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
Tuesday, January 21, 2025 - 03:00 PM

Call to Order

Appointments for Consideration

1 Approve the re-appointment of Commissioner Kathy Cooper to serve on the Board of Health. Chairman's designee.

2 Approve the re-appointment of Commissioner Jeff Stowe to serve on the Chicopee Woods Area Park Commission. Chairman's designee.

3 Approve the re-appointment of Commissioner Billy Powell to serve on the Tax Allocation District (TAD) Advisory Committee. Chairman's designee.

4 Approve the appointment of Chairman David Gibbs to serve on the Georgia Mountains Regional Commission (GMRC). Chairman's appointment.

Community Services and Parks

5 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to animal control, subject to review and approval by the County Attorney.

Development Services

6 Public Hearing on the Malt Beverage & Wine Package license for Chevron Food Mart located at 3610 White Sulphur Road, Gainesville, GA 30507. The owner of the business is BP 3610, LLC. The Managing Agent is David Chhetri and the Registered Agent is Aftab Khan. Commission District 3.

7 Public Hearing on the Malt Beverage and Wine Package License for Green Food Mart Store, LLC located at 1405 Athens Street, Gainesville, GA 30507. Managing Agent is Amber Khan and the Registered Agent is Muhammed Khan. Commission District 4.

Fire Rescue

8 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to fireworks, subject to review and approval by the County Attorney.

Planning & Zoning

9 **4336, 4370, & 4420 Benefield Road | Rezone |** from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | Commission District 1 | **Edge City Properties, Inc., applicant** NOTE: Tabled at the September 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 23, 2025 Voting Meeting.

10 **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** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.

11 **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** Note: Heard at the January 9, 2025 Voting Meeting. For decision only.

12 **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** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.

13 **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, applicant**

14 **3835 & 3875 Cornelia Highway | Amend Conditions of Zoning |** on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | Commission District 3 | **Rochester | DCCM, applicant**

15 **4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**

16 **4767 E Reed Road | Use Subject to County Commission Approval |** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**

Public Works and Utilities

17 Approve the application for the 2025 US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of $25,000,000.00. A match of $52,514,602.00 will be required.

18 Approve the extension of $187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Mount Vernon Manor Subdivision. Commission District 3.

Treatment Services

19 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2022-2023 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of $26,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

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 (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 42/2025

SUBJECT: Approve the re-appointment of Commissioner Kathy Cooper to serve on the Board of Health. Chairman's designee.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Approve the re-appointment of Commissioner Kathy Cooper to serve on the Board of Health. Chairman's designee.

History:
Commissioner Cooper previously served on behalf of Chairman Richard Higgins as his designee to the Board of Health.

Facts and Issues:
Commissioner Cooper has agreed to serve on behalf of Chairman David Gibbs.

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 43/2025

SUBJECT: Approve the re-appointment of Commissioner Jeff Stowe to serve on the Chicopee Woods Area Park Commission. Chairman's designee.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Approve the re-appointment of Commissioner Jeff Stowe to serve on the Chicopee Woods Area Park Commission. Chairman's designee.

History:
Commissioner Stowe previously served on behalf of Chairman Richard Higgins as his designee to the Chicopee Woods Area Park Commission.

Facts and Issues:
Commissioner Stowe has agreed to serve on behalf of Chairman David Gibbs.

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 (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 44/2025

SUBJECT: Approve the re-appointment of Commissioner Billy Powell to serve on the Tax Allocation District (TAD) Advisory Committee. Chairman's designee.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:
Approve the re-appointment of Commissioner Billy Powell to serve on the Tax Allocation District (TAD) Advisory Committee. Chairman's designee.

History:
Commissioner Powell previously served on behalf of Chairman Richard Higgins as his designee to the Tax Allocation District (TAD) Advisory Committee.

Facts and Issues:
Commissioner Powell has agreed to serve on behalf of Chairman David Gibbs.

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 (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 45/2025

SUBJECT: Approve the appointment of Chairman David Gibbs to serve on the Georgia Mountains Regional Commission (GMRC). Chairman's appointment.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: B

Recommendation:
n/a

Purpose of Request:

Approve the appointment of Chairman David Gibbs to serve on the Georgia Mountains Regional Commission (GMRC). Chairman's appointment.

History:
Previously, Chairman Richard Higgins held the appointment with members of Administration attending should there be a scheduling conflict (GMRC meetings are held on Thursday evenings, when the BOC usually meets).

Facts and Issues:
Per GMRC bylaws: "The Council shall include the chief elected official of each county governing body within the region. If the chief elected official for a county is unable to serve on the council, he or she shall appoint another elected county official."

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

Community Services and Parks

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 639/2024

SUBJECT: Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to animal control, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BH

Recommendation:
Approval.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution containing amendments to the Animal Control Ordinance, and any and all documents necessary to effectuate such amendments, subject to review and approval by the County Attorney.

History:
The last major revision to the Animal Control Ordinance occured in 2023, and the proposed revisions reflect changes based upon Hall County's experience with Animal Control issues.

Facts and Issues:
The proposed revisions include enacting the "Public Nuisance Animal" definition into an enforceable code section. The revisions also address mandatory microchipping for dogs and cats reclaimed at the Animal Shelter, providing a more efficient service for the residents of Hall County, as well as greater pet/owner retention.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
TG	BH	JM	TS

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Resolution
Ordinance Revisions (Redline Version)

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 639/2024

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TG

Phone: 678-450-1587

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES

OF HALL COUNTY WITH REGARD TO ANIMAL CONTROL

WHEREAS, Hall County has adopted a comprehensive Animal Control Ordinance, which is codified under Title 4, Chapter 4.10 of the Official Code of Hall County (hereinafter the "Animal Control Ordinance"); and

WHEREAS, the Animal Control Ordinance was substantially amended in 2023; and

WHEREAS, Hall County has received input from County staff regarding certain revisions to the Animal Control Ordinance that would better fulfill its purposes and would align the County's Animal Control Ordinance with the ordinances of other similarly situated counties in this State; and

WHEREAS, the Board of Commissioners has considered certain proposed revisions to the Animal Control Ordinance and deems it to be in the best interest of the citizens of Hall County to adopt such revisions;

NOW, THEREFORE, the Board of Commissioners does hereby amend the Official Code of Hall County, Georgia as follows:

1.

Title 4, Chapter 4.10 of the Official Code of Hall County, Georgia, is hereby amended by deleting Section 4.10.420 (-Notice to owner of impounded animal; impound fees; redemption by owner.) in its entirety and inserting in lieu thereof a new Section 4.10.420 (-Notice to owner of impounded animal; impound fees; redemption by owner.), which provides as follows:

A. It shall be the responsibility of Hall County Animal Control to immediately notify the owner of each domesticated animal or agricultural animal impounded if the owner of the domesticated animal or agricultural animal is known or can be reasonably ascertained. The owner of any domesticated animal or agricultural animal impounded may reclaim such domesticated animal or agricultural animal by the payment of:

1. Any impoundment fee as established in the animal services fee schedule adopted by the governing authority;
2. Any charges assessed by the Hall County Animal Services pursuant to the animal services fee schedule adopted by the governing authority for boarding, quarantine boarding, and veterinary services for the animal;
3. If required due to the animal not wearing a current rabies inoculation tag, the cost of the rabies vaccination as per the animal services fee schedule adopted by the governing authority; and upon proof of payment of any fine already imposed for a violation of this chapter; and
4. All domesticated animals other than community cats reclaimed under this section shall be microchipped before leaving impoundment at the Hall County Animal Shelter, with the identification number from the animal's microchip recorded in the Department of Animal Services' records.

B. Owners of animals who have been identified and notified but who refuse to reclaim their animals will be responsible for payment of all fees charged pursuant to this chapter by Hall County Animal Services within ten days of the animal's impoundment.

2.

Title 4, Chapter 4.10 of the Official Code of Hall County, Georgia, is hereby amended by adding a new Section 4.10.205 (-Public nuisance animal.), which provides as follows:

A. A public nuisance animal is defined in this chapter as one that:

1. Is repeatedly found at large (two or more violations in any 12-month period);
2. Damages the property of another, or causes injury to a person (not from an aggressive attack);
3. Attacks or bites without provocation;
4. Chases vehicles, bicycles, or people; or
5. Is found with no owner's tag, microchip, or other form of owner's information that would aid in returning the animal to the rightful owner.

B. Any such public nuisance animal may be impounded and the owner or possessor charged for a violation of this chapter.

3.

The remaining provisions of Title 4, Chapter 4.10 of the Hall County Code of Ordinances shall remain as codified, unchanged by these amendments.

4.

Any and all provisions of the Official Code of Hall County which directly conflict with this Resolution are hereby repealed.

SO RESOLVED, this the _____ day of January, 2025.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
William J. Linkous, III, County Attorney

4.10.205 Public nuisance animal. (Currently defined as such under 4.10.100)

A. A public nuisance animal is defined in this chapter as one that:

1. Is repeatedly found at large (two or more violations in any 12-month period);

2. Damages the property of another, or causes injury to a person (not from an aggressive attack);

3. Attacks or bites without provocation;

4. Chases vehicles, bicycles, or people; or

5. Is found with no owner's tag, microchip, or other form of owner's information that would aid in returning the animal to the rightful owner.

B. Any such public nuisance animal may be impounded and the owner or possessor charged for a violation of this chapter.

4.10.420. Notice to owner of impounded animal; impound fees; redemption by owner.

A. It shall be the responsibility of Hall County Animal Control to immediately notify the owner of each domesticated animal or agricultural animal impounded if the owner of the domesticated animal or agricultural animal is known or can be reasonably ascertained. The owner of any domesticated animal or agricultural animal impounded may reclaim such domesticated animal or agricultural animal by the payment of:

1. Any impoundment fee as established in the animal services fee schedule adopted by the governing authority;

2. Any charges assessed by the Hall County Animal Services pursuant to the animal services fee schedule adopted by the governing authority for boarding, quarantine boarding, and veterinary services for the animal;

3. If required due to the animal not wearing a current rabies inoculation tag, the cost of the rabies vaccination as per the animal services fee schedule adopted by the governing authority; and upon proof of payment of any fine already imposed for a violation of this chapter; and

4. All domesticated animals other than community cats reclaimed under this section shall be microchipped before leaving impoundment at the Hall County Animal Shelter, with the identification number from the animal's microchip recorded in the Department of Animal Services' records.

B. Owners of animals who have been identified and notified but who refuse to reclaim their animals will be responsible for payment of all fees charged pursuant to this chapter by Hall County Animal Services within ten days of the animal's impoundment.

(Res. of 9-24-09, § 1(Exh. A); Res. of 5-10-23(1), § 1(Exh. A))

AGENDA ITEM

Development Services

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 712/2024

SUBJECT: Public Hearing on the Malt Beverage & Wine Package license for Chevron Food Mart located at 3610 White Sulphur Road, Gainesville, GA 30507. The owner of the business is BP 3610, LLC. The Managing Agent is David Chhetri and the Registered Agent is Aftab Khan. Commission District 3.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BS

Recommendation:
Business License recommends approval.

Purpose of Request:
Public Hearing on the Malt Beverage & Wine Package license for Chevron Food Mart located at 3610 White Sulphur Road, Gainesville, GA 30507. The owner of the business is BP 3610, LLC. The Managing Agent is David Chhetri and the Registered Agent is Aftab Khan. Commission District 3.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration

Submit	Approve	Attorney	Administration
BS	BS	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Map
Land Survey

Hall County Government

DEVELOPMENT SERVICES
BUSINESS LICENSE

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6815

DEVELOPMENT SERVICES
DIRECTOR
RANDI DOVETON

BUSINESS LICENSE
DIRECTOR
BRANDI SMITH

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

From: Brandi Smith, Business License Director

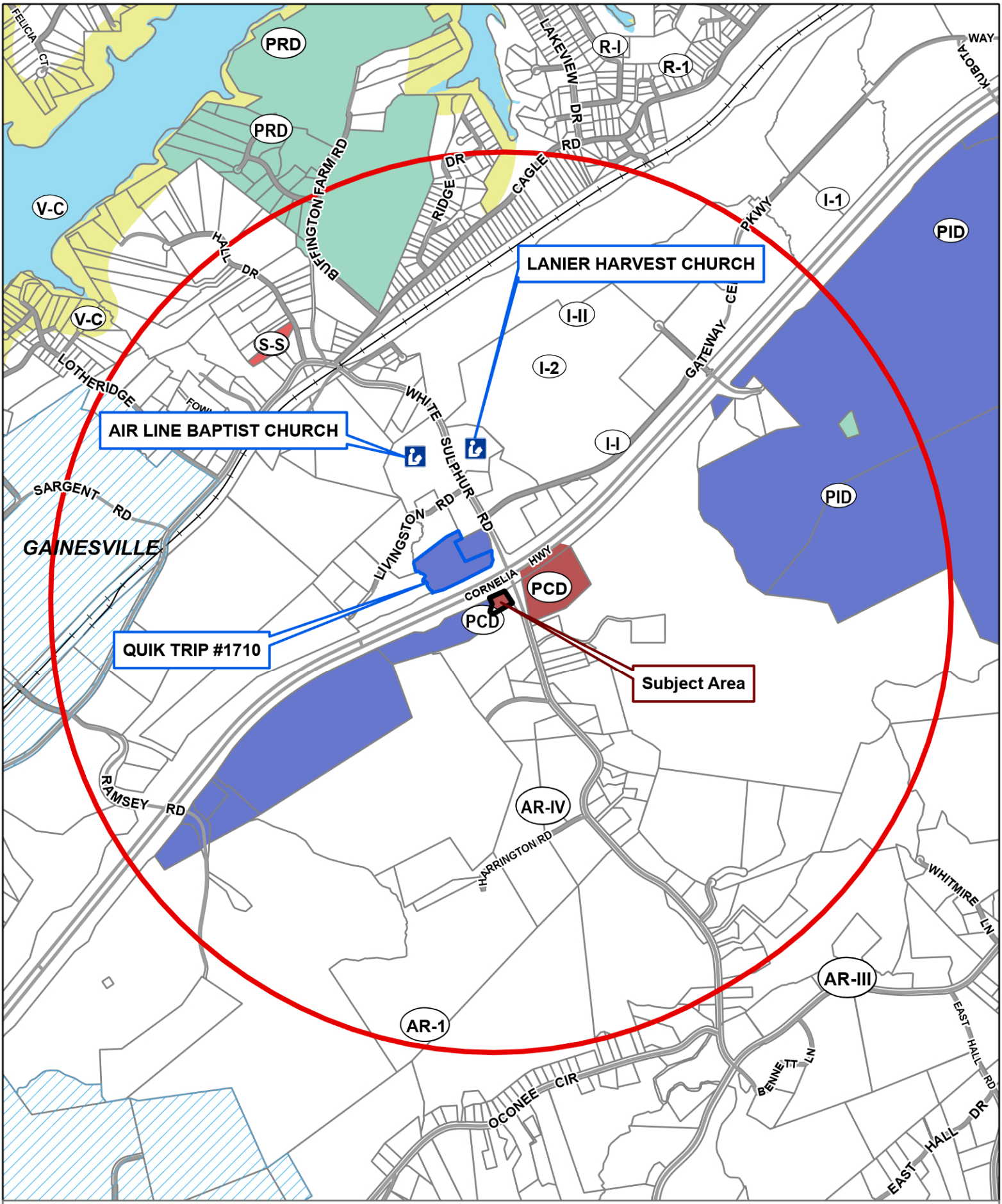
Date: December 27, 2024

Subject: Approval of Malt Beverage & Wine Package License

The request before you is to approve the Malt Beverage & Wine Package License for Chevron Food Mart located at 3610 White Sulphur Road, Gainesville, GA 30507.

The owner of the business is BP 3610, LLC. The Managing Agent is David Chhetri and the Registered Agent is Aftab Khan. Commission District 3.

Please find enclosed a map of the area and land surveyor statement.



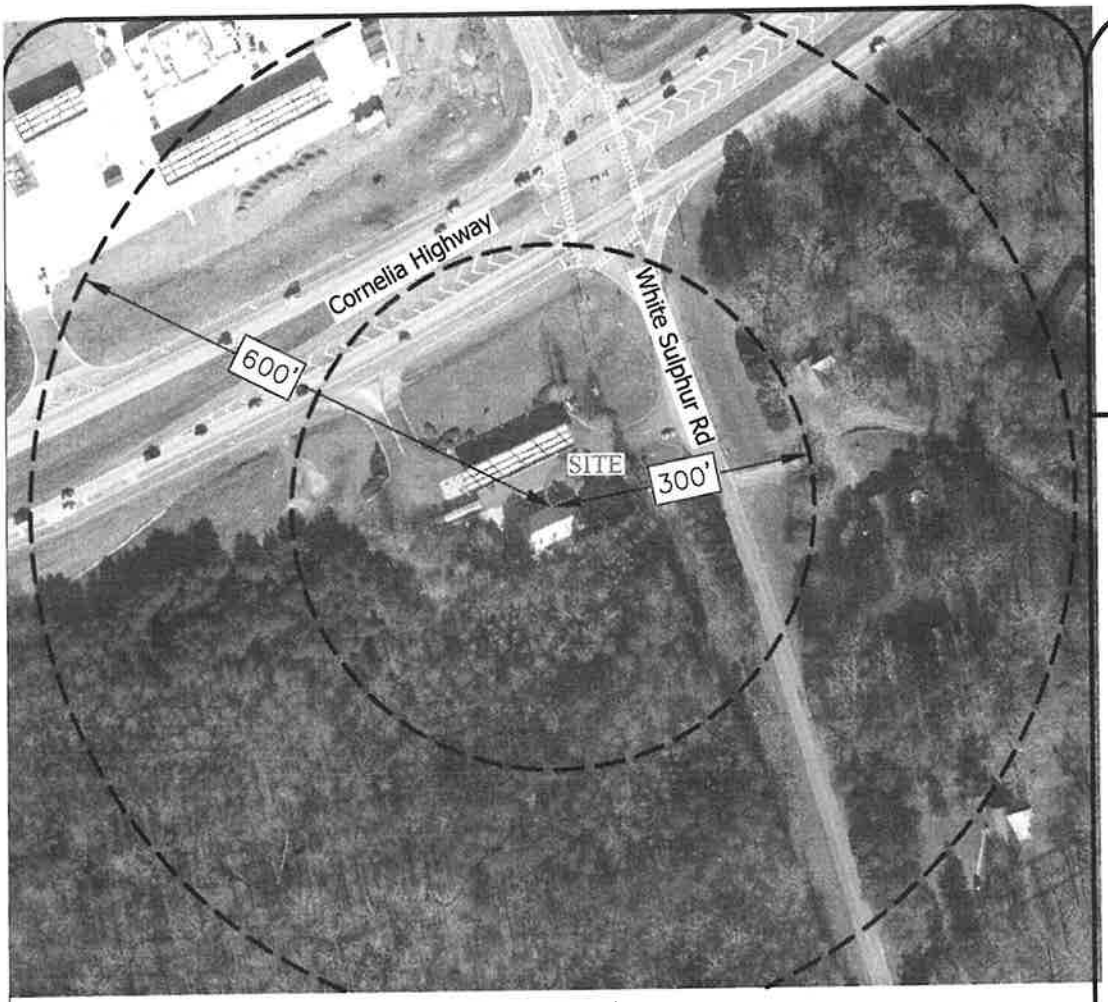
Subject Property: 3610 White Sulphur Road., Gainesville, GA 30507

Date: 12/23/2024

0 1,000 2,000 4,000 Feet

Zoning Boundary
City Limits
Place of Worship
Active Alcohol Licenses
1 Mile Buffer
Subject Area

N



MAGNETIC NORTH

SCALE: 1"=200'

ALCOHOL SURVEY

Prepared for: BP 3610 LLC
3610 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507
G.M.D. 411
HALL COUNTY, GEORGIA - 12/04/2024

SITE ADDRESS:
3610 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

NEAREST SCHOOL: ±15,840'/5,280YDS
GAINESVILLE PREPARATORY SCHOOL
701 MEDICAL PARK LN
GAINESVILLE, GA 30501

NEAREST PACKAGE STORE: ±14,150'/4,717YDS
RABBITTOWN PACKAGE STORE
2318 OLD CORNELIA HWY
GAINESVILLE, GA 30507

NEAREST BEER/WINE SALE: ±627'/209YDS
QUIKTRIP – GAS STATION
3522 WHITE SULPHUR RD
GAINESVILLE, GA 30501

NEAREST CHURCH: ±2,193'/731YDS
AIR LINE BAPTIST CHURCH
3368 WHITE SULPHUR RD
GAINESVILLE, GA 30501

NEAREST DAYCARE: ±1,815'/605YDS
YMCA LEARNING CENTER – GAINESVILLE
3368 WHITE SULPHUR RD
GAINESVILLE, GA 30501

NEAREST PARK: ±9,768'/3,256YDS
LAKE LANIER OLYMPIC PARK
3105 CLARKS BRIDGE RD
GAINESVILLE, GA 30506

NEAREST RESIDENCE: ±560'/187YDS
3613 WHITE SULPHUR RD
GAINESVILLE, GA 30507

NEAREST ALCOHOL TREATMENT CENTER: ±15,100'/5,033YDS
LANIER TREATMENT CENTER
592 MEDICAL PARK DR
GAINESVILLE, GA 30501

ALL MEASUREMENTS TO DETERMINE DISTANCES SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE TWO STRUCTURES OR GROUNDS. (SEC. 5.30.030.F. & SEC. 5.60.030.F. HALL COUNTY, GEORGIA – CODE OF ORDINANCES)

GEORGIA REGISTERED No. 2906 LAND SURVEYOR STEPHEN A. CALDER

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

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WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

GRAPHIC SCALE - IN FEET

200 100 0 200 400 600

PROJECT
27070-01

SHEET
1 OF 1

AGENDA ITEM

Development Services

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 708/2024

SUBJECT: Public Hearing on the Malt Beverage and Wine Package License for Green Food Mart Store, LLC located at 1405 Athens Street, Gainesville, GA 30507. Managing Agent is Amber Khan and the Registered Agent is Muhammed Khan. Commission District 4.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BS

Recommendation:
Business License recommends the license to be approved.

