approved:
  Hall County
  By: _____
  (Chairman)

Bond Number: BX0024385

JET INSURANCE COMPANY

POWER OF ATTORNEY

NOW ALL BY THESE PRESENTS: That **JET INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of North Carolina, having its principal office in Charlotte, North Carolina does hereby constitute and appoint

Name	Limit of Liability per Bond
David Gonsalves	$187,250.00

its true and lawful Attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, provided that the liability of such shall not exceed the limit stated above.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **JET INSURANCE COMPANY** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of the following resolutions adopted by the Board of Directors of **JET INSURANCE COMPANY** by unanimous written consent dated August 24, 2022, of which the following is a true excerpt:

RESOLVED that the President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority to appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, attach the Seal of the Company thereto and deliver, bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke, at any time, any such Attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted by unanimous written consent dated August 24, 2022, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the Seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution on behalf of the Company and delivery of any bond, undertaking, contract of indemnity, recognizance and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **JET INSURANCE COMPANY** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 24th day of August, 2022.

JET INSURANCE COMPANY

Spencer Silno, President

Richard Popp, Secretary

STATE OF SOUTH CAROLINA
County of Lancaster

On this 24th day of August, 2022 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of Jet Insurance Company; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.

Sara C. Holt
Notary Public, State of South Carolina
County of Lancaster
My Commission Expires 05/17/2023

IN WITNESS WHEREOF, I have hereunto set my hand at Jet Insurance Company offices the day and year above written.

Sara C. Holt
Notary Public, State of South Carolina
My Commission Expires May 17, 2023

I, Richard Popp, Secretary of **JET INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **JET INSURANCE COMPANY**, which is still in full force and effect.

IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 25th day of January, 2023.

Richard Popp, Secretary

Final Plat Information

Consider Collection of $187,250.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Mount Vernon Manor Subdivision

Subject Subdivision is located off Mount Vernon Road

NAME OF SUBDIVISION:	Mount Vernon Manor
NAME OF OWNER/DEVELOPER:	PHD Developments, LLC
ADDRESS:	6071 Mount Vernon Road Murrayville, GA 30564
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	January 25, 2023
AMOUNT OF BOND:	$187,250.00
FINANCIAL INSTITUTION: AND ADDRESS:	Jet Insurance Company 11440 Carmel Commons Blvd Ste 207 Charlotte, NC 28226
Account No.:	N/A

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
3	Oak Manor Way	50	1191	20	P.M.	----

NOTES:

NUMBER OF LOTS:	22
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	AC

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (01/06/25)**

REPORT TO: **Voting Meeting (01/09/25)**

ITEM NO: 705/2024

SUBJECT: Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of $107,720.79.

Meetings:

Work Session Date: 01/06/25

Voting Meeting Date: 01/09/25

Executive Summary:

Presenter: SM

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of $107,720.79.

History:
The original bid was RFQ/P#: 37-009, which included the purchase of hardware and software. The bid was awarded to Superion, LLC until their name was changed to CentralSquare Technologies.

Facts and Issues:
The service period is January - December 2025; therefore, the renewal crosses fiscal years. The Department is seeking renewal for the full amount of $107,720.79.

Options:

Funding Requested	$ 107,720.79
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
MH	SC	SC	AP
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
RMS / JMS Invoice

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 705/2024

Funds Requested: $ 107,720.79

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	521000-PROFESSIONAL SERVICES	$53,860.40
2026	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	521000-PROFESSIONAL SERVICES	$53,860.39

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SM

Phone: 770-531-6887

CENTRALSQUARE

Renewal Order prepared by:
Ashley Lemerond
ashley.lemerond@centralsquare.com

Renewal Order #: Q-191033
Start Date: January 1, 2025
End Date: December 31, 2025
Billing Frequency: Yearly
Subsidiary: Superion, LLC

Renewal Order prepared for:
Sean McCusker, Major
Hall County
2859 Browns Bridge Road
Gainesville, GA 30504
(678) 618-8321

Thank you for your continued business. We at CentralSquare appreciate and value our relationship and look forward to serving you in the future. CentralSquare provides software that powers over 8,000 communities. More information about all of our products can be found at www.centralsquare.com.