Purpose of Request:
Public Hearing on the Malt Beverage and Wine Package License for Green Food Mart Store, LLC located at 1405 Athens Street, Gainesville, GA 30507. Managing Agent is Amber Khan and the Registered Agent is Muhammed Khan. Commission District 4.

History:

Facts and Issues:

Options:

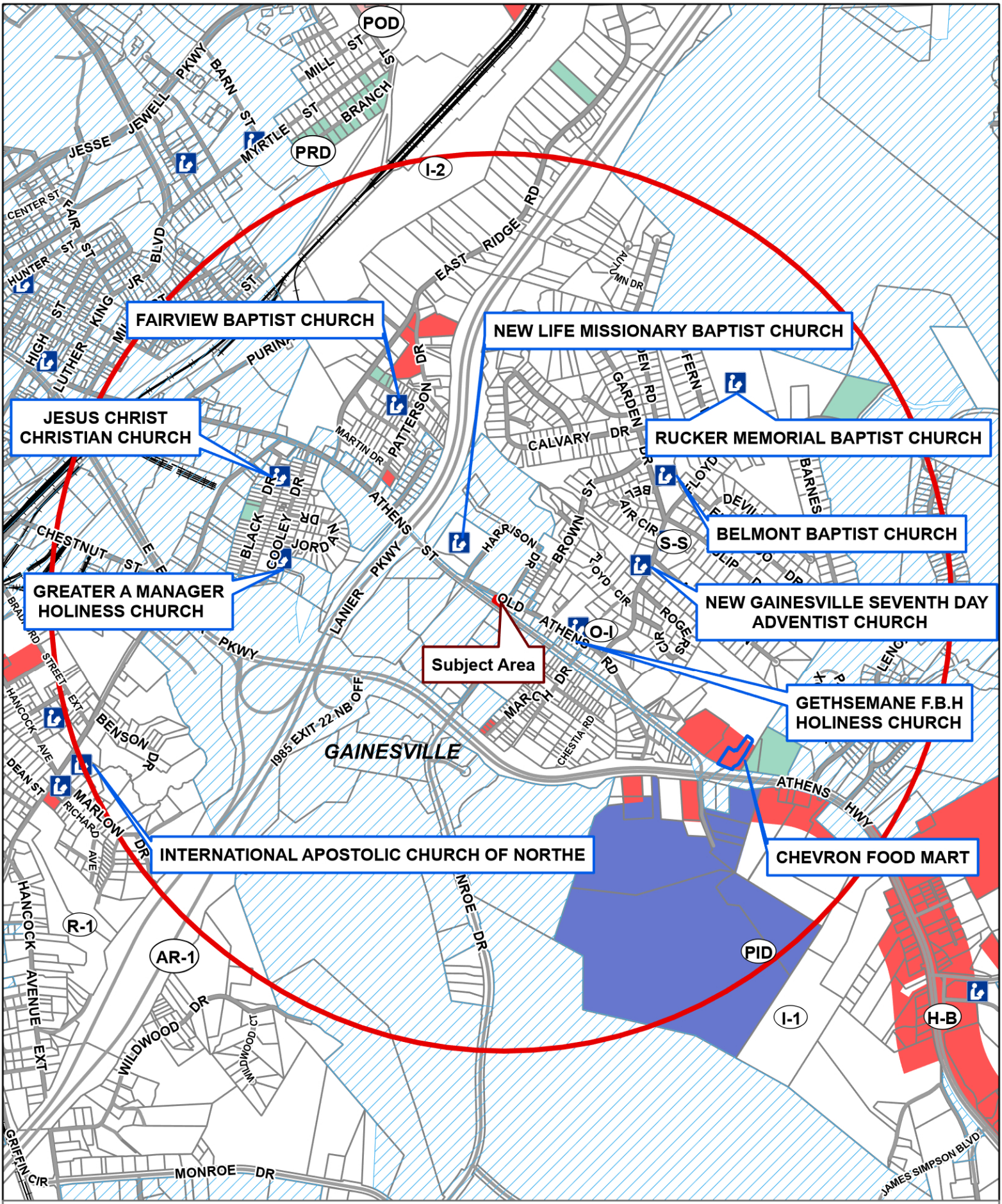
Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
BS	BS	WLI	CR

Clerk
JR

Attachments:
Alcohol Map
Survey
Board Memo



Subject Property: 1405 Athens Street, Gainesville, GA 30507

Date: 12/20/2024

0 1,000 2,000 4,000 Feet

Zoning Boundary
City Limits
Place of Worship
Active Alcohol Licenses
1 Mile Buffer
Subject Area

N

HALL COUNTY
GEORGIA
We have it all in Hall

GEORGIA REGISTERED LAND SURVEYOR STATEMENT

I, Benjamin Daniel DesLauriers, a Georgia Registered Land Surveyor

(# 33358) hereby certify I am familiar with the premises

Green Food Mart STORE 1405 Athens Street Gainesville GA 30507
(business name and location)

For which Amber Khan application
(applicant's name)

has been made for the issuance of a license to sell malt beverages and wine at retail and that the nearest point to the main structure of this business is more than 300 feet from the nearest point of the main structure of any church, or more than 600 feet from the nearest point of the main structure of any school as measured in a straight line between the two structures. (The word *school* shall include kindergartens, primary and secondary schools, colleges and other educational institutions whether public or private.)

This 12 day of December, 2024

DENNIE PYEATT
NOTARY
EXPIRES
GEORGIA
09/26/27
PUBLIC
GA COUNTY

Signature and seal of surveyor

GEORGIA
REGISTERED
LS003368
BENJAMIN DANIEL DESLAURIERS
LAND SURVEYOR

Business address:
2010 Crescent Rdg
Cumming GA 30041

Sworn to and subscribed before me

This 12th day of December, 20 24

Dennie Pyeatt
Signature, notary public

SEAL

Hall County Government

DEVELOPMENT SERVICES
BUSINESS LICENSE

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6815

DEVELOPMENT SERVICES
DIRECTOR
RANDI DOVETON

BUSINESS LICENSE
DIRECTOR
BRANDI SMITH

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

From: Brandi Smith, Business License Director

Date: December 23, 2024

Subject: Approval of Malt Beverage & Wine Package License

The request before you is to approve the Malt Beverage & Wine Package License for Green Food Mart Store, LLC located at 1405 Athens Street, Gainesville, GA 30507.

The Managing Agent is Amber Khan and the Registered Agent is Muhammad Khan. Commission District 4.

Please find enclosed a map of the area and land surveyor statement.

AGENDA ITEM

Fire Rescue

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 30/2025

SUBJECT: Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to fireworks, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: JS

Recommendation:
Approval.

Purpose of Request:
To approve the resolution amending the Hall County Code so as to make the Code consistant with State law. In addition, Hall County will charge a fee of $100.00 for permitting of public firework exhibitions or displays.

History:
Prior to July 1, 2024, permits for public firework exhibitions/displays were obtained from the Judge of the Probate Court. Permitting now falls under the local fire authority because of a change in State law.

Facts and Issues:
Chapter 8.100 of the Official Code of Hall County, Georgia, Fireworks, amended by deleting said Chapter in its entirety and inserting in lieu thereof a new Chapter 8.100 which is included as Exhibit "A" and by this reference made a part hereof.

Options:
Approve or deny the resolution.

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-03-01

Approvals:

submit	approve	Budget	Finance
JS	JS	JM	TS

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Resolution
Chapter 8.100 Fireworks Ordinance (redline version)

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 30/2025

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WJLICA

Phone: (770) 297-2686

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES

OF HALL COUNTY WITH REGARD TO FIREWORKS

WHEREAS, Hall County has developed a comprehensive Fireworks Ordinance, which is codified under Chapter 8.100 of the Official Code of Hall County, (hereinafter the "Fireworks Ordinance"); and

WHEREAS, the Fireworks Ordinance is an adoption in relevant part of O.C.G.A. Title 25, Chapter 10, "Regulation of Fireworks," as amended, and

WHEREAS, the Fireworks Ordinance was last substantially amended in 1996; and

WHEREAS, Ga. L. 2015, p. 274 § 2/HB 110, effective July 1, 2015; Ga. L. 2016, p. 64 § 6/HB 727, effective April 26, 2016; and Ga. L. 2024, p. 945, § 5/SB 417, effective July 1, 2024, substantially amended O.C.G.A. Title 25, Chapter 10, and

WHEREAS, the Board of Commissioners has considered certain proposed revisions to the Fireworks Ordinance, which will make it consistent with changes to the state law, and deems it to be in the best interest of Hall County citizens to adopt such revisions;

NOW, THEREFORE, the Board of Commissioners does hereby amend the Official Code of Hall County, Georgia as follows:

1.

Chapter 8.100 of the Official Code of Hall County, Georgia, Fireworks, is hereby amended by deleting said Chapter in its entirety and inserting in lieu thereof a new Chapter 8.100 which is attached as Exhibit "A" and by this reference made a part hereof.

2.

Any and all provisions of the Official Code of Hall County which are in conflict with this Resolution are hereby repealed.

SO RESOLVED, this the _____ day of January, 2025.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
William J. Linkous, III, County Attorney

CHAPTER 8.100. - FIREWORKS[12]

8.100.010.	**State law adopted.**
8.100.020.	**Definitions.**
8.100.030.	**Prohibited sale, possession or use.**
8.100.040.	**Permitted sale, possession or use.**
8.100.050.	**Permit for public exhibitions or displays.**
8.100.060.	**License and fee for ~~M~~manufacture, storage or transportation~~.~~ of fireworks or pyrotechnic displays.**
8.100.070.	**Seizure of illegal fireworks.**
8.100.080.	**Exemptions.**
8.100.090.	**Violations; penalty.**

Footnotes:

*--- **(12)** ---*

Cross reference— *Fire prevention code, ch. 15.70.*

8.100.010. - State law adopted.

O.C.G.A. title 25, chapter 10, "Regulation of Fireworks," as amended, is adopted as set forth herein.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.010)

8.100.020. - Definitions.

~~As used in this chapter, the term "fireworks" means any combustible or explosive composition or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, including blank cartridges, balloons requiring fire underneath to propel them, firecrackers, torpedoes, skyrockets, Roman candles, bombs, sparklers, and other combustibles and explosives of like construction, as well as articles containing any explosive or flammable compound and tablets and other devices containing an explosive substance. The term "fireworks" shall not include model rockets and model rocket engines designed, sold and used for the purpose of propelling recoverable aero models, toy pistol paper caps in which the explosive content does not average more than 0.25 grains of explosive mixture per paper cap, or toy pistols, toy cannons, toy canes, toy guns or other devices using such paper caps; nor shall the term "fireworks" include ammunition consumed by weapons used for sporting and hunting purposes.~~

A. As used in this chapter, the term:

1. “Consumer fireworks” means any small fireworks devices containing restricted amounts of pyrotechnic composition, designed primarily to produce visible or audible effects by combustion, that comply with the construction, chemical composition, and labeling regulations of the United States Consumer Product Safety Commission as provided for in Parts 1500 and 1507 of Title 16 of the Code of Federal Regulations, the United States Department of Transportation as provided for in Part 172 of Title 49 of the Code of Federal Regulations, and the American Pyrotechnics Association as provided for in the 2001 American Pyrotechnics Association Standard 87-1, and additionally shall mean Roman candles.
2. “Distributor” means any person, firm, corporation, association, or partnership which sells consumer fireworks.
3. “Fireworks” means any combustible or explosive composition or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, including blank cartridges, firecrackers, torpedos, skyrockets, bombs, sparklers, and other combustibles and explosives of like construction, as well as articles containing any explosive or flammable compound and tablets and other devices containing an explosive substance.
4. “Fireworks or pyrotechnics exhibition or display before a proximate audience” means any exhibition or display of fireworks, or any use of pyrotechnic special effects, that

occurs within a building or structure or before an audience closer to the pyrotechnic devices than permitted by National Fire Protection Association Standard 1123, *Code for Fireworks Display*, as adopted by the Safety Fire Commissioner; provided, however, that such term shall not include the use of pyrotechnic special effects in television and motion picture production when no audience is present.

5. "Personal and private use" means the use of consumer fireworks for any activity other than any activity of a professional or commercial nature or for profit or commercial gain and intended, in particular, for household entertainment or enjoyment for private gatherings.

6. "Public exhibition or display of fireworks" means the use of pyrotechnics, display fireworks, consumer fireworks, or any combination thereof for any purpose relating to the amusement or entertainment of the public that does not occur within a building or structure or before a proximate audience; provided, however, that such term shall not include the private and personal use of consumer fireworks by the public.

7. "Pyrotechnics" means fireworks not intended for use by the general public.

B. As used in this chapter, the term "consumer fireworks" or "fireworks" shall not include:

1. Model rockets and model rocket engines designed, sold, and used for the purpose of propelling recoverable aero models, toy pistol paper caps in which the explosive content averages 0.25 grains or less of explosive mixture per paper cap~~,~~ or toy pistols, toy cannons, toy canes, toy guns, or other devices using such paper caps; nor shall the term "consumer fireworks" or "fireworks" include ammunition consumed by weapons used for sporting and hunting purposes; and

2. Wire or wood sparklers of 100 grams or less of mixture per item; other sparkling items which are nonexplosive and nonaerial and contain 75 grams or less of chemical compound per tube or a total of 500 grams or less for multiple tubes; snake and glow worms; smoke devices; or trick noise makers which include paper streamers, party poppers, string poppers, snappers, and drop pops each consisting of 0.25 grains or less of explosive mixture.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.020)

Cross reference(s)—Definitions and rules of construction generally, § 1.20.010 et seq.

8.100.030. - Prohibited sale, possession or use.

It ~~is~~ shall be unlawful for any person, firm, corporation, association, or partnership to offer for sale at retail or wholesale, to use or ~~explode~~ ignite or cause to be ~~exploded~~ ignited, or to possess, manufacture, ~~or~~ transport, or store any consumer fireworks or fireworks, except as otherwise provided by this chapter~~.~~ or the provisions of O.C.G.A. § 25-10-2, which are incorporated by reference herein.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.030)

8.100.040. - Permitted sale, possession or use

Nothing in this chapter shall be construed to prohibit the following:

A. The wholesale or retail sale of fireworks for use in a public exhibition or public display and the transportation of fireworks for such use, provided that any person selling at wholesale or retail or transporting fireworks for such use must have a duplicate copy of the permit which has been issued by the ~~judge of the probate court~~ local fire authority to a person, firm, corporation, association, or partnership which has been authorized to hold a public exhibition or display;

B. Use by railroads or other transportation agencies of fireworks specifically designed and intended for signal purposes or illumination;

C. The sale or use of blank cartridges for a show or theater or for signal or ceremonial purposes in athletic or sports events or for use by military or police organizations; or

D. The manufacture of any fireworks not prohibited by Congress or any federal agency; the possession, transportation, and storage of any such fireworks by any manufacturer thereof; the storage of certain such fireworks by a nonmanufacturer in accordance with the provisions of O.C.G.A. § 25-10-3.1; the possession, transportation, or distribution of any such fireworks to a distributor located outside this state; the sale of such fireworks by any such manufacturer to a distributor located outside this state; or the possession and transportation of such fireworks by any manufacturer or contractor or common carrier from the point of manufacture within this state to any point outside this state.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.040)

8.100.050. - Permit for public exhibition or displays.

A. Any person, firm, corporation, association, or partnership desiring to conduct a public exhibition or display of fireworks shall first obtain a permit from the ~~judge of the probate court~~ local fire authority of ~~the county~~ Hall County, Georgia, or the chartered fire department legally organized to operate in this state pursuant to O.C.G.A. 25-3-1 et seq., having operational authority of the area in which the public exhibition or display of fireworks is to be held. Application for a permit ~~must~~ shall be made in writing and filed with the ~~judge~~ local fire authority not less than ten days prior to the date of the proposed public exhibition or display of fireworks. Fireworks distributors located outside this state shall obtain display permit application forms and provide the same to applicants upon request. The ~~judge~~ local fire authority may grant a permit for the public exhibition or display on the following conditions:

1. That the public exhibition or display of fireworks be conducted by ~~a competent~~ an operator ~~approved by the judge~~ licensed pursuant to O.C.G.A. § 25-10-3.2(b);

2. That the public exhibition or display of fireworks ~~shall be of such character as in the opinion of the judge, after site inspection by the fire marshal, will not be hazardous to persons or property~~ is in compliance with all applicable codes; and

3. That the application be accompanied by either a bond in the principal sum of ~~$10,000.00~~ $50,000.00, payable to ~~the county~~ Hall County, Georgia, as the county in which the public exhibition or display of fireworks is being held, and conditioned for the payment of damages which may be caused either to persons or to property by reason of the public exhibition or display of fireworks or, alternatively, that the application be accompanied by evidence that the applicant carries proper liability insurance for bodily injury in the amount of not less than $25,000.00 for each person and $50,000.00 for each accident and for property damage in the amount of not less than $25,000.00 for each accident and $50,000.00 aggregate~~, with an insurance company duly licensed by the insurance commissioner~~.

~~B. The permit provided for in subsection A of this Code section shall be limited to the time specified therein, such time not to exceed a two-week period. The permit shall not be transferable. In the event any fireworks bought and possessed under this Code section are not used by the licensee or in the event that there is a surplus or excess after the two-week period expires, it shall be the duty of the licensee to dispose of the fireworks by turning them over to the state fire marshal or any of his agents. Any fireworks bought pursuant to this Code section which are not used for the purpose of public display in the time specified shall, at the expiration of such time, be deemed contraband and subject to seizure by the state fire marshal, the Georgia State Patrol, or any sheriff or local police official, and shall be destroyed at the licensee's expense.~~

B. Any person, firm, corporation, association, or partnership desiring to conduct a fireworks or pyrotechnics exhibition or display before a proximate audience shall first obtain a permit from the local fire authority of Hall County, Georgia, or the chartered fire department legally organized to operate in this state pursuant to O.C.G.A. 25-3-1 et seq., having operational authority of the area in which the fireworks or pyrotechnics exhibition or display is to be held. Application for a permit shall be made in writing and filed with the local fire authority not less than ten days prior to the date of the proposed fireworks or pyrotechnics exhibition or display before a proximate audience. Fireworks distributors located outside this state shall obtain display permit application forms and provide the same to applicants upon request. The local fire authority may grant a permit for the fireworks or pyrotechnics exhibition or display before a proximate audience on the following conditions:

1. That the fireworks or pyrotechnics exhibition or display be conducted by an operator licensed pursuant to O.C.G.A. § 25-10-3.2(a);
2. That the fireworks or pyrotechnics exhibition or display is in compliance with all applicable codes; and
3. That the application be accompanied by either a bond in the principal sum of $50,000.00, payable to Hall County, Georgia, as the county in which the display is being held, and conditioned for the payment of damages that may be caused either to persons or to property by reason of the fireworks or pyrotechnics exhibition or display

or, alternatively, that the application be accompanied by evidence that the applicant carries property liability insurance for bodily injury in the amount of not less than $25,000.00 for each person and $50,000.00 for each accident and for property damage in the amount of not less than $25,000.00 for each accident and $50,000.00 aggregate.

~~C. The judge of the probate court shall receive $10.00 for his services in granting or refusing the original permit and $1.00 for each copy issued, to be paid by the applicant.~~

C. No permit, as provided for in subsections (A) and (B) of this section, shall be granted unless the applicant has met all the requirements of and is in full compliance with the rules and regulations promulgated by the Safety Fire Commissioner pursuant to state law.

D. The permit provided for in subsections (A) and (B) of this section shall be limited to the time specified therein, which shall not exceed a two-week period. The permit shall not be transferable. In the event any fireworks bought and possessed under this section are not used by the licensee or in the event that there is a surplus or excess after the two-week period expires, it shall be the duty of the licensee to return such fireworks to a facility approved in accordance with O.C.G.A. § 25-10-3.1 and the rules and regulations promulgated by the Safety Fire Commissioner. Fireworks stored in accordance with O.C.G.A. § 25-10-3.1 and regulations shall not be deemed contraband and shall not be subject to seizure.

E. The local fire authority shall receive a fee of up to $100.00 for the administrative cost of processing in granting or refusing the original permit pursuant to this section and $10.00 for each copy issued, to be paid by the applicant. In addition to the original permit fees, local fire authorities may also charge reasonable fees for personnel needed for standby fire suppression and permit compliance. The local fire authority shall provide the Safety Fire Commissioner a copy of each permit granted prior to the proposed date of the public exhibition or display of fireworks or the fireworks or pyrotechnics exhibition or display before a proximate audience.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.050)

8.100.060. - License and fee for ~~M~~manufacture, storage or transportation of fireworks or pyrotechnic displays.

The annual license fee for any person, firm, ~~or~~ corporation, association, or partnership conducting business in this state under section 8.100.040.D shall be ~~$1,000.00~~ $1,500.00 per year, payable to the ~~safety fire commissioner~~ Safety Fire Commissioner. The license shall expire on December 31 of each year. The ~~safety fire commissioner~~ Safety Fire Commissioner is authorized and directed to promulgate safety regulations relating to the manufacture, storage, and transportation of fireworks within this state in order to ensure the adequate protection of the employees of any such person, firm, ~~or~~ corporation, association, or partnership and of the general public. The Safety Fire Commissioner is further authorized and directed to promulgate safety regulations relating to fireworks or pyrotechnics exhibitions or displays before a proximate audience and the licensing requirements of those conducting such fireworks or pyrotechnics exhibitions or displays before a proximate audience, as he or she deems necessary. The ~~safety~~

~~fire commissioner~~ Safety Fire Commissioner is further authorized and directed to conduct periodic inspections of the facilities of any person, firm, ~~or~~ corporation, association, or partnership manufacturing, storing, and transporting fireworks as provided in section 8.100.040.D in order to ensure compliance with fire safety rules and regulations.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.060)

Cross reference(s)—Business licenses and regulations, tit. 5.

8.100.070. - Seizure of illegal fireworks.

All fireworks or consumer fireworks manufactured, offered for sale, exposed for sale, or stored in violation of this chapter are declared to be contraband and may be seized, taken, and removed, or caused to be removed, and destroyed or disposed of at the expense of the owner thereof by the state fire marshal, the Georgia State Patrol, or any sheriff or local police official.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.070)

8.100.080. - Exemptions.

This chapter shall not apply to the high explosives covered by O.C.G.A. § 25-2-17 over which the ~~safety fire commissioner~~ Safety Fire Commissioner has regulatory control.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.080)

8.100.090. - Violations; penalty.

Any person, firm, corporation, association or partnership violating any provision of this chapter as the same exists or as it may hereinafter be amended, or shall fail to do anything required by this chapter as the same exists or as it may hereafter be amended, shall be guilty of a misdemeanor, amenable to the process of the Magistrate or State Court of Hall County, and upon conviction, shall be punished as provided in the Official Code of Hall County, Georgia section 1.50.020 for each violation in the discretion of the court.

(Res. of 11-28-88, § 1(B); Code 1991, § 8.36.090; Res. of 6-10-04(1), § 1)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 690/2024

SUBJECT: **4336, 4370, & 4420 Benefield Road | Rezone |** from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | Commission District 1 | **Edge City Properties, Inc., applicant** NOTE: Tabled at the September 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 23, 2025 Voting Meeting.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BG

Recommendation:

Approval with conditions:

1. The property shall be developed in accordance with the site plan dated July 23, 2024, and as described in the project narrative submitted April 10, 2024 and the supplemental revisions dated July 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 150 detached single-family residences and 104 townhomes.
3. The minimum lot size for detached single-family residences shall be 7,000 square feet.
4. The minimum heated floor area (HFA) shall be 1,800 square feet for townhomes and single-story detached residences. Two-story detached residences shall have a minimum HFA of 2,000 square feet.
5. The amenity area shall include a recreational open areas, hiking trails, a swimming pool, a cabana, a dog park, central park area, and a mail kiosk with adjacent parking as depicted on the proposed site plan date July 23, 2024 and shall be completed before 30% of the final buildout of the entire project.
6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.
7. All residential driveways shall measure no less than 22 feet from the garage door to the right-of-way.
8. Townhome buildings shall have no more than 6 units per building and facades shall have a minimum 2 foot offset no less than every 2 units to add to the visual interest of the development.

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 include a left turn lane and deceleration (right) turn lane for both proposed Benefield Road access points.
11. All roadways within the development shall be designed and constructed to Hall Couty Standards and dedicated to the county for public use.
12. The development shall be limited to a maximum of six (6) model homes prior to the 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.
13. There shall be a mandatory Homeowners' Association (HOA).
14. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
15. The completed 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 would assure 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.
16. A 50-foot transitional buffer (planted or undisturbed) shall be maintained along all external property lines, with the exception that the property line adjacent to the racetrack shall remain undisturbed.
17. All stream buffers must be fully within Homeowners' Association common space and shall not encroach onto any individual residential building lot.
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, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
19. The following statement shall be placed upon the final plat and/or development plans for the property: "Owners and users of this property are informed of motor raceway venues nearby and should expect noise, crowds, and other effects associated with such venues."
20. 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."
21. The existing single-family home at 4420 Benefield Road (part of parcel 15028 000090) shall not be considered part of the zoning request or subject to these conditions.
22. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
23. The residences (townhomes and detached dwellings) shall be composed of brick, masonry, or a combination of the two on the front facade and sides.
24. The construction entrance for the development shall be located at the future access points and shall be clearly marked with room for stacking of vehicles and equipment and washout stations for departing vehicles. The entrance shall be regularly maintained to ensure that vehicles are not tracking mud from the development onto Benefield Road.
25. Construction traffic shall be limited to the section of Benefield Road from its intersection with Winder Highway to the westernmost corner of the subject property. Construction traffic shall only access Benefield Road from Winder Highway and should not turn west on Benefield Road when leaving the development. Only if the intersection of Benefield Road and Winder Highway is inaccessible should any construction traffic use Benefield Road beyond the subject property. Enforcement shall be the developer's responsibility.
26. Short term rentals shall be prohibited. This restriction shall be included in the HOA covenants.
27. The developer shall provide plans for a sound barrier to be presented for consideration by the Board of Commissioners at their public hearing for the rezoning request.
28. The developer shall make road improvements at the intersection of Benefield Road and Winder Highway (SR 53) as recommended in the traffic study dated March 22, 2024, performed by A&R Engineering Inc. subject to the approval of the Georgia Department of Transportation. Such improvements shall be done at the developer's expense, and the developer shall be responsible for obtaining all necessary permits and rights-of-way.

Purpose of Request:

4336, 4370, & 4420 Benefield Road | Rezone | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | Commission District 1 | **Edge City Properties, Inc., 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
Project Updates Summary
Recommendation Report
Application
Narrative - Project Supplemental
9/16/2024 Email from Mike Dye - re Benefield Updated Site Plan
Applicant Requested Changes to Conditions
Narrative
Updated Site Plan - rec'd 9/16/2024
Updated Site Plan with Aerial Imagery - rec'd 9/16/2024
Updated Site Plan
Traffic Study
Maps
Renderings.pdf
Cross Section
Deed
Legal Description
Previous Zoning Info
Sewer Availability
Gainesville City Water
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Letter of Support - from P1 Properties Group
Cross Section Diagram - rec'd 12/9/2024
Public Comment - Opposition - from Nancy Nichols
Edge City Presentation - rec'd 12/11/2024
Edge City Presentation - rec'd 12/11/2024
Sewer Plan - rec'd 12/11/2024
Public Comment - Opposition - Lisa Davis
Public Comment - Opposition - from Stephanie Sullards
Condition Change Request by Applicant - rec'd 12/9/2024
Notice Sign Photo
Public Comment - Opposition - Stephanie Bullards - rec'd 1-7-2025
Redline Applicant Requested Changes - rec'd 1/9/2025

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: September 9, 2024

Subject: **4336, 4370, & 4420 Benefield Road | Rezone |** on a combined 68.83± acre tract **| Proposed Use: 302-unit residential development | Edge City Properties, Inc., applicant**

The request before you is the request of Edge City Properties, Inc. for a use subject to County Commission approval to allow a 302-unit residential development. This item is located within Commission District 1.

At their August 19, 2024 meeting, the Hall County Planning Commission voted to recommend approval, with twenty eight (28) conditions **(3-2, Varner and Pilcher opposed).**

Staff recommendation: **Approval, with conditions,** as the proposed request is consistent with the Lake Area Residential future land use classification within the Comprehensive Plan.

There were **four (4) comments submitted** in advance of the meeting, and **three (3) people spoke in favor and six (6) people spoke in opposition during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated July 23, 2024, and as described in the project narrative submitted April 10, 2024 and the supplemental revisions dated July 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 150 detached single-family residences and 104 townhomes.
3. The minimum lot size for detached single-family residences shall be 7,000 square feet.

4. The minimum heated floor area (HFA) shall be 1,800 square feet for townhomes and single-story detached residences. Two-story detached residences shall have a minimum HFA of 2,000 square feet.
5. The amenity area shall include recreational open areas, hiking trails, a swimming pool, a cabana, a dog park, central park area, and a mail kiosk with adjacent parking as depicted on the proposed site plan dated July 23, 2024 and shall be completed before 30% of the final buildout of the entire project.
6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.
7. All residential driveways shall measure no less than 22 feet from the garage door to the right-of-way.
8. Townhome buildings shall have no more than 6 units per building and facades shall have a minimum 2 foot offset no less than every 2 units to add to the visual interest of the development.
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 include a left turn lane and deceleration (right) turn lane for both proposed Benefield Road access points.
11. All roadways within the development shall be designed and constructed to Hall Couty Standards and dedicated to the county for public use.
12. The development shall be limited to a maximum of six (6) model homes prior to the 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.
13. There shall be a mandatory Homeowners' Association (HOA).
14. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
15. The completed 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 would assure 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.
16. A 50-foot transitional buffer (planted or undisturbed) shall be maintained along all external property lines, with the exception that the property line adjacent to the racetrack shall remain undisturbed.

17. All stream buffers must be fully within Homeowners' Association common space and shall not encroach onto any individual residential building lot.
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, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
19. The following statement shall be placed upon the final plat and/or development plans for the property:
    "Owners and users of this property are informed of motor raceway venues nearby and should expect noise, crowds, and other effects associated with such venues."
20. 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."
21. The existing single-family home at 4420 Benefield Road (part of parcel 15028 000090) shall not be considered part of the zoning request or subject to these conditions.
22. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
23. The residences (townhomes and detached dwellings) shall be composed of brick, masonry, or a combination of the two on the front facade and sides.
24. The construction entrance for the development shall be located at the future access points and shall be clearly marked with room for stacking of vehicles and equipment and washout stations for departing vehicles. The entrance shall be regularly maintained to ensure that vehicles are not tracking mud from the development onto Benefield Road.
25. Construction traffic shall be limited to the section of Benefield Road from its intersection with Winder Highway to the westernmost corner of the subject property. Construction traffic shall only access Benefield Road from Winder Highway and should not turn west on Benefield Road when leaving the development. Only if the intersection of Benefield Road and Winder Highway is inaccessible should any construction traffic use Benefield Road beyond the subject property. Enforcement shall be the developer's responsibility.
26. Short term rentals shall be prohibited. This restriction shall be included in the HOA covenants.
27. The developer shall provide plans for a sound barrier to be presented for consideration by the Board of Commissioners at their public hearing for the rezoning request.

28. The developer shall make road improvements at the intersection of Benefield Road and Winder Highway (SR 53) as recommended in the traffic study dated March 22, 2024, performed by A&R Engineering Inc. subject to the approval of the Georgia Department of Transportation. Such improvements shall be done at the developer's expense, and the developer shall be responsible for obtaining all necessary permits and rights-of-way.

HALL COUNTY
GEORGIA
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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: November 25, 2024

Subject: 4336, 4370, & 4420 Benefield Road | Rezone | on a combined 68.83± acre tract | Proposed Use: 302-unit residential development | Edge City Properties, Inc., applicant

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Since the August 19, 2024 Planning Commission meeting, the request of Edge City Properties, Inc. to rezone property for a 302-unit residential development has been revised. The applicant has provided an updated site plan with changes including:

1. Reduced number of lots – the applicant has amended the application to proposed 150 single-family detached homes and 104 attached townhome units. The total number of units is now 254.
2. Increased minimum lot size – the applicant has increased the minimum lot size to 7,000 square feet.
3. Sound barrier consideration – the applicant has provided a letter of support from Caffeine and Octane owner, withdrawing their request for a sound barrier. This sound barrier request was also repeated by Road Atlanta representatives. The applicant has provided information from two different firms with cost estimates and outlining the scope of work necessary to impact the sound from nearby race tracks.
4. Applicant requested zoning condition changes –
    a. Garage of single-family detached homes: applicant is requesting to recess the garage 3 feet rather than the 10 feet required by the code.
    b. Architectural materials: the applicant is requesting the Board to consider amending the Planning Commission's recommended condition of #23 which states "The residences (townhomes and detached dwellings) shall be composed of brick, masonry, or a combination of the two on the front facade and sides." His request is due to his intention to allow for more variation of the type that today's consumer prefers as well as to improve affordability.

In addition to the applicant's revisions to the proposal since the Planning Commission meeting, it should also be noted that Hall County has adopted an update to the Comprehensive Plan and amended the code by adopting the Unified Development Code (UDC). With the adoption of these documents, the future land use of this area is now considered Suburban Neighborhood, Medium Density which allows for single-family housing (attached or detached) with a recommended density between 2.5 and 8 dwellings per acre with existing water service and sewer infrastructure which is expected to be located. In the UDC, a new zoning district of Residential Mixed (R-X) is designed to accommodate developments which include multiple housing types, with the requirement that the second type equal a minimum of 20% of the total units. The recommended minimum lot size is 8,000 square feet and the density is capped at 8 DUA. If the board approves the applicant's request to rezone, it is staff's recommendation that the development be rezoned to R-X instead of Planned Residential Development (PRD) as the option now exists and better aligns with the proposal.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Edge City Properties, Inc.

Request ..... Rezone from Agricultural Residential IV (AR-IV, 17.120) and Planned Commercial Development (PCD, 17.180.080) to Planned Residential Development (PRD, 17.180.060)

Proposed Use ..... 302-unit residential development

Size ..... 68.83± acres

Zoning ..... Current: Agricultural Residential IV (AR-IV, 17.120) and Planned Commercial Development (PCD, 17.180.080) | Proposed: Planned Residential Development (PRD, 17.180.060)

Location ..... **4336, 4370, & 4420 Benefield Road |** 15028 000014, 000070, & 000090 (pt.)

Commission District ..... One

Planning Commission Date ..... August 19, 2024

Staff Recommendation ..... **Denial**, as the development exceeds the two dwelling unit per acre recommended for the Residential future land use classification in the Comprehensive Plan

Record Number HZON24-0014

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

Vote: 3-2 (Varner and Pilcher opposed)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated July 23, 2024, and as described in the project narrative submitted April 10, 2024 and the supplemental revisions dated July 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
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Excerpts from the August 19, 2024 Planning Commission Meeting

Applicant's Presentation:

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

Michael Dye, 4280 Dove Point, Duluth, presented the request. The applicant explained that the development has been reduced by 39 lots to create more greenspace, including a central park area in the northern part of the property. He highlighted plans for 2,000 linear feet of trails as well as various amenities, including a pool cabana, dog park, and additional greenspaces. A second entrance was added

to the project due to the number of units, and the development will be naturally shielded from Benefield Road because of the topography. The applicant also mentioned that 5 acres, situated between Benefield Road and the development, will remain in the property owner's possession, currently platted as an individual lot. He further stated that the starting price for the townhomes will be $350,000, with a one-story option designed to appeal to seniors who prefer not to live in age-restricted communities. Additionally, the applicant confirmed plans to install two left-turn lanes and deceleration lanes on Benefield Road at both entrances to ease traffic flow.

Public Forum:

Sonny Roshan, 4420 Benefield Road, Braselton, spoke in favor. He discussed how the development would enhance surrounding property values and beautify the area. He also expressed a preference for this proposed use of the property over the previously approved one.

David Dell, 5385 Winder Highway, Braselton, spoke in favor. He expressed a desire to have only one lift system for the development, either on his property or on Road Atlanta's property, due to its central location and ability to serve other properties. Mr. Sosebee inquired about how long Mr. Dell had owned his property, to which Mr. Dell responded that he has owned it for five years.

Bruce Peifke, 5301 Winder Highway, Braselton, spoke in favor. He noted that the raceway is very loud and suggested that prospective residents should be made aware of it, adding that the only way to reduce the noise would be by installing a noise barrier. Mr. Varner asked about the frequency of drifting at the raceway, to which Mr. Peifke responded that drifting occurs every Friday, weather permitting.

Martha Walker 4417 Benefield Road, Braselton, spoke in opposition. Concerns were raised about increased traffic and zoning regulations. Ms. Walker questioned why the proposed entrance to the development is not located off Highway 53.

Stephanie Davis, 4337 Benefield Road, Braselton, spoke in opposition. Concerns were raised regarding the density of the development. Mr. Davis recommended adding several conditions: limiting the project to 137 detached single-family residences with no townhomes permitted, a minimum lot size of 8,000 square feet for a density of 3.82 units per acre, ensuring that garage doors do not exceed 40% of the front façade width, and establishing an HOA with a policy prohibiting short-term rentals within the community.

Shellie Moreland, 4387 Benefield Road, Braselton, spoke in opposition. Concerns were raised about the traffic study findings, specifically issues with turning from Benefield Road onto Highway 53, frequent car accidents, the condition of road infrastructure, and the need to install a traffic light or roundabout at the intersection of Winder Highway (53) and Benefield Road.

Wes Robinson, 200 E E Butler Parkway, Gainesville, spoke in opposition. Concerns were raised about the residential development's proximity to the raceway, with suggestions to add a noise disclaimer to the plats and a condition to install a sound barrier.

Chris Campbell, 4324, Benefield Road, Braselton, spoke in opposition. Concerns were raised about wildlife migrating to his and neighboring farm properties, increased traffic, the safety of children riding the bus, and the location of entrances to the development.

Joe Ciotti, 4344 Benefield Circle, Braselton, spoke in opposition. Concerns were raised about the narrow road on Benefield Circle, increased traffic, and safety.

Rebuttal

The applicant stated that he was invited to the raceway on a Friday and is of the opinion that the existing vegetation, which will be maintained, helps buffer the noise. Mr. Varner questioned if the applicant does not believe it will be a problem. The applicant stated that he does not believe it to be an issue in this housing market. The applicant stated that adding the turn lanes will assist with the level of traffic coming with the development and the speed limit could change. The applicant also stated that the density pushes planning staff to recommend denial but it is noted in the staff report that the application tackles the housing need in the county.

Planning Commission Comments:

Mr. Braswell stated that in the public forum someone requested to not allow short term rentals in the development and asked if the applicant would agree to a condition prohibiting it. The applicant stated he would not be opposed. Mr. Sosebee questioned if the applicant would be willing to add a sound barrier for the development. The applicant stated that he has never had to install a sound barrier, but he will do some research. Ms. Pilcher stated that the noise in the area is very loud and that is a concern for her along with the density. The applicant stated that the townhomes will help decrease the noise traveling in the area and that the 50-foot buffer would be kept undisturbed to help with the noise. Mr. Sosebee questioned the lot size. The applicant stated that the minimum lot size is 6,600 square feet. Mr. Sosebee questioned if the applicant would be willing to set the minimum lot size at 7,000 square feet The applicant agreed. Mr. Braswell questioned the number of phases for building. The applicant stated it would be built in three phases in the span of three years. Mr. Hunt questioned if the applicant agrees to complete road improvements at the intersection of Benefield Road and Highway 53. The applicant stated that was correct. Mr. Sosebee questioned if this would be at the developer's expense. The applicant agreed. Ms. Pilcher questioned if the right-of-way on Benefield Road would be dedicated from the subject property. The applicant stated that was correct. Mr. Braswell questioned the lift station. The applicant stated that a preliminary plan was already submitted and they are working with the Engineering Department. Mr. Sosebee stated that there have been many concerns from the community but he believes the development can help alleviate the housing concerns in the area.

***Motion:** A motion to approve, with conditions was made by Mr. Sosebee and seconded by Mr. Hunt. Vote: 3-2 (Varner and Pilcher opposed)*

Conditions:

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Staff recommends <u>DENIAL</u> of the applicant's request. However, if the Planning Commission sees fit to approve this applicant, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated July 23, 2024, and as described in the project narrative submitted April 10, 2024 and the supplemental revisions dated July 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 159 detached single-family residences and 104 townhomes.

3. The minimum lot size for detached single-family residences shall be 8,000 square feet.

4. The minimum heated floor area (HFA) shall be 1,800 square feet for townhomes and single-story detached residences. Two-story detached residences shall have a minimum HFA of 2,000 square feet.

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    "Owners and users of this property are informed of motor raceway venues nearby and should expect noise, crowds, and other effects associated with such venues."

20. 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."