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	ONESolution Accident Annual Maintenance Fee	1	898.50 USD
2.	ONESolution Applicant Tracking Annual Maintenance Fee	1	1,302.83 USD
3.	ONESolution Barcoding Server License Annual Maintenance Fee	1	1,027.67 USD
4.	ONESolution Canine Tracking Annual Maintenance Fee	1	898.50 USD
5.	ONESolution Civil Processing Annual Maintenance Fee	1	2,133.95 USD
6.	ONESolution Crime Analysis Plus Annual Maintenance Fee	1	3,189.68 USD
7.	ONESolution Daily Activity Annual Maintenance Fee	1	1,010.81 USD
8.	ONESolution Fleet Vehicle Maintenance Annual Maintenance Fee	1	1,010.81 USD
9.	ONESolution Gang Annual Maintenance Fee	1	1,752.09 USD
10.	ONESolution Hand-Held Mass Movement Annual Maintenance Fee	1	1,347.76 USD
11.	ONESolution Hand-Held Special Watch Annual Maintenance Fee	1	1,347.76 USD
12.	ONESolution Intelligence Annual Maintenance Fee	1	1,752.09 USD
13.	ONESolution Jail Commissary Annual Maintenance Fee	1	1,235.45 USD
14.	ONESolution Jail Management System Annual Maintenance Fee	25	6,457.98 USD
15.	ONESolution JMS Client License for Message Switch Annual Maintenance Fee	1	44.92 USD

Renewal Order prepared by:
Ashley Lemerond
ashley.lemerond@centralsquare.com

16.	ONESolution JMS VINE Interface	1	336.93 USD
17.	ONESolution Keefe Commissary Interface-Basic Annual Maintenance Fee	1	336.93 USD
18.	ONESolution Link Analysis Annual Maintenance Fee	1	2,807.82 USD
19.	ONESolution MCT Client-No CAD Interface Annual Maintenance Fee	40	3,594.01 USD
20.	ONESolution MFR Client Annual Maintenance Fee	40	7,188.02 USD
21.	ONESolution MFR Client-Accident Reporting Annual Maintenance Fee	40	3,594.01 USD
22.	ONESolution MFR Client-Arrest Annual Maintenance Fee	40	2,695.51 USD
23.	ONESolution MFR Client-Canine Annual Maintenance Fee	1	67.40 USD
24.	ONESolution MFR Client-Citation Annual Maintenance Fee	40	3,594.01 USD
25.	ONESolution MFR Client-Daily Activity Annual Maintenance Fee	40	1,797.01 USD
26.	ONESolution MFR Client-Fleet Maintenance Annual Maintenance Fee	40	1,347.76 USD
27.	ONESolution MFR Client-Investigative Leads Annual Maintenance Fee	40	1,347.76 USD
28.	ONESolution MFR Client-MOBLAN Version Annual Maintenance Fee	1	89.85 USD
29.	ONESolution Mobile Field Reporting Server Annual Maintenance Fee	1	8,985.02 USD
30.	ONESolution Mobile Server Software Annual Maintenance Fee	1	8,985.02 USD
31.	ONESolution Offender Watch Interface	1	3,820.16 USD
32.	ONESolution OpCenter for RMS Annual Maintenance Fee	1	2,246.25 USD
33.	ONESolution Pawn Shop/Pawn Watch Annual Maintenance Fee	1	1,347.76 USD
34.	ONESolution Police-to-Citizen Annual Maintenance Fee	1	2,246.25 USD
35.	ONESolution Problem-Oriented Policing Annual Maintenance Fee	1	1,347.76 USD
36.	ONESolution Professional Standards Annual Maintenance Fee	1	3,099.83 USD
37.	ONESolution Property & Evidence Annual Maintenance Fee	1	3,257.07 USD
38.	ONESolution PS Dev & Maint Annual Maintenance Fee	1	1,909.32 USD
39.	ONESolution Quartermaster Annual Maintenance Fee	1	2,133.95 USD

Renewal Order prepared by:
Ashley Lemerond
ashley.lemerond@centralsquare.com

40.	ONESolution Records Management System Annual Maintenance Fee	25	6,317.60 USD
41.	ONESolution Residential Security Watch Annual Maintenance Fee	1	0.00 USD
42.	ONESolution RMS Client License for Message Switch Annual Maintenance Fee	1	44.92 USD
43.	ONESolution RMS Training Module Annual Maintenance Fee	1	1,078.20 USD
44.	ONESolution Securus Phone System Interface Annual Maintenance Fee	1	561.56 USD
45.	ONESolution Sex Offender Annual Maintenance Fee	1	2,650.59 USD
46.	ONESolution State/NCIC Messaging Software Annual Maintenance Fee	1	3,481.71 USD

Renewal Order Total:	107,720.79 USD

Billing Information

This is not an invoice. Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the Ship To location provided by the Customer on the Renewal Order Form.

Please note that the Total Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of $21.37656 will be shown as a Total Price of $21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Total Price displayed above.