21. The existing single-family home at 4420 Benefield Road (part of parcel 15028 000090) shall not be considered part of the zoning request or subject to these conditions.

22. 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:

<u>17.180.060.B.2</u> – Dimensional Standards for Single Family Residences

- A) - Lot area. Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. The overall gross density not to exceed two units per acre. The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.

- The applicant is requesting a reduction of the minimum lot area from 8,000 square feet to 6,000 square feet and a density of 3.82 units per acre. **This does not meet the standard.**

17.180.060.B.9. - Architectural Standards

- B) *Single-family or two-family residence garages.* Garage placement shall match one of the following standards for lots less than one acre: (note: garage images provided in the following section are from the Roswell, Georgia Unified Development Code, Article 2. Rules of Interpretation, Section 2.2.19 Residential Garage Parking.)
    - i) Semi-flush. Garage doors shall be oriented towards the street. Garage doors shall be positioned between 5 and 20 feet behind the front wall plane of the residence, extending no more than 40 percent of the width of the residence.
        - For the detached single-family homes, the applicant proposes front-oriented garage placements, with renderings showing the garage doors positioned to extend past the front heated square footage plane of the residence at a maximum of 8 feet with a maximum garage door width of 55% of the front façade. **This does not meet the standard.**
- 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. A minimum of 20 feet is required between the garage and edge of right-of-way.
        - For the townhomes, the submitted narrative and renderings showing a maximum garage door width of 75% of the front façade. **This does not meet the standard.**

Summary Analysis

The applicant is requesting to rezone a combined 68.83± acres zoned Agricultural Residential IV (AR-IV, 17.120) and Planned Commercial Development (PCD, 17.180.080) to Planned Residential Development (PRD, 17.180.060) to develop a 263-unit residential subdivision consisting of 159 detached single-family homes and 104 front-entry townhomes at a total density of 3.82 units per acre. The property includes Copper Creek, which runs along the southwestern boundary of the subject property. Further, this area is impacted by the County Studied and FEMA Flood Zones. The property is currently developed with several single-family residences and agricultural buildings. Per the submitted narrative and site plan, the existing residence located on parcel 15028 000090 is the only existing structure to remain and will sit on a separate 4.50± acre tract. This tract will not have internal access to the proposed development and will maintain its existing access to Benefield Road. The existing home is not intended to be included as part of the rezoning request.

Although the subject property does not abut Winder Highway and no access is proposed by the applicant, it should be noted that Road Atlanta occupies nearly 700 acres. Michelin Raceway is used regularly for various automobile races and the property also houses multiple businesses which support the site and industry. The race track has existed since 1970.

Parcels 15028 00070 and 000090 were previously rezoned on August 12, 2021 from Agricultural Residential IV (AR-IV, 17.120) to Planned Commercial Development (PCD, 17.180.080) as part of a larger mixed-use commercial development (HZON2021-00046). This development consists of a total of 137.17 acres and was approved for 21 car condo buildings, which would feature fee simple attached units with garage areas and optional loft living spaces; 16 race day cottages, which were detached or attached cottages primarily for use during race weeks; 34 luxury recreational vehicle parking spaces for rent; 17 single-family lots; an event center and hotel; retail buildings; a commercial center; and the main race track. When comparing the area of the proposed request with the concept plan associated with the previous rezoning, the previous zoning primarily consists of the single-family lots, car condos, race day cottages and luxury recreational vehicle parking spaces. In contrast, the new request proposes only single-family detached homes and attached townhome units. The subject request also includes a portion of an AR-IV zoned tract to the west.

The proposed development will consist of townhomes as well as one and two-story detached homes with two car-garages. Homes will be finished with brick, stone, and/or fiber-cement shake/siding on the front facades. Detached homes will range from a minimum of 1,800 to 2,000 square feet of heated floor space and the townhomes will be a minimum of 1,800 square feet of heated floor space.

The site plan indicates that two access points, with both entrances being on Benefield Road, will serve the development. The project narrative states that internal roads will be constructed according to Hall County's development standards and acknowledges that the development will not privately own the roads and alleyways. The development also proposes 5-foot-wide sidewalks on both sides of the street for pedestrian connectivity and offers to provide 32.5% open space, which will include stream buffers, planted and undisturbed exterior buffers, stormwater management areas, a dog park, central park, and multiple open areas for passive recreational usage and hiking trails.

The rezoning request suggests that construction will occur in three phases, with approximately 101 residential units in each phase. The applicant states that final completion of the project is anticipated to take four years.

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	68.83± acres
Number of Units	–	263 residential units total: 159 single-family detached residences and 104 townhomes
Density	2 units per acre maximum	3.82 units per acre*
Min. Lot Area	8,000 sq. ft. (Single Family) 330,425 (Townhomes)	6,000 sq. ft. *
Max. Building Height	–	35 feet

Min. Open Space	30%	32.5%
Exterior Buffer	50 feet	50-foot planted buffer along the perimeter 50-foot undisturbed buffer along the stream buffers 6 ft. wooden fence along southeast property line
Front Setback (Internal)	25 feet	25 feet
Side Setback (Internal)	5 feet	5 feet
Rear Setback (Internal)	20 feet	20 feet
Parking	2 spaces for each dwelling unit single family (17.250.020)	2 spaces for each dwelling unit
Min. Heated Floor Space	–	1,800 square feet
Garage – % of front façade	Single-family residences: 40% when recessed a minimum of 5 to 20 feet behind front wall plane of residence Townhouses: 50% of the width of the individual townhouse unit for front-loaded units	Single-family residence: Maximum of 55% when the garage extends a minimum of 8 feet beyond the front façade * Townhomes: Maximum of 75% *
Sidewalk	5 feet wide sidewalk constructed on both sides of the streets	5 feet wide sidewalk constructed on both side of the streets
Cluster Mailbox Unit (CBU)	CBU with 13 short-term parking spaces	CBU with 17 short-term parking spaces
Note: Items marked with an asterisk (*) do not conform to 17.180.060.		

The applicant has proposed amenity areas to consist of multiple recreational open areas, hiking trails, a swimming pool, a cabana, a dog park, central park, and a mail kiosk with adjacent parking, which will serve both the single-family detached homes and townhomes. Furthermore, the narrative states a mandatory Homeowner Association will be created to govern the development with regards to architectural standards, quality control, and maintenance of the common areas, signage, and amenities. The applicant further states that the subdivision will include monument residential signs that will be limited to 32 square feet each. The applicant has not provided the intended locations of the monument signage or how many signs are intended to be constructed.

A traffic impact study was prepared based on the previously proposed numbers of 186 detached single-family homes and 116 attached townhomes for a total of 302 homes.. The study found the proposed subdivision is expected to generate 186 trips in the morning peak hour, 244 trips in the evening peak hour, and 2,619 daily trips. The study recommends the access configurations for both proposed entrances as well as the intersection of Benefield Road and Winder Highway. The developer is currently proposing 159 detached single-family homes and 104 townhomes for a total of 263 homes. Coordination and approval from both GDOT and Hall County Engineering will be required for implementation of recommendations.

Per the submitted narrative, water services will be provided by City of Gainesville Department of Water Resources, and sanitary sewer services will be provided by Hall County Sewer. The developer intends to connect to utilities in the area via an onsite lift-station. The availability of the water service was confirmed in a letter dated March 26, 2024. The availability of the sanitary sewer services was confirmed in a letter dated March 27, 2024.

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 PRD unless specially granted by the board in the conditions of approval.

Based on the future land-use plan, staff finds the requested zoning designation *is inconsistent* with the Hall County Comprehensive Plan future land use designation of "Residential". The intent of this land use category is to preserve established neighborhoods and create new residential development consistent with surrounding suburban densities. This land use designation envisions moderate density at 2 dwelling units per acre. The proposed development has an overall density of 3.82 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 *is inconsistent* with the Hall County Comprehensive Plan future land use designation of Residential, as the proposed development has an overall density of 3.82 units per acre, while the land use designation envisions moderate density at 2 dwelling units per acre. 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 zoning classification of Planned Residential Development (PRD, 17.180.060) permits a higher density than that of nearby residential parcels. This development will introduce more vehicular traffic onto Benefield Road, which is a rural local road.**

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to have reasonable economic use as currently zoned.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **Per the submitted traffic study, improvements are recommended. These include: two turn lanes at access points along Benefield Road, a deceleration lane on Highway 53 accessing Benefield Road, and a right turn lane at the intersection of Benefield Road as it approaches Winder Highway (SR 53). Coordination with GDOT and Hall County Engineering will be required for the implementation of the recommendations.**

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is not consistent with the Comprehensive Plan and the "Residential" land use designation. The recommended density for this character area is two dwelling units per acre. The proposed development is proposing a density of 3.82 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 developed with single-family residences and agricultural buildings. One of the single-family residences was constructed in 1930.**

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. 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.**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support a moderate-density single-family residential uses based on the Future Land Use Map, though the development as proposed cannot be developed in any of the existing residential or multi-family districts without 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. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

A Planned Residential Development (PRD, 17.180.060) 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 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. The applicant has provided a site plan and included much of the necessary information to properly assess the development. However, information about adjacent parcels is limited.**

C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **The proposed development will utilize public water and sewer; as such, this is not applicable.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **The applicant submitted a traffic study conducted by A&R Engineering, Inc. which recommended two turn lanes at access points along Benefield Road, a deceleration lane on Highway 53 is needed entering into Benefield Road, and a right turn lane on the south of Benefield Roads approach to Highway 53.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health
In an email dated May 10, 2024, Emily McGahee stated "Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Hall County Fire Marshal
In an email dated May 23, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated "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 May 16, 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 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.

Traffic:
Recommend improvements identified in the traffic impact study be required. Some will require GDOT coordination. Per County Code, a left turn lane and decel (right) turn lane will be required for both proposed Benefield Road access points. Recommend this be a condition.

Any design elements that do not meet County Code 16.60 will need a variance this includes proposed off-site guest parking areas, distance between intersections, curve radii, minimum length of a cul-da-sac, etc.

Utilities:
Nearest sanitary sewer is west access Winder Hwy on Howington Rd. – Hall County sewer.

Hall County Tax Assessor

In an email dated May 09, 2024, Steve Watson, Director and Chief Appraise of Hall County Board of Assessors, stated “Tax Parcel #’s 15028 000070 and 15028 000090 are in a conservation use covenant. Rezoning to PRD may potentially breach the covenant. The subdividing of the property into residential lots and homes will certainly breach the covenant. I do not see any notes where we spoke with the current property owner regarding this. The covenant was just renewed in 2022.”

Georgia Department of Transportation
In an email dated May 20, 2024, Veronica Chavers, D1TO Civil Engineer 3, stated that this project will not require GDOT coordination.

PLANNING AND DEVELOPMENT DEPARTMENT 2875
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f: 770-531-3902

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ZONING APPLICATION

Applicant (Name & Mailing Address)

Edge City Properties, Inc.
4280 Dove Pt
Duluth, GA 30096

Phone 770-814-4500

Email Address mdye@EdgeCP.com

Property Owner (Name & Mailing Address)

Phyllis Roshan, 4420 Benefield Rd, Braselton GA 30517
Estate of Benny and Rebecca Mangum, 4336 Benefield Rd
Braselton, GA 301517

Phone 678-485-8000 (Roshan), 770-561-8738 (Mangum)

Email Address hanifroshan73@gmail.com, slhelton@bellsouth.net

Proposed Use Planned Residential Development (PRD)

Contact Person (Name & Mailing Address)

Michael Dye
4280 Dove Pt
Duluth, GA 30096

Phone 770-814-4500

Email Address mdye@EdgeCP.com

Status of Applicant

Y Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: AR-IV, PCD
Rezone to: PRD
Fee:$ $1,500.00
Receipt #:
Check #:

Tax Parcel Number 150028 000014, 15028 000070, 15028 000090

Acreage +/- 68.83 acres

Location Address 4336, 4370 and 4420 Benefield Road, Braselton GA 30517

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

Sign Michael Dye Date: 4-10-2024

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:

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s): Phyllis H. Roshan

Address: 4420 Benefield Road
Braselton, GA 30517

Phone Number:

Name of applicant(s): Edge City Properties, Inc.

Address: 4280 Dove Pt
Duluth, GA 30096

Phone Number: 770-814-4500

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)
Phyllis H. Roshan

Personally appeared before me
Frances S Hamrick

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

Frances S Hamrick
Notary Public

3-22-2024
Date

FRANCES S HAMRICK
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 18, 2024

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s): Estate of Benny and Rebecca M. Mangum

Address: 4336 Benefield Road
Braselton, GA 30517

Phone Number:

Name of applicant(s): Edge City Properties, Inc.

Address: 4280 Dove Pt
Duluth, GA 30096

Phone Number: 770-814-4500

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): Stacy Helton

Personally appeared before me

Stacy Helton

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

Notary Public

MY SHERIFF NOTARY EXPIRES GEORGIA SEPTEMBER 7, 2025 PUBLIC HALL COUNTY

3.20.2024
Date

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not X_____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Phyllis H. Roshan **Date:** 3/22/24

Phyllis H. Roshan
Applicant's/Owner's Name (Printed): _____

FRANCES S HAMRICK NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 19, 2024

Revised December 2019

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

I have**_____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Stacy M Helton **Title:** Executor **Date:** 3-20-24

Estate of Benny and Rebecca Mangum

Applicant's/Owner's Name (Printed): Stacy M Helton

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

I have**_____ I have not X_____

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

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

Name of Official(s): / Office: _____

Dollar Amount: 0 Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 4-10-2024

Applicant's/Owner's Name(Printed): Michael Dye, President, Edge City Properties, Inc. as Applicant

Updated Staff plan review:

Following the release of the initial Staff Report, the Applicant met with Hall Planning Staff and was encouraged to incorporate several additional changes to the site plan prior to the Planning Commission meeting. The Staff asked for several changes to be considered. As a result, the Applicant submitted a new concept plan on July 23, 2024. These Staff suggestions along with the review of the Applicant's revised submittal plan are detailed below:

STAFF COMMENTS AND REVISIONS MADE BY APPLICANT WITH REVISED PLAN SUBMITTAL:

1. **DISPLAY HOW THE VISUAL IMPACT FROM BENEFIELD ROAD WILL BE MINIMIZED BY THE CURRENT PLAN.**

   As a result, Applicant produced the typical lot "Benefield Road Cross Section exhibit" which details the graded change and landscaped buffer which will reduce the visual impact of the development from the view from Benefield Road.

2. **INCREASE GREEN SPACE AREAS.**

   The amenity area was relocated to a more central area to the development and more accessible/visible to the residents. In addition, a larger additional "Central Park Area" was added to better serve the residents.

3. **ENHANCE BUFFERS.**

   Additional planted trees within lots will be added on many of the interior lots (units 53-70 and 73-89, 90-109 and 110-128) to increase the visual buffer between homes.

4. **CREATE A PRIMARY ENTRANCE AND INCREASE THE ATTRACTIVENESS.**

   A more central entrance was created with a landscaped island and separate roadways were added to present a more attractive entrance which will be heavily landscaped and provide an additional buffer from the view from Benefield Road. A more detailed entrance landscape plan will be provided by Applicant.

5. **DECREASE THE LENGTH OF STRAIGHT ROADWAYS.**

   The new plan breaks up the longer roadways and installs roundabouts to slow traffic and creates a more pleasant design. While the streets follow the topography ridges the installation of these elements is more attractive. Also, additional lots were reduced to add a park area and additional connector street.

6. **SIDEWALKS ON BOTH SIDES OF STREETS.**

   Sidewalks were added on both sides of the streets.

Conclusion and Summary:

While no density reduction or minimum lot size reductions were requested by Staff, the revised submittal did reduce the unit count to 263, comprising of 159 detached homes and 104 townhomes or 3.82 units/acre (a reduction from 302 lots and 4.39 units/acre). The minimum lot size of 6,000 is still requested by the Applicant. After reviewing the revised submittal plan by Applicant, Staff does feel the Applicant has made a diligent effort to address the recommendations requested.

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Monday, September 16, 2024 11:34 AM
To: Jennifer Rivera (Administration)
Subject: FW: Applicant items for Benefield Road PRD Zoning
Attachments: Edge City Benefield Plan 7.29 small.jpg; BOC Applicant Requested Changes v2 9.11.24.docx; P1 Properties Support Letter for Edge City 9.9.2024.pdf; Post PC Zoning Plan 9.3.24.pdf

Jennifer,

Please find attached an updated site plan as well as the applicant-requested changes and comments in Mr. Dye's email below. If you would add these items to the Benefield Road zoning file, I would appreciate it.

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.

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

From: Mike Dye <mdye@edgecp.com>
Sent: Monday, September 16, 2024 8:39 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Applicant items for Benefield Road PRD Zoning

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

Beth:

Good morning. Thank you for your time to discuss my zoning case last week. Per our conversation, please see attached documents and the following items for consideration:

1. LOT REDUCTION AND INCREASED LOT MINIMUM. While the attached colored aerial plan was not revised, the "Post PC Zoning Plan 9.3.24" was revised to reflect the PC changes with the nine (9) reduced lots and minimum lot size of 7,000 square feet. Also, a non-disturbed buffer was added along the racetrack property and those townhome units were pulled further away from the property line (approximately 110 feet to the rear building setback).

2. SOUND BARRIER ISSUE. The attached support letter from the Caffeine and Octane racetrack owner withdraws their request made at the Planning Commission hearing for a sound barrier. After consideration they have decided my intent to bring sewer to their property and the adjacent Dell property on the corner is providing a substantial benefit to them for future development of their property (already zoned for car condos and a hotel on the Dell property). I still had Road Atlanta make the request.

3. SOUND BARRIER CONSIDERATION. While Caffeine and Octane was the first to make the request (now withdrawn), Road Atlanta requested a sound barrier, and I have solicited the input from five (5) well know firms that specialize in noise study/mitigation. Only three were able to provide timely feedback and two submitted written proposals. These were Kimley Horn and Newcomb Boyd. The costs ranged from $17,000 to $26,000. Both firms struggled with meeting a BOC deadline of 9/24/24. For the five firms that looked at the site conditions the general consensus was the most effective sound barrier would need to be installed directly by the racetrack (at the ground level with the track) to capture the sound. Generally, the further a home is away from the sound barrier the less effective it is. Even with a sound barrier directly behind the townhomes the benefit is limited the further you move away from the sound barrier. For that reason, I will be prepared to discuss this at the hearing, but I am hoping the withdrawal request for the barrier by my neighbor will allow this issue to be resolved without further action. While I struggle to understand Road Atlanta's standing to make this request, I am happy to conduct further research if instructed by Commissioner Cooper. If that is required, then I would ask a deferral be considered before a vote to remedy this request.

4. REQUESTED ZONING CONDITION CHANGES BY APPLICANT. Attached are two Applicant requested changes I would ask to be considered. The first one allows the detached home elevation to be redesigned a little closer to the Hall County requirements that allow the garages to be recessed 3 feet (compared to the Hall County code of 5 feet). Also, I would also ask for the PC condition requiring three sides brick be reconsidered. While the three-side brick increases the cost of the home by $20,000 I feel like the consumer would like to see more variation in materials as a more "craftsman style" elements are very popular and sell better. Allowing this revision will also improve affordability. Regardless, I will accept the decision by Commissioner Cooper or the entire Commission on this matter.

To conclude, I do feel strongly that the approval of this Application will provide a benefit to community and the surrounding parcels. My commitment to install the $1.83 million in sewer improvements (on the racetrack property in accordance with Hall County Public Works request) will allow for the potential development of these parcels. In addition, it is an economic reality that the value of the racetrack is eroding, and that site has so much better potential to be redeveloped with a use which is less of a nuisance. For that reason, the owners of the racetrack provided the written support for this Application.

As I am in the final days of preparing for the BOC meeting next week, please let me know if you (or Commissioner Cooper) have any comments or concerns I can be addressing. Again, thank you for your time and efforts in working with me on this request.

Mike Dye
EDGE CITY PROPERTIES, INC.

770-814-4500 Mobile

HZON24-0014 BOC Meeting Applicant Requested Changes:

6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence. In addition, garages of the detached homes may be recessed from 3’ to 20’ behind the front heated square footage. Plans shall be similar in architecture as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.

23. The residences (townhomes and detached dwellings) shall be composed of a majority of brick ormasonry, on the front facadeThe sides shall have a two-foot brick water table.

Or Alternate Condition 23:

The residences (townhomes and detached dwellings) shall be composed of all brick/masonry on the front. The sides shall have a two-foot brick water table.

PROJECT DESCRIPTION

The Subject Property contains three existing parcels with a total of +/- 68.83 acres of land on the north side of SR 53 (Winder Highway) in Hall County. The Property is located approximately four miles westbound from Interstate 85 and approximately five miles to the east from Interstate I-985. The only access to the development will be through two entrances on Benefield Road. Benefield Road has abundant access from SR 211 (Tanners Mill Road) to the north and SR 53 (Winder Highway) to the south.

The Applicant seeks to rezone the property to a Planned Residential Development (PRD) with quality residential homes with a full amenity package serving the residents.

The proposed homes will include a mixture of one and two-story detached and attached homes including two-car garages. The front façade of the proposed homes would be constructed of a mixture of brick, stone, and/or fiber-cement shake/siding (including board and batten). The homes proposed would contain a minimum of 1,800 square feet for the one-story homes and a minimum of 2,000 square feet for the two-story homes. The townhomes will have a minimum of 1,800 square feet.

Home prices (detached) will average from the high $300,000's to mid $400,000's and townhomes from the mid $300,000's. Homes with basements and additional finishes will increase the average price.

A pool, cabana, hiking trails, open space areas and a dog park will serve the residents. All of the creeks and streams for the Property will be subject to the State and County buffer standards.

The community is designed to accommodate 302 homes consisting of 186 single family detached homes and 116 townhomes which are adjacent to the PCD zoned property known as Lanier Raceway. A more detailed description of the lot minimum requirements can be found on the site plan. A conceptual site plan is

submitted, but the Applicant reserves the right to amend the plan and develop in accordance with the final zoning conditions.

PROPOSED

PRD DEVELOPMENT STANDARDS:

TOTAL HOMES:	**302 TOTAL** **186 SINGLE-FAMILY DETACHED** **116 TOWNHOMES** **ALL W/ENCLOSED TWO CAR GARAGES**
TOTAL SITE DENSITY:	**4.39 LOTS/ACRE**
MINIMUM LOT AREA:	**6,000 SQUARE FEET (DETACHED)**
MINIMUM LOT WIDTH:	**50 FEET**
MINIMUM HEATED FLOOR:	**1800 SQUARE FEET (TOWNHOMES)**
	1800 SQUARE FEET (DETACHED ONE STORY HOMES)
	2000 SQUARE FEET (DETACHED TWO STORY HOMES)
MAXIMUM BUILDING HEIGHT:	**35 FEET**
FRONT SETBACK:	**25 FEET**
REAR YARD SETBACK:	**20 FEET**
SIDE YARD:	**5 FEET**
CORNER SIDE	**10 FEET**
PERIMETER BUFFER (REPLANTED)	**50 FEET**

CURRENT USE AND FUTURE DEVELOPMENT

The Property is currently zoned AR-IV and PCD in Hall County. A majority of the property was rezoned in 2021 as a Planned Commercial Development (PCD) to consist of residential homes, car condos, RV parking and race day cottages. The existing home (Lot 10 of the PCD zoning) will remain a single-family home and will soon be replated out of the existing parcel number 15028 000090. It is excluded from this Application.

The property will be served by Hall County public sewer and City of Gainesville water. Capacity and service has already been reserved and a commitment letter accompanies this submittal.

The internal roads of the development will be developed and dedicated to Hall County standards and will not be private.

A mandatory Homeowners Association will be recorded with the final plat and govern the development for architectural standards and quality controls for the development as well as mandatory annual assessments for the maintenance of the common areas, signage and amenities.

The project is expected to take four (4) years to build out in three (3) phases of approximately 101 homes per phase.

A traffic impact study has been completed by the Applicant and accompanies this petition. The conclusion and recommendations for this report include the installation of decel lanes on Benefield Road for both entrances to the development and one left hand turn lane entering the Property from the northbound approach from HWY 53. In addition, the report recommends the installation of a right decel lane on HWY 53 (entering Benefield Road) and a right turn lane on the south Benefield Road approach to HWY 53.

The surrounding zonings consist PID, AR-IV, PCD, H-B and I-I.

The project will have monument signage that will not exceed the thirty-two (32) square feet which is permitted under the Hall County Signs Ordinance.

The Applicant is requesting the following variances to the PRD standards in the Development Standards Table listed in this Application. In addition, the Applicant request the following zoning conditions be considered:

1. The minimum lot size for detached homes shall be 6,000 square feet (from 8,000 square feet). (The reduction of lot size is being requested to accommodate the rising cost of housing due to material cost and mortgage interest rates. Homebuyers prefer smaller lots versus paying premiums for larger lots in today's environment).

2. Developer shall be allowed to only install sidewalks on one side of the street to lower the amount of impervious area and improve the aesthetic look of the neighborhood.

3. A variance to the maximum width of the garage wall for detached homes shall not exceed 55% of the width of the front façade of the dwelling. The garages can protrude up to 7.5 feet from the front heated square footage. Garage accents (i.e. eyebrow treatments, etc.) are excluded from this calculation.

4. Detached homes can also have garages set back a minimum of 4 feet from the heated square footage. Garage accents (i.e. eyebrow treatments, etc.) are excluded from this calculation.

5. A variance to the maximum width of the garage wall for townhomes shall not exceed 75% of the width of the front façade of the dwelling. The garages can protrude up to 7.5 feet from the front heated square footage. Garage accents (i.e. eyebrow treatments, etc.) are excluded from this calculation.

6. Developer shall be to allowed up to six model homes shall be permitted prior to the issuance of a final plat for the development.

HOUSING PRODUCT

Please see the enclosed photos of proposed housing product that accompany this application.

ACCOMPANYING MATERIALS

INTRODUCTION

A. COMPLETED APPLICATION WITH OWNER AFFADAVITS/CONTRIBUTIONS

B. PROJECT CONCEPT PLAN

C. PROPOSED HOME PRODUCT

D. WATER/SEWER CONFIRMATION LETTERS

E. LEGAL DESCRIPTION

F. TRAFFIC IMPACT STUDY

G. CONSTITUTIONAL OBJECTIONS

JUSTIFICATION FOR REZONING APPLICATION OF EDGE CITY PROPERTIES, INC.

The portions of the Zoning Resolution of Hall County (the “ZR”) which classify or may classify the property (the 'Property") which is the subject of the rezoning application submitted herewith (the “Application”) into any less intensive zoning classification other than as requested by the Applicant, or that prohibit the development of the Property as set forth in the Application, are or would be 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 II 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 ZR as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner’s property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and 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 denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the PRD zoning classification as requested by the Applicant and is not economically suitable for development under the present AR-IV and PCD zoning classification of Hall County. A denial of the Application would constitute an arbitrary and capricious act by the Hall County Commissioner without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II 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 by the Hall County Commissioner to rezone the Property to the PRD classification as set forth in the Application with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of 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 subject Property to the PRD classification subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant’s and the Owner’s utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Likewise, a refusal by the Hall County Commissioner to permit the Applicant to withdraw the Application without prejudice would be an arbitrary and capricious act by Hall County Commissioner without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section 1, Paragraph I and Article I, Section I, Paragraph II 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.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

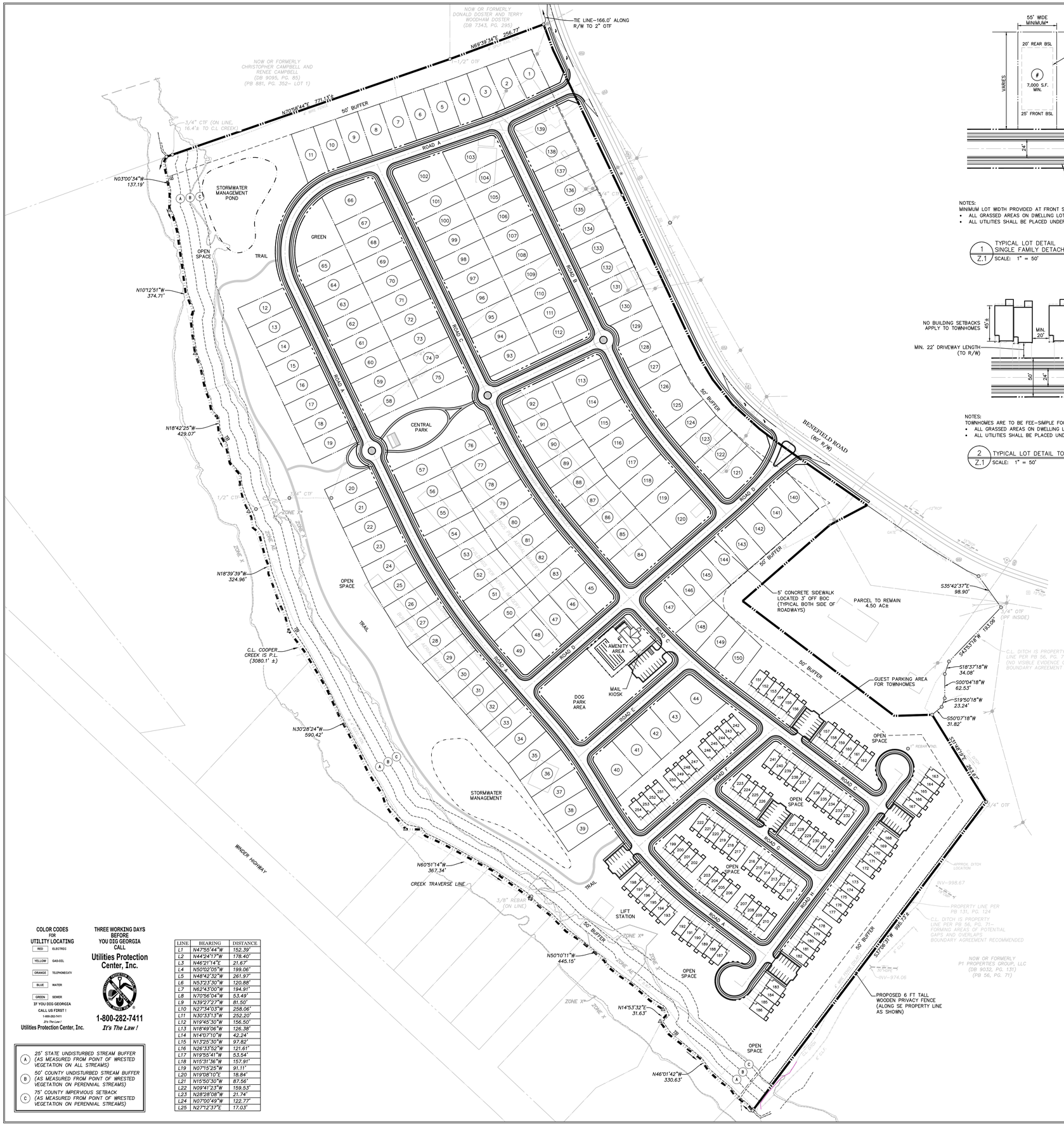
This 12 day of April 2024

Respectfully submitted,

EDGE CITY PROPERTIES, INC., As Applicant

_____

Michael K. Dye
President



LINE	BEARING	DISTANCE
L1	N47°55'44"W	152.39'
L2	N44°24'17"W	178.40'
L3	N46°21'14"E	21.67'
L4	N50°02'05"W	199.06'
L5	N48°42'32"W	261.97'
L6	N53°23'30"W	120.88'
L7	N62°43'00"W	194.91'
L8	N70°56'04"W	53.49'
L9	N39°27'27"W	81.50'
L10	N27°34'03"E	258.06'
L11	N30°33'13"W	252.20'
L12	N19°45'30"W	156.50'
L13	N18°49'06"W	126.38'
L14	N14°07'10"W	42.24'
L15	N13°25'30"W	97.82'
L16	N26°33'52"W	121.61'
L17	N19°55'41"W	53.54'
L18	N15°31'36"W	157.91'
L19	N07°15'25"W	91.11'
L20	N19°08'10"E	18.84'
L21	N15°50'30"W	87.56'
L22	N09°41'23"W	159.53'
L23	N28°28'08"W	21.74'
L24	N07°00'49"W	122.77'
L25	N27°12'37"E	17.03'

COLOR CODES FOR UTILITY LOCATING

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	TELEPHONE/CATV
BLUE	WATER
GREEN	SEWER

IF YOU DIG GEORGIA CALL US FIRST ! 1-800-282-7411 It's The Law !

Utilities Protection Center, Inc.

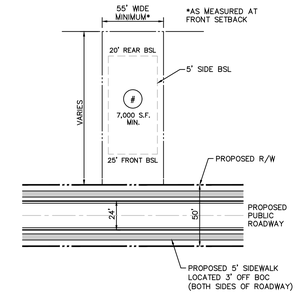
THREE WORKING DAYS BEFORE YOU DIG GEORGIA CALL

Utilities Protection Center, Inc.

1-800-282-7411

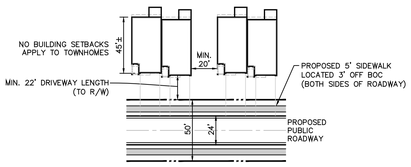
It's The Law !

- (A) 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON ALL STREAMS)
- (B) 50' COUNTY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)
- (C) 75' COUNTY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)



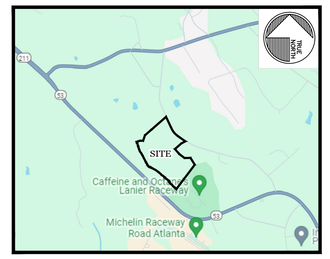
NOTES:
MINIMUM LOT WIDTH PROVIDED AT FRONT SETBACK = 55 FEET
- ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.

1 / Z.1 TYPICAL LOT DETAIL SINGLE FAMILY DETACHED LOTS
SCALE: 1" = 50'



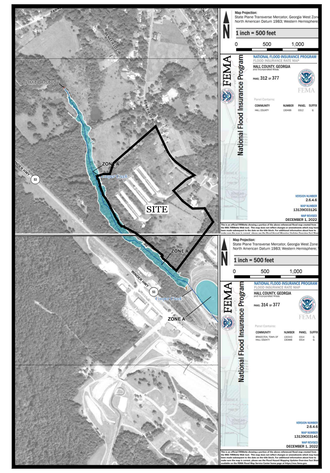
NOTES:
TOWNHOMES ARE TO BE FEE-SIMPLE FOOTPRINT
- ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.

2 / Z.1 TYPICAL LOT DETAIL TOWNHOUSE LOTS
SCALE: 1" = 50'



VICINITY MAP

SCALE 1" = 2,000'



FEMA MAP

SCALE 1"=1,000'

ZONING PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY GUNNIN LAND SURVEYING DATED FEBRUARY 2023.
2. EXISTING ZONING: PCD & AR-IV
   PROPOSED ZONING: PRD
3. SUBJECT PROPERTY IS LOCATED ALONG BENEFIELD ROAD IN MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA.
4. OWNER: EDGE CITY PROPERTIES, INC.
   4280 DOVE POINT
   DULUTH, GA 30096
   CONTACT: MR. MIKE DYE 770.814.4500
   mdye@edgecp.com
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
   12460 CRABAPPLE ROAD, SUITE 202-612
   ALPHARETTA, GEORGIA 30004
   CONTACT: MR. SOTIR J. CHRISTOPHER 770.331.7303
6. UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA, FIRM MAPS #13139C0312G (PANEL 312 OF 377) AND #13139C0314G (PANEL 314 OF 377), DATED DECEMBER 1, 2022, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE AE).
7. JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND FIELD SURVEYED AS SHOWN ON PLANS.
8. SEWER TO BE PROVIDED BY HALL COUNTY. A SANITARY SEWER LIFT STATION IS PROPOSED (APPROX LOCATION SHOWN ON PLANS). WATER TO BE PROVIDE BY THE CITY OF GAINESVILLE.
9. PROPOSED ROADWAYS TO BE PUBLIC WITH 50' RIGHT-OF-WAY & 24' BACK OF CURB WITH SIDEWALKS ON BOTH SIDES OF ROADWAY. OFF-STREET GUEST PARKING PROVIDED IN TOWNHOUSE AREA AS SHOWN.
10. PROPOSED TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS TO BE OPEN SPACE CONTROLLED BY THE HOA/COVENANTS).
11. PROPOSED TRAIL TO BE A COMPACTED EARTHEN PATH.

SITE ANALYSIS

TOTAL SITE AREA		68.83 ACRES±
PROPOSED YIELD	(A) 24' WIDE TOWNHOME	104 LOTS
	(B) 55' WIDE DETACHED LOTS	150 LOTS
	TOTAL	254 LOTS
PROPOSED GROSS DENSITY		3.69 UNITS/AC.
PROPOSED PRD ZONING CRITERIA		
OPEN SPACE REQUIRED		20.65 AC.± (30%)
OPEN SPACE PROPOSED		23.5 AC.± (34.1%)
MINIMUM LOT SIZE		7,000 S.F.
BUILDING SETBACKS*	FRONT	25 FEET
	SIDE	5 FEET
	CORNER SIDE	10 FEET
	REAR	20 FEET
REQUIRED PERIMETER BUFFER		50 FEET

* BUILDING SETBACKS DO NOT APPLY TO FEE-SIMPLE FOOTPRINT TOWNHOMES (SEE DETAIL)

0 50' 100' 200' 400'

SCALE: 1"=100'

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 028888 PROFESSIONAL SCOTT J. CHRISTOPHER 9/3/2024

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLAN

FOR:

BENEFIELD ROAD TRACT

MORGAN DISTRICT
GMD 385
HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096

CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

1	04.16.2024	CLIENT COMMENTS
2	07.23.2024	CLIENT/COUNTY COMMENTS
3	09.03.2024	CLIENT/COUNTY COMMENTS

DATE: MARCH 14, 2024

CP&E DRAWING NO: 2024103z1.dwg

ZONING SITE PLAN

SHEET NO. Z.1

VICINITY MAP

SCALE: 1" = 2,000'

FEMA MAP

SCALE 1"=1,000'

SITE ANALYSIS

TOTAL SITE AREA		69.83 ACRES±
PROPOSED YIELD	(A) 24' WIDE TOWNHOME	104 LOTS
	(B) 55' WIDE DETACHED LOTS	159 LOTS
	TOTAL	263 LOTS
PROPOSED GROSS DENSITY:		3.82 UNITS/AC.
PROPOSED PRD ZONING CRITERIA		
OPEN SPACE REQUIRED		20.65 AC.± (30%)
OPEN SPACE PROPOSED:		22.39 AC.± (32.1%)
MINIMUM LOT SIZE:		6,000 SF
BUILDING SETBACKS*:	FRONT:	25 FEET
	SIDE:	5 FEET
	CORNER SIDE:	10 FEET
	REAR:	20 FEET
REQUIRED PERIMETER BUFFER:		50 FEET

* BUILDING SETBACKS DO NOT APPLY TO FEE-SIMPLE FOOTPRINT TOWNHOMES (SEE DETAIL)

ZONING PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY GUNNIN LAND SURVEYING DATED: 11/30/2022.
2. EXISTING ZONING: R-100 (MORGAN) PROPOSED ZONING: PRD
3. SUBJECT PROPERTY IS LOCATED ALONG BENEFIELD ROAD IN MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA.
4. OWNER: EDGE CITY PROPERTIES, INC. 4330 DOVE POINT DULUTH, GA 30096 CONTACT: MR. MIKE DYE 770.814.4500 mike@edgecp.com
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, LLC (D.N.A. CHRISTOPHER PLANNING & ENGINEERING) 12460 CRABAPPLE ROAD, SUITE 202-612 ALPHARETTA, GEORGIA 30004 CONTACT: CHRISTOPHER J. ZAHN, AICP
6. UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS (FIRM) FOR HALL COUNTY, GEORGIA, FIRM MAPS #13139C0314E, DATED: 3/17/2014 AND #13139C0314F (PANEL 314 OF 377), DATED: DECEMBER 11, 2019, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE AE).
7. JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE BEEN FIELD DELINEATED BY CORDILLEY ECOLOGY GROUP AND ARE FIELD SURVEYED AS SHOWN ON PLANS.
8. SEWER TO BE PROVIDED BY HALL COUNTY. A SANITARY SEWER EXTENSION IS PROPOSED (APPROX LOCATION SHOWN ON PLANS). WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE.
9. PROPOSED ROADWAYS TO BE PUBLIC WITH 50' RIGHT-OF-WAY & 24' WIDTH OF CURB WITH SIDEWALKS ON BOTH SIDES OF ROADWAY. OFF-STREET GUEST PARKING PROVIDED IN TOWNHOME AREA AS SHOWN.
10. PROPOSED TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS TO BE OPEN SPACE CONTROLLED BY THE HOA/COWNAHTS).
11. PROPOSED TRAIL TO BE A COMPACTED EARTHEN PATH.

LINE	BEARING	DISTANCE
L1	N47°35'49"W	352.39'
L2	N44°24'11"E	10.00'
L3	N46°21'14"E	21.07'
L4	N03°00'34"W	137.19'
L5	N46°21'14"E	266.69'
L6	N53°33'10"W	100.86'
L7	N03°00'34"W	137.19'
L8	N20°58'04"E	63.49'
L9	N10°12'51"W	81.12'
L10	N22°34'03"W	258.06'
L11	N70°31'13"E	252.20'
L12	N19°42'26"W	156.50'
L13	N70°17'34"E	150.40'
L14	N19°42'26"W	43.24'
L15	N13°23'30"W	97.62'
L16	N09°23'30"W	73.61'
L17	N18°55'41"W	53.54'
L18	N15°31'16"W	105.91'
L19	N07°13'29"W	81.11'
L20	N13°23'30"W	18.24'
L21	N85°50'30"E	87.95'
L22	N28°01'23"E	165.33'
L23	N28°28'08"W	21.74'
L24	N07°00'49"W	127.77'
L25	N27°52'37"E	19.03'

COLOR CODES FOR UTILITY LOCATING
RED ELECTRIC
YELLOW GAS/OIL
ORANGE TELEPHONE/CATV
BLUE WATER
GREEN SEWER
TO VERIFY GEORGIA LAW REQUIRES YOU TO CALL UTILITIES PROTECTION CENTER, INC.

THREE WORKING DAYS BEFORE YOU DIG! GEORGIA LAW REQUIRES YOU TO CALL
Utilities Protection Center, Inc.
1-800-282-7411
It's The Law!

A 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON ALL STREAMS)
B 50' COUNTY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)
C 75' COUNTY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED DESIGN PROFESSION #: 0150744 (EXP. 03.21.2027)
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE: 770.331.7303
achristopher@christopherplanning.com

1/23/2024

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ZONING PLAN FOR:

BENEFIELD ROAD TRACT

MORGAN DISTRICT
GMD 385
HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4330 DOVE POINT
DULUTH, GA 30096
CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

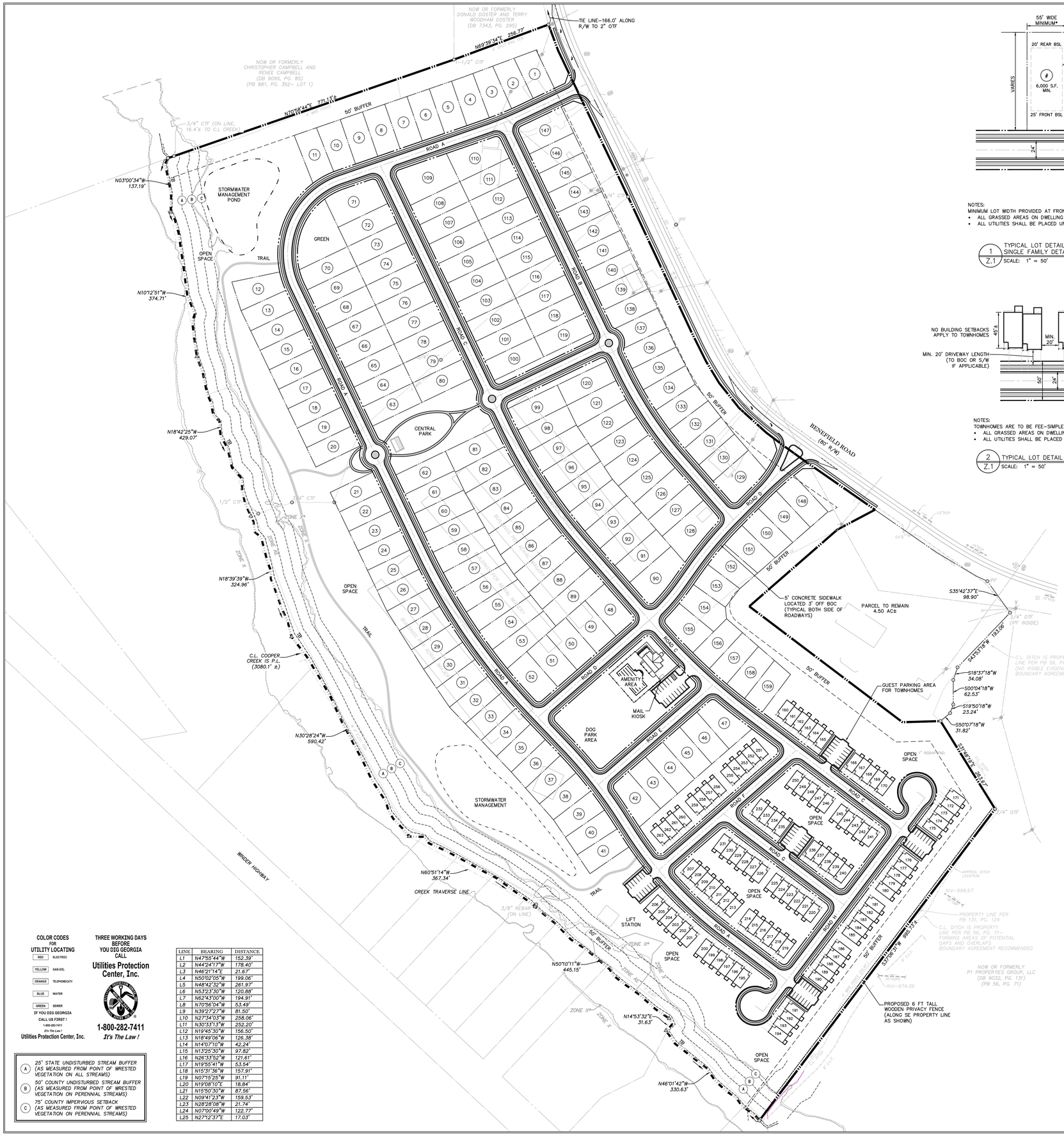
04.16.2024	CLIENT COMMENTS
07.23.2024	CLIENT/COUNTY COMMENTS

DATE: MARCH 14, 2024
CP&E DRAWING NO: 20241103z1.dwg

ZONING SITE PLAN

SHEET NO: Z.1

NOW OR FORMERLY DONALD DOSTER AND TERRY WOODHAM DOSTER (DB 7343, PG. 299)
NOW OR FORMERLY CHRISTOPHER CAMPBELL AND RENEE CAMPBELL (DB 9095, PG. 85) (PB 881, PG. 352- LOT 1)
TIE LINE-166.0' ALONG R/W TO 2" OTF
N69°39'34"E 256.77'
1/2" OTF
N70°08'44"E 771.15'
50' BUFFER
3/4" CTF (ON LINE, 16.4'± TO C.L. CREEK)
N03°00'34"W 137.19'
STORMWATER MANAGEMENT POND
OPEN SPACE
TRAIL
GREEN
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
CENTRAL PARK
N10°12'51"W 374.71'
N18°42'25"W 429.07'
N18°39'39"W 324.96'
ZONE X
ZONE AE
OPEN SPACE
TRAIL
C.L. COOPER CREEK IS P.L. (3080.1' ±)
N30°28'24"W 590.42'
STORMWATER MANAGEMENT
WINDER HIGHWAY
N60°51'14"W 367.34'
CREEK TRAVERSE LINE
1/2" REBAR (ON LINE)
LIFT STATION
N50°10'11"W 445.15'
N14°53'32"E 31.63'
N46°01'42"W 330.63'
60' BUFFER
BENEFIELD ROAD (80' R/W)
AMENITY AREA
MAIL KIOSK
DOG PARK AREA
GUEST PARKING AREA FOR TOWNHOMES
5' CONCRETE SIDEWALK LOCATED 3' OFF BOC (TYPICAL BOTH SIDE OF ROADWAYS)
PARCEL TO REMAIN 4.50 AC±
S35°42'37"E 98.90'
1/4" OTF (IPF INSIDE)
S45°53'16"W 183.00'
S18°37'18"W 34.08'
S00°04'18"W 62.53'
S19°50'18"W 23.24'
S50°07'18"W 31.82'
S31°08'42"E 261.57'
1/4" OTF
C.L. DITCH IS PROPERTY LINE PER PB 56, PG. 71- (NO VISIBLE EVIDENCE OF DITCH) BOUNDARY AGREEMENT RECOMMENDED
APPROX. DITCH LOCATION
INV=998.67
PROPERTY LINE PER PB 131, PG. 124
C.L. DITCH IS PROPERTY LINE PER PB 56, PG. 71- FORMING AREAS OF POTENTIAL GAPS AND OVERLAPS BOUNDARY AGREEMENT RECOMMENDED
S31°08'42"E 495.24'
INV=974.06
NOW OR FORMERLY P1 PROPERTIES GROUP, LLC (DB 9032, PG. 131) (PB 56, PG. 71)
PROPOSED 6 FT TALL WOODEN PRIVACY FENCE (ALONG SE PROPERTY LINE AS SHOWN)
OPEN SPACE
POND
OPEN SPACE
OPEN SPACE
OPEN SPACE



LINE	BEARING	DISTANCE
L1	N47°55'44"W	152.39'
L2	N44°24'17"W	178.40'
L3	N46°21'14"E	21.67'
L4	N50°02'05"W	199.06'
L5	N48°43'32"W	261.97'
L6	N53°23'30"W	120.88'
L7	N62°43'00"W	194.91'
L8	N70°56'04"W	53.49'
L9	N39°27'27"W	81.50'
L10	N27°34'03"W	258.06'
L11	N30°33'13"W	252.20'
L12	N19°45'30"W	156.50'
L13	N18°49'06"W	126.38'
L14	N14°07'10"W	42.24'
L15	N13°25'30"W	97.82'
L16	N26°33'52"W	121.61'
L17	N19°55'41"W	53.54'
L18	N15°31'36"W	157.91'
L19	N07°15'25"W	91.11'
L20	N19°08'10"E	18.84'
L21	N15°50'30"W	87.56'
L22	N09°41'23"W	159.53'
L23	N28°28'08"W	21.74'
L24	N07°00'49"W	122.77'
L25	N27°12'37"E	17.03'

COLOR CODES FOR UTILITY LOCATING

RED	ELECTRIC
YELLOW	GAS-CGL
ORANGE	TELEPHONE/CATV
BLUE	WATER
GREEN	SEWER

IF YOU DIG GEORGIA CALL US FIRST ! 1-800-282-7411 (It's The Law !)
Utilities Protection Center, Inc.

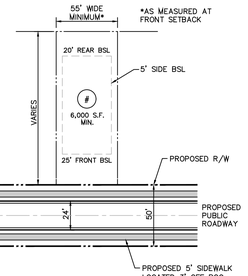
THREE WORKING DAYS BEFORE YOU DIG GEORGIA CALL

Utilities Protection Center, Inc.

1-800-282-7411

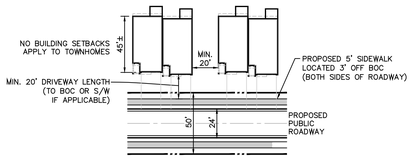
It's The Law !

- (A) 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON ALL STREAMS)
- (B) 50' COUNTY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)
- (C) 75' COUNTY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)



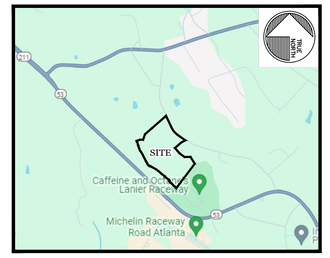
NOTES:
MINIMUM LOT WIDTH PROVIDED AT FRONT SETBACK = 55 FEET
- ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.

1 / Z.1 TYPICAL LOT DETAIL SINGLE FAMILY DETACHED LOTS
SCALE: 1" = 50'

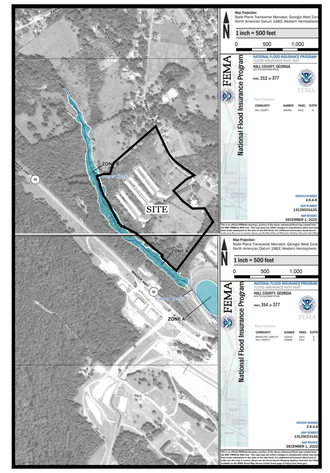


NOTES:
TOWNHOMES ARE TO BE FEE-SIMPLE FOOTPRINT
- ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.

2 / Z.1 TYPICAL LOT DETAIL TOWNHOUSE LOTS
SCALE: 1" = 50'



VICINITY MAP
SCALE 1" = 2,000'



FEMA MAP
SCALE 1"=1,000'

ZONING PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY GUNNIN LAND SURVEYING DATED FEBRUARY 2023.
2. EXISTING ZONING: PCD & AR-IV
   PROPOSED ZONING: PRD
3. SUBJECT PROPERTY IS LOCATED ALONG BENEFIELD ROAD IN MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA.
4. OWNER: EDGE CITY PROPERTIES, INC.
   4280 DOVE POINT
   DULUTH, GA 30096
   CONTACT: MR. MIKE DYE 770.814.4500
   mdye@edgecp.com
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
   12460 CRABAPPLE ROAD, SUITE 202-612
   ALPHARETTA, GEORGIA 30004
   CONTACT: MR. SCITR J. CHRISTOPHER 770.331.7303
6. UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA, FIRM MAPS #13139C0312G (PANEL 312 OF 377) AND #13139C0314G (PANEL 314 OF 377), DATED DECEMBER 1, 2022, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE AE).
7. JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND FIELD SURVEYED AS SHOWN ON PLANS.
8. SEWER TO BE PROVIDED BY HALL COUNTY. A SANITARY SEWER LIFT STATION IS PROPOSED (APPROX LOCATION SHOWN ON PLANS). WATER TO BE PROVIDE BY THE CITY OF GAINESVILLE.
9. PROPOSED ROADWAYS TO BE PUBLIC WITH 50' RIGHT-OF-WAY & 24' BACK OF CURB WITH SIDEWALKS ON BOTH SIDES OF ROADWAY. OFF-STREET GUEST PARKING PROVIDED IN TOWNHOUSE AREA AS SHOWN.
10. PROPOSED TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS TO BE OPEN SPACE CONTROLLED BY THE HOA/COVENANTS).
11. PROPOSED TRAIL TO BE A COMPACTED EARTHEN PATH.

SITE ANALYSIS

TOTAL SITE AREA		68.83 ACRES±
PROPOSED YIELD	(A) 24' WIDE TOWNHOME	104 LOTS
	(B) 55' WIDE DETACHED LOTS	159 LOTS
	TOTAL	263 LOTS
PROPOSED GROSS DENSITY		3.82 UNITS/AC.
PROPOSED PRD ZONING CRITERIA		
OPEN SPACE REQUIRED		20.65 AC.± (30%)
OPEN SPACE PROPOSED		22.39 AC.± (32.5%)
MINIMUM LOT SIZE		6,000 S.F.
BUILDING SETBACKS*	FRONT	25 FEET
	SIDE	5 FEET
	CORNER SIDE	10 FEET
	REAR	20 FEET
REQUIRED PERIMETER BUFFER		50 FEET

* BUILDING SETBACKS DO NOT APPLY TO FEE-SIMPLE FOOTPRINT TOWNHOMES (SEE DETAIL)

0 50' 100' 200' 400'
SCALE: 1"=100'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 029888 PROFESSIONAL SCOTT J. CHRISTOPHER 7/23/2024

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLAN

FOR:

BENEFIELD ROAD TRACT

MORGAN DISTRICT
GMD 385
HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096

CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

1	04.16.2024	CLIENT COMMENTS
2	07.23.2024	CLIENT/COUNTY COMMENTS

DATE: MARCH 14, 2024

CP&E DRAWING NO: 2024103z1.dwg

ZONING SITE PLAN

SHEET NO. **Z.1**

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 27,221. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 4,477,952.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: MARCH 26, 2024

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. HALL COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13139C0312G AND 13139C0314G, DATED DECEMBER 1, 2022.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
TEL: (404.874.8585)

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON–METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY CORBLU ECOLOGY GROUP (PROJECT# 02–021224) AND FIELD LOCATED BY THIS FIRM.

SITE ADDRESS IS LISTED AS: 4336, 4370 AND 4420 BENEFIELD ROAD, BRASELTON, GEORGIA 30517

THE CURRENT PARCEL IDENTIFICATION NUMBERS ARE 15028 000014, 15028 000070 AND 15028 000090 (A PORTION OF).

DISCLOSURE AND NOTICE

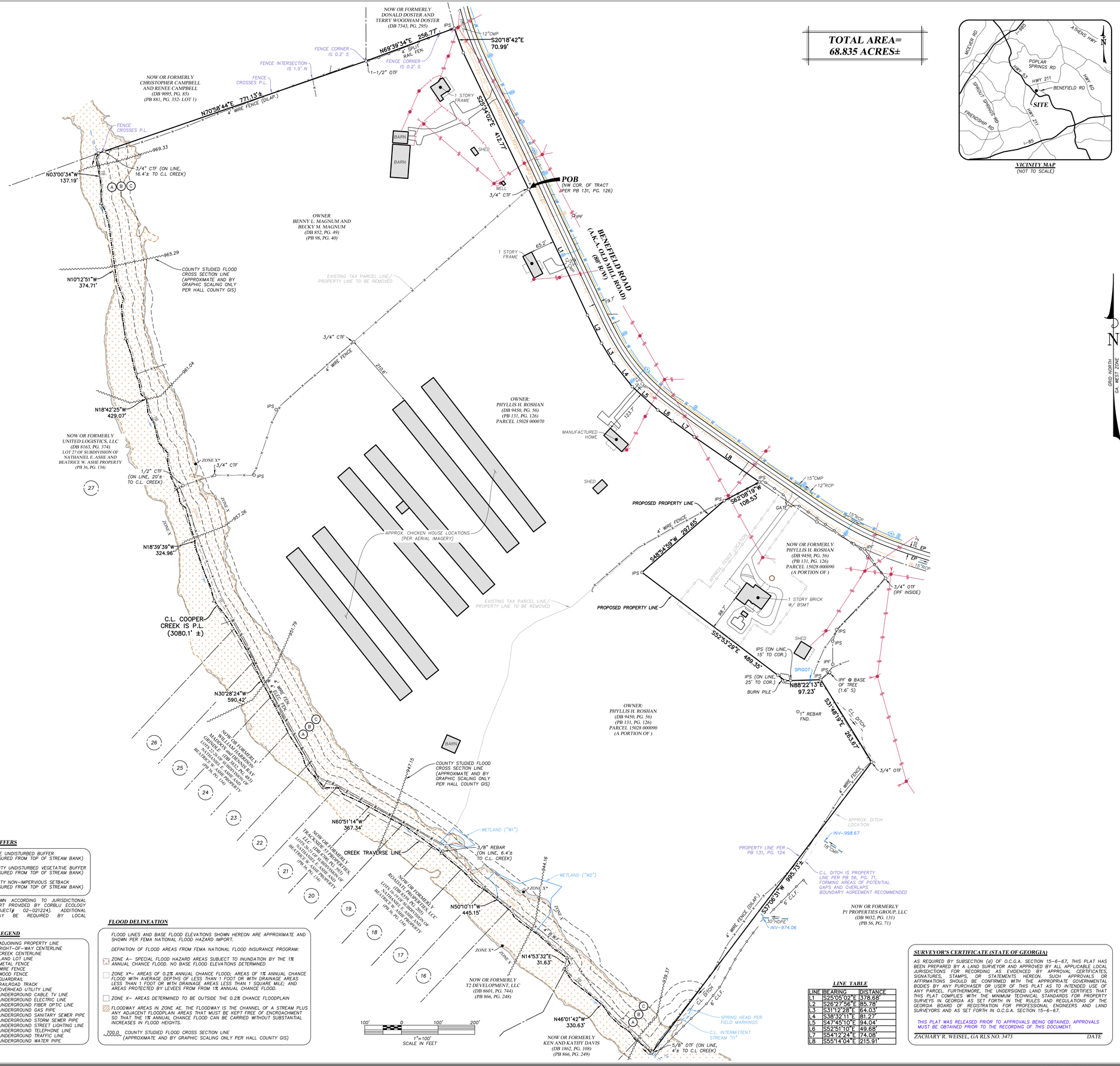
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

TOTAL AREA= 68.835 ACRES±

VICINITY MAP
(NOT TO SCALE)



SYMBOL LEGEND

- IPF 1/2" REBAR FOUND
- IPS 1/2" REBAR SET
- RIGHT–OF–WAY MONUMENT FOUND
- (42) ADJOINING LOT NUMBER
- (26) LOT NUMBER
- (12) LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELEC ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GM GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- PEDESTAL/WEIR INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRV POST INDICATOR VALVE
- WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WV WATER VAULT
- TREE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI/W	PEDESTAL/WEIR INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

STREAM BUFFERS

- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM TOP OF STREAM BANK)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM TOP OF STREAM BANK)
- (C) 75' COUNTY NON–IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF STREAM BANK)

BUFFERS SHOWN ACCORDING TO JURISDICTIONAL WATERS REPORT PROVIDED BY CORBLU ECOLOGY GROUP (PROJECT# 02–021224). ADDITIONAL BUFFERS MAY BE REQUIRED BY LOCAL REQUIREMENTS.

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT–OF–WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OHP OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

FLOOD DELINEATION

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- ZONE X*– AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM FROM 1% ANNUAL CHANCE FLOOD.
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- FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

7000 COUNTY STUDIED FLOOD CROSS SECTION LINE (APPROXIMATE AND BY GRAPHIC SCALING ONLY PER HALL COUNTY GIS)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S25°05'02"E	178.68'
L2	S26°27'56"E	85.78'
L3	S31°12'28"E	64.03'
L4	S38°32'11"E	81.27'
L5	S47°45'10"E	94.04'
L6	S52°51'10"E	49.68'
L7	S54°12'24"E	74.08'
L8	S55°14'04"E	215.91'

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

THIS PLAT WAS RELEASED PRIOR TO APPROVALS BEING OBTAINED. APPROVALS MUST BE OBTAINED PRIOR TO THE RECORDING OF THIS DOCUMENT.

ZACHARY R. WEISEL, GA RLS NO. 3473 DATE

REVISION | DATE

BOUNDARY SURVEY FOR:
EDGE CITY PROPERTIES, INC.
LOCATED IN MORGAN DISTRICT (GMD 385)
HALL COUNTY, GEORGIA
APRIL 12, 2024

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia LSF 000033 Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3473 LAND SURVEYOR ZACHARY R. WEISEL

DRAWN BY: ZRW
CHECKED BY: JRG

PROJECT NO. 24001

SHEET 1 OF 1

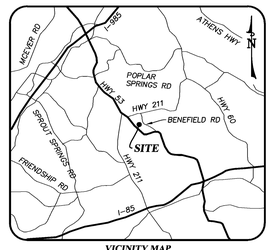
06.12.2024 Item 6

FILENAME: 24001 Benefield Road Overall Boundary (Zoning).dwg PLOT DATE: 04.12.2024

RESERVED FOR PLAT FILING

eFiled and eRecorded
DATE: 05/02/2024
TIME: 3:46 PM
PLAT BOOK: 885
PAGE: 68 - 68
FILING FEES: $10.00
PART ID: 4980386552
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

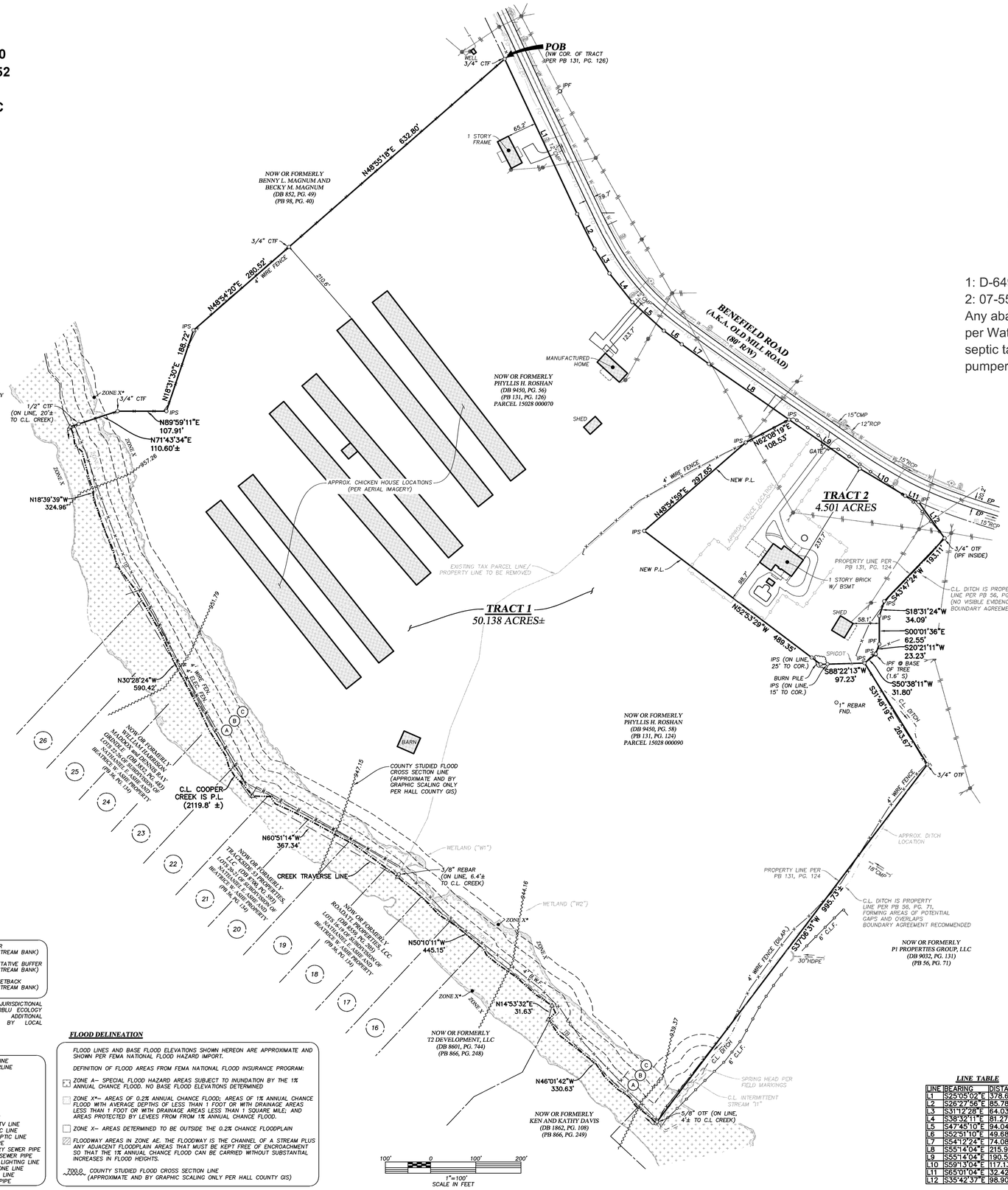
TOTAL AREA=
54.639 ACRES±



VICINITY MAP
(NOT TO SCALE)

HALL COUNTY
DEPT. OF PUBLIC HEALTH
Emily McGahee
4/23/2024

1: D-6495
2: 07-555
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.



SYMBOL LEGEND

IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
	RIGHT-OF-WAY MONUMENT FOUND
42	ADJOINING LOT NUMBER
28	LOT NUMBER
115	LAND LOT NUMBER
	AIR CONDITIONING UNIT
	BENCHMARK
	BOLLARD
	HANDICAP PARKING SPOT
	SIGN
	MANHOLE – UNKNOWN TYPE
	HANDHOLE
	CABLE TV BOX
	CABLE TV MANHOLE
	CABLE TV PEDESTAL
	ELECTRIC BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
ELEC	ELECTRIC PEDESTAL
	GUY WIRE AND ANCHOR
	GUY POLE
	LIGHT POLE (LP)
	POWER POLE (PP)
	SERVICE POLE
	HIGH VOLTAGE POWER POLE (HVPP)
	TRANSFORMER
	GAS MANHOLE
	GAS VALVE
	GAS METER
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM SEWER CLEAN OUT
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	CURB INLET
	DROP INLET
	FLARED END SECTION
	HEADWALL
	JUNCTION BOX
	PEDESTAL/WEIR INLET
	YARD INLET
	TELEPHONE BOX
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	PEDESTRIAN SIGNAL POLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
CPIV	POST INDICATOR VALVE
	WATER MANHOLE
WM	WATER METER
	WATER VALVE
W	WATER VAULT
	TREE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI/M	PEDESTAL/WEIR INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

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	WOOD FENCE
	GUARDRAIL
	RAILROAD TRACK
OHU	OVERHEAD UTILITY LINE
TV	UNDERGROUND CABLE TV LINE
E	UNDERGROUND ELECTRIC LINE
FO	UNDERGROUND FIBER OPTIC LINE
G	UNDERGROUND GAS PIPE
SS	UNDERGROUND SANITARY SEWER PIPE
SD	UNDERGROUND STORM SEWER PIPE
SL	UNDERGROUND STREET LIGHTING LINE
T	UNDERGROUND TELEPHONE LINE
TR	UNDERGROUND TRAFFIC LINE
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700.0 COUNTY STUDIED FLOOD CROSS SECTION LINE (APPROXIMATE AND BY GRAPHIC SCALING ONLY PER HALL COUNTY GIS)

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L6	S52°51'10"E	49.68'
L7	S54°12'24"E	74.08'
L8	S55°14'04"E	215.91'
L9	S55°14'04"E	190.51'
L10	S59°13'04"E	117.13'
L11	S65°01'04"E	32.42'
L12	S35°42'37"E	98.90'

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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ZACHARY R. WEISEL, GA RLS NO. 3473 — 04.16.24 DATE

RECORDING PERMIT

BY **Brittany Walker**
HALL COUNTY PLANNING COMMISSION
DATE: 4/23/2024

COUNTY ENGINEER
APPROVED
Jason Skarda
4/23/2024
HALL COUNTY, GEORGIA

REVISION | DATE

MINOR PLAT FOR:
EDGE CITY PROPERTIES, INC.
(BENEFIELD TRACTS)
LOCATED IN MORGAN DISTRICT (GMD 385)
HALL COUNTY, GEORGIA
MARCH 21, 2024

GUNNIN SURVEY
141 Redwood Street, Suite 116
Cumming, Georgia 30314
www.gunninsurvey.com
678.880.7502
Georgia LSF 000522 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3473 LAND SURVEYOR ZACHARY R. WEISEL

DRAWN BY: ZRW
CHECKED BY: JRG

PROJECT NO. **24001**

SHEET 1 OF 1

06.17.2024 | Item 6

FILENAME: 24001 Benefield Road 427U Minor Plat.dwg — PLOT DATE: 04.16.2024

TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 4370 BENEFIELD ROAD

HALL COUNTY, GEORGIA

Prepared for:

Mike Dye
EDGE CITY PROPERTIES, INC.
4280 Dove Pt
Duluth, GA 30096

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

March 22, 2024
A & R Project # 24-027

TABLE OF CONTENTS

Item **Page**

1.0 Introduction 1
2.0 Existing Facilities / Conditions 3
2.1 Roadway Facilities 3
2.1.1 SR 211/SR 53 (Winder Highway) 3
2.1.2 SR 53 (Winder Highway) 3
2.1.3 SR 211 (Tanners Mill Road) 3
2.1.4 Benefield Road 3
3.0 Study Methodology 4
3.1 Unsignalized Intersections 4
3.2 Signalized Intersections 5
4.0 Existing 2024 Traffic Analysis 6
4.1 Existing Traffic Volumes 6
4.2 Existing Traffic Operations 9
5.0 Proposed Development 10
5.1 Trip Generation 12
5.2 Trip Distribution 12
6.0 Future 2026 Traffic Analysis 14
6.1 Future “No-Build” Conditions 14
6.1.1 Annual Traffic Growth 14
6.2 Future “Build” Conditions 14
6.3 Auxiliary Lane Analysis 17
6.3.1 Left Turn Lane Analysis 17
6.3.2 Deceleration Turn Lane Analysis 17
6.4 Future Traffic Operations 18
6.4.1 Site Mitigation Improvement (Intersection 3) 19
7.0 Conclusions and Recommendations 21
7.1 Recommendations for Site Access Configuration 21
7.2 Recommended Site Mitigation Improvements 22
Appendix

LIST OF TABLES

Item **Page**
Table 1 – Level-of-service Criteria for Unsignalized Intersections 4
Table 2 – Level-of-service Criteria for Signalized Intersections 5
Table 3 – Existing Intersection Operations 9
Table 4 – Trip Generation 12
Table 5 – GDOT Requirements for Left Turn Lanes 17
Table 6 – GDOT Requirements for Deceleration Lanes 17
Table 7 – Future Intersection Operations 18
Table 8 – Future Intersection Operations With & Without Improvement 19

LIST OF FIGURES

Item **Page**
Figure 1 – Location Map 2
Figure 2 – Existing Weekday Peak Hour Volumes 7
Figure 3 – Existing Traffic Control and Lane Geometry 8
Figure 4 – Site Plan 11
Figure 5 – Trip Distribution and Site Generated Peak Hour Volumes 13
Figure 6 – Future (No-Build) Peak Hour Volumes 15
Figure 7 – Future (Build) Peak Hour Volumes 16
Figure 8 – Future Traffic Control and Lane Geometry 20

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located at 4370 Benefield Road in Hall County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The development will consist of 186 single-family houses and 116 townhomes.

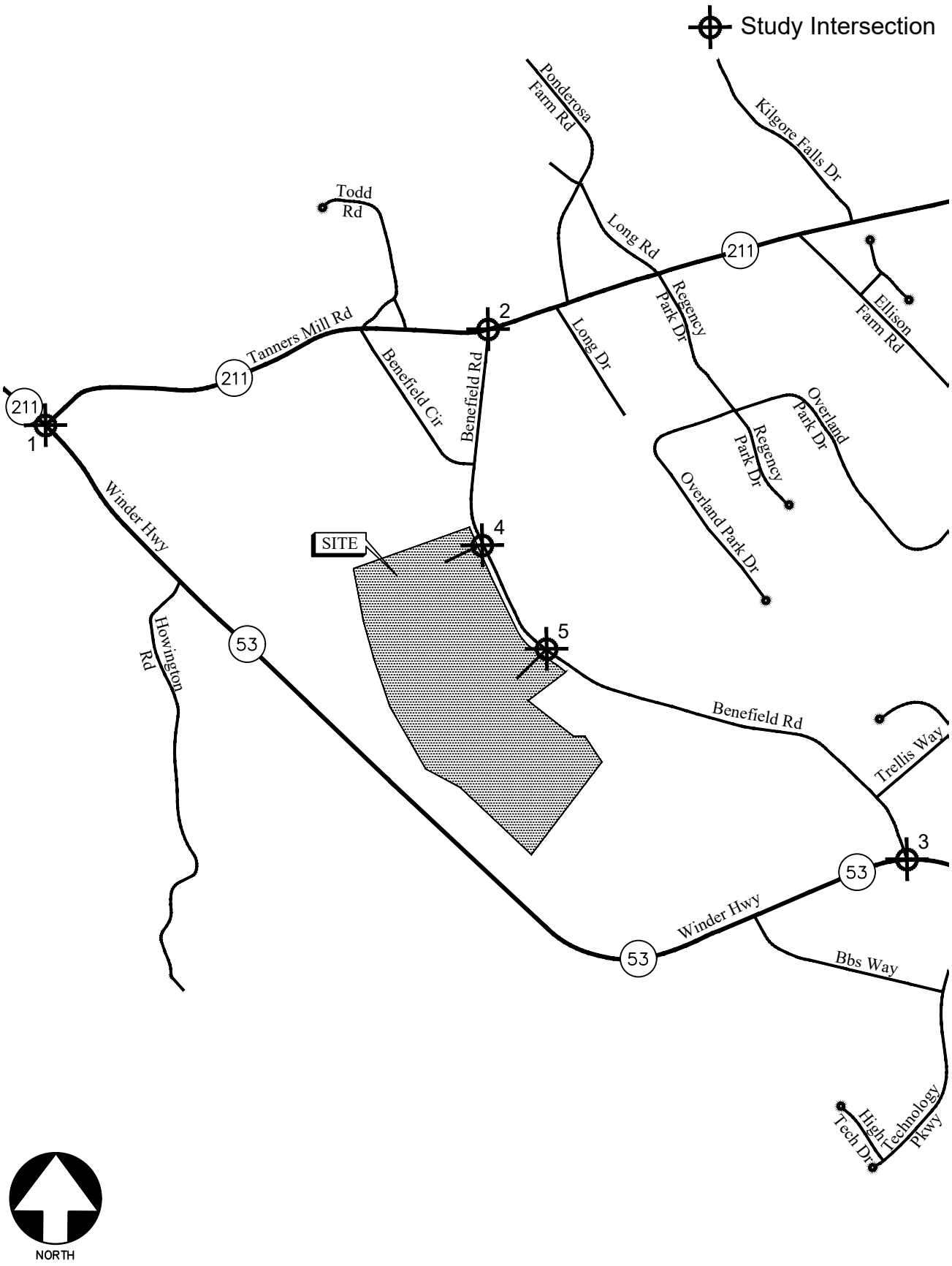
The development proposes access at the following locations:

- Site Driveway 1 (North): Full access driveway on Benefield Road
- Site Driveway 2 (South): Full access driveway on Benefield Road

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

- SR 211/SR 53 (Winder Highway) at SR 211 (Tanners Mill Road)
- SR 211 (Tanners Mill Road) at Benefield Road
- SR 53 (Winder Highway) at Benefield Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 211/SR 53 (Winder Highway)

SR 211/SR 53 (Winder Highway) is a north-south, four-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 139-0292) indicate that the daily traffic volume on SR 211/SR 53 (Winder Highway) in 2022 was 14,700 vehicles per day north of SR 211 (Tanners Mill Road). GDOT classifies SR 211/SR 53 (Winder Highway) as a minor arterial roadway.

2.1.2 SR 53 (Winder Highway)

SR 53 (Winder Highway) is a two-lane, undivided roadway with a posted speed limit of 55 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 139-0294) indicate that the daily traffic volume on SR 53 (Winder Highway) in 2022 was 10,900 vehicles per day south of SR 211 (Tanners Mill Road). GDOT classifies SR 53 (Winder Highway) as a minor arterial roadway.

2.1.3 SR 211 (Tanners Mill Road)

SR 211 (Tanners Mill Road) is an east-west, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 139-0547) indicate that the daily traffic volume on SR 211 (Tanners Mill Road) in 2022 was 4,540 vehicles per day east of SR 53 (Winder Highway). GDOT classifies SR 211 (Tanners Mill Road) as a major collector roadway.

2.1.4 Benefield Road

Benefield Road is a north-south, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

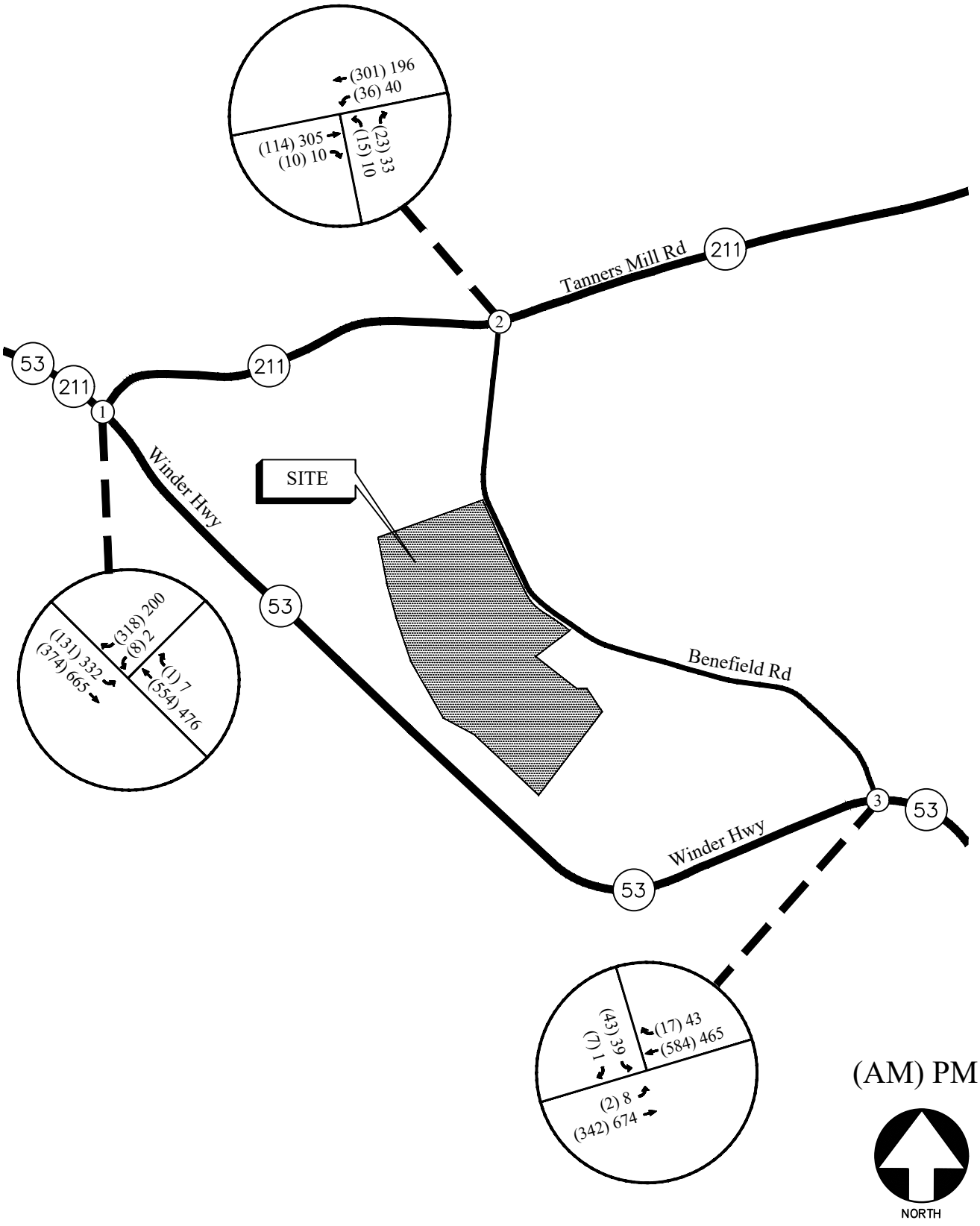
4.0 EXISTING 2024 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

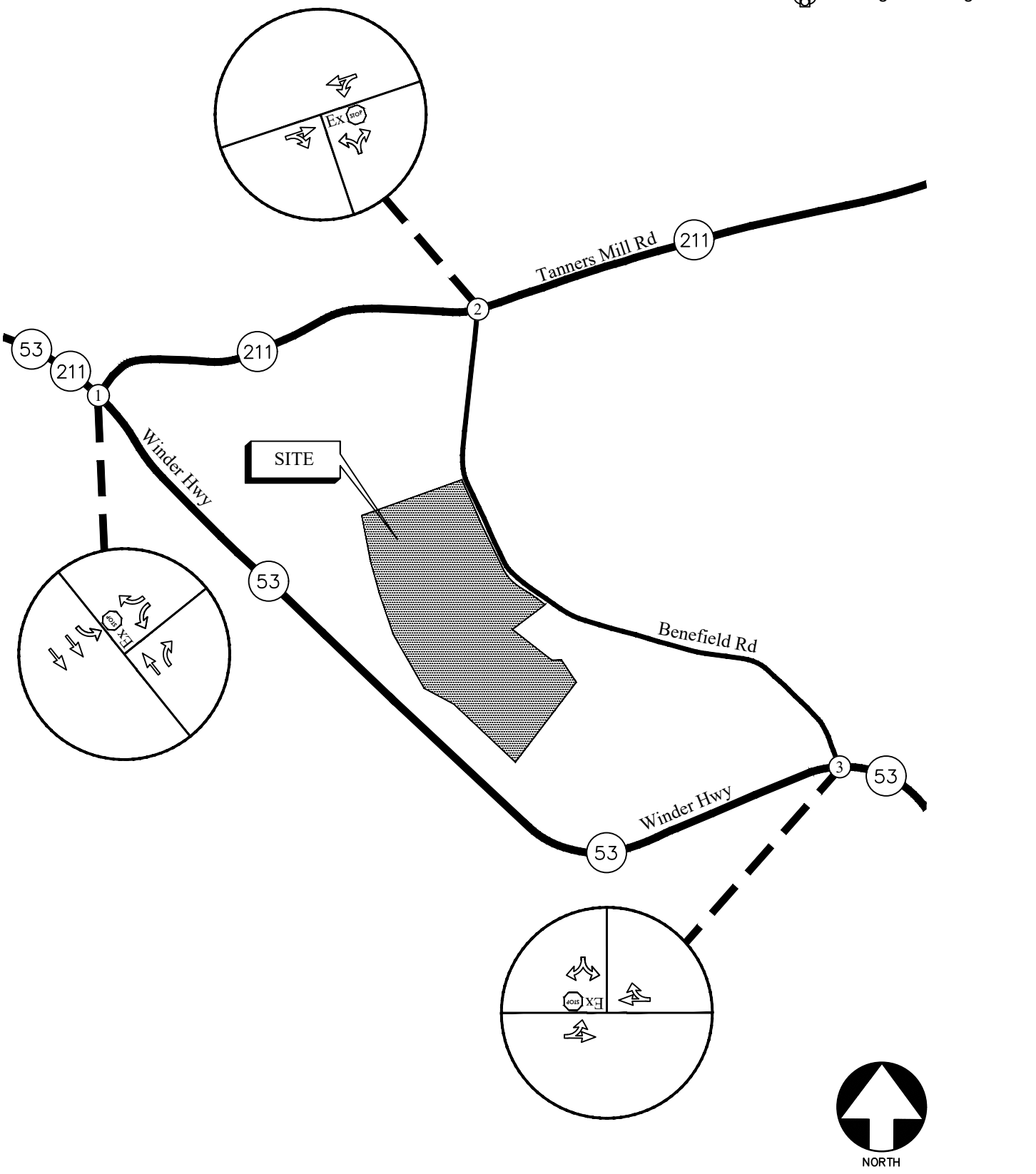
- SR 211/SR 53 (Winder Highway) at SR 211 (Tanners Mill Road)
- SR 211 (Tanners Mill Road) at Benefield Road
- SR 53 (Winder Highway) at Benefield Road

Turning movement counts were collected on Thursday, February 8, 2024. All turning movement counts were recorded during the AM and PM peak hours between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2024 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**SR 211/SR 53 (Winder Highway) @ SR 211 (Tanners Mill Road)** -Westbound Approach -Southbound Left	Stop Controlled on WB Approach	 C (23.2) A (9.2)	 C (15.9) B (10.2)
2	**SR 211 (Tanners Mill Road) @ Benefield Road** -Westbound Left -Northbound Approach	Stop Controlled on NB Approach	A (7.5) B (10.5)	A (8.0) B (11.3)
3	**SR 53 (Winder Highway) @ Benefield Road** -Eastbound Left -Southbound Approach	Stop Controlled on SB Approach	A (8.8) C (20.4)	A (8.5) D (29.5)

The results of the existing traffic operations analysis indicate that the stop-controlled approaches at the unsignalized study intersections are operating at a level of service “D” or better with peak hour traffic.

5.0 PROPOSED DEVELOPMENT

The proposed residential development will consist of 186 single-family houses and 116 townhomes.

The development proposes access at the following locations:

- Site Driveway 1 (North): Full access driveway on Benefield Road
- Site Driveway 2 (South): Full access driveway on Benefield Road

A site plan is shown in Figure 4.

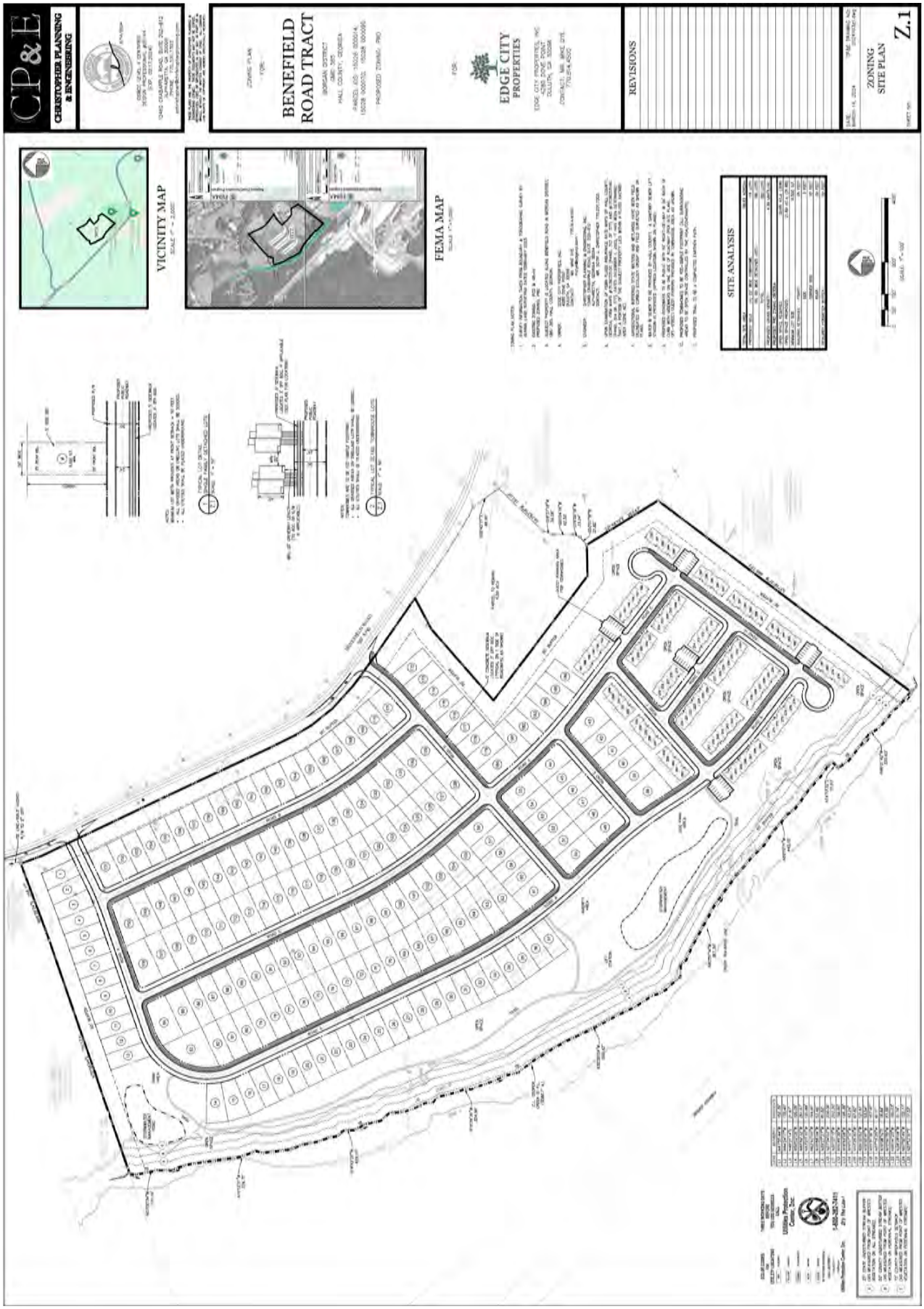


Figure 4 – Site Plan

5.1 Trip Generation

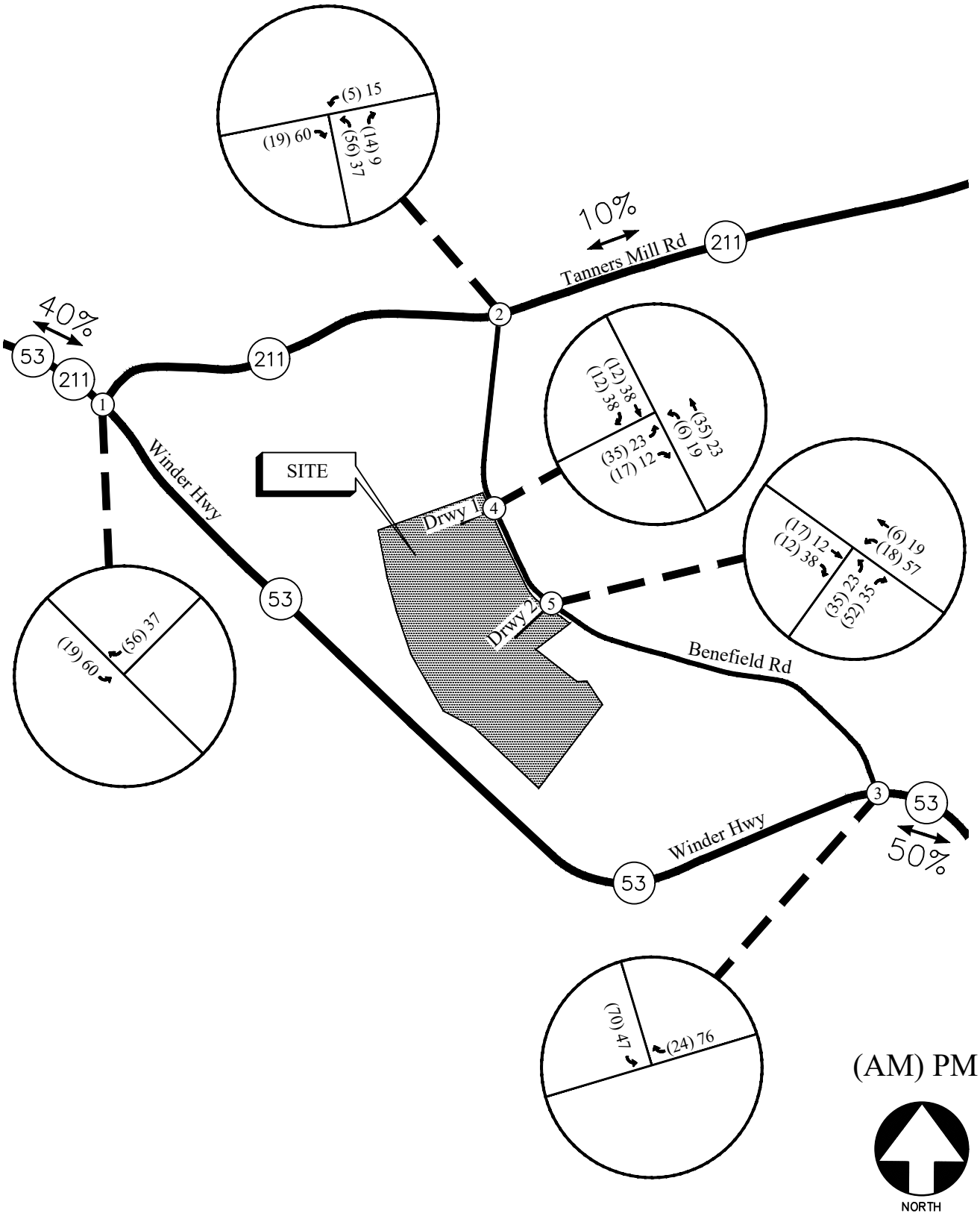
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use categories *210 - Single-Family Detached Housing and 215 - Single-Family Attached Housing*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 - Single-Family Detached Housing	186 Units	33	98	131	112	66	178	1,786
ITE 215 - Single-Family Attached Housing	116 Units	14	41	55	39	27	66	833
Total New Trips		**47**	**139**	**186**	**151**	**93**	**244**	**2,619**

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.

6.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

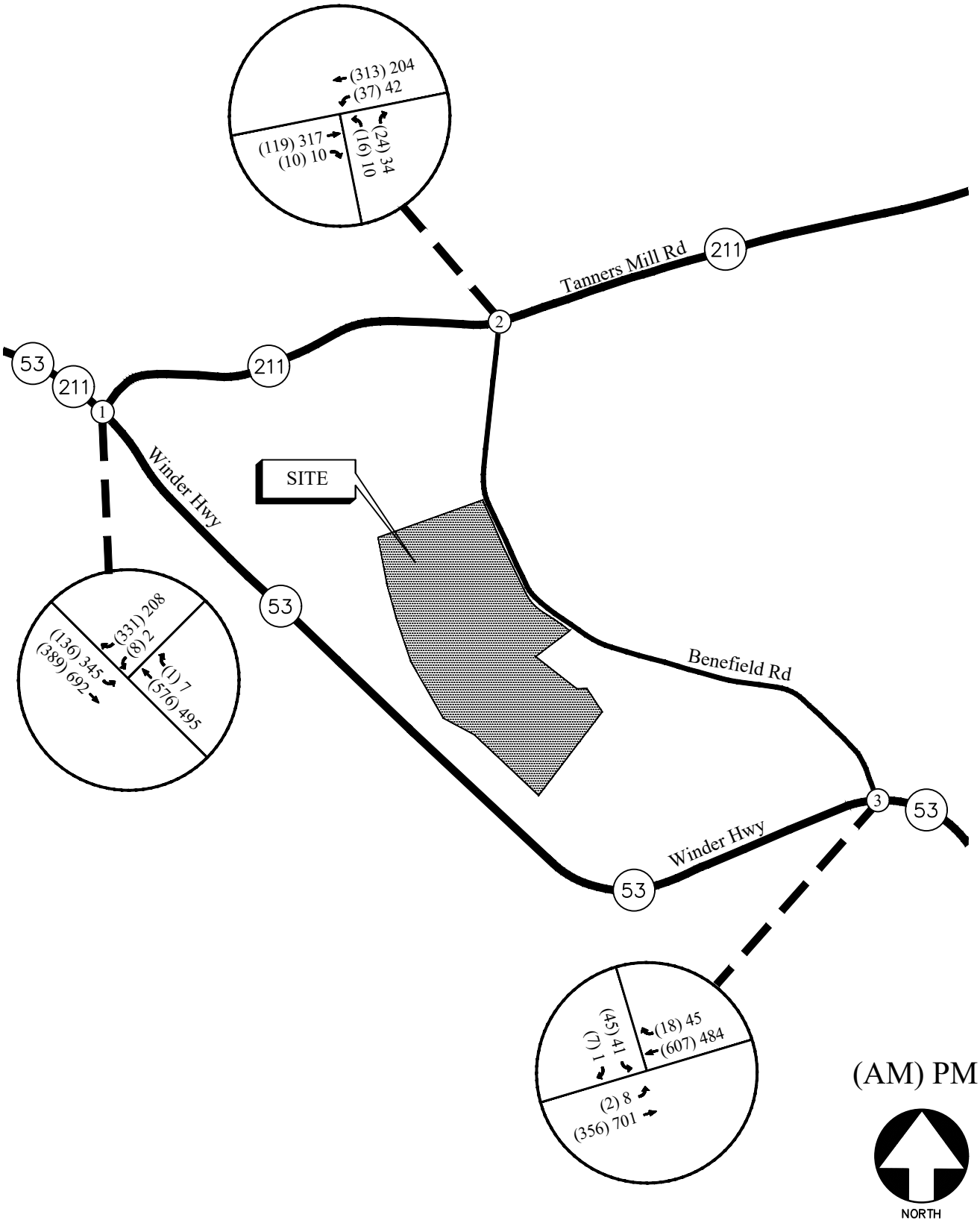
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2017 - 2019 & 2021 - 2022) revealed a traffic volume increase of approximately 2% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 6.

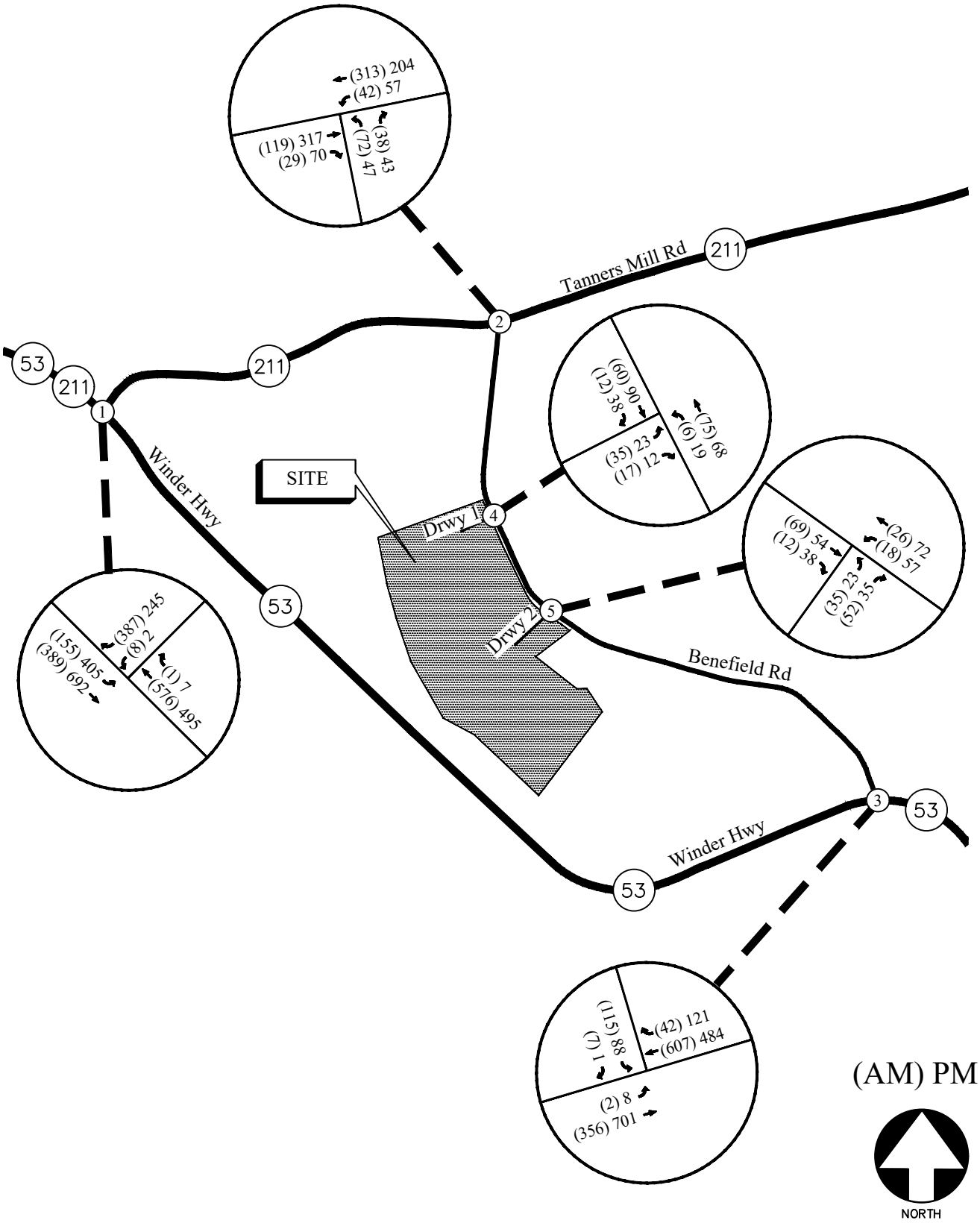
6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 6

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for left turn and right turn lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution values included in Section 5.2. According to the trip distribution, the 24-hour two-way volume for traffic entering and exiting the site is 2,619 vehicles. The ADT on Benefield Road was assumed to be less than 6,000 vehicles per day based on GDOT volumes on the surrounding roadway network.

6.3.1 Left Turn Lane Analysis

For a two-lane roadway with an AADT under 6,000 vehicles and a posted speed limit of 45 mph, the daily site-generated traffic left-turn movements threshold to warrant a turn lane is 250 left-turning vehicles a day. The projected left turn volumes per day at the site driveways are shown in Table 5 below.

TABLE 5 – GDOT REQUIREMENTS FOR LEFT TURN LANES

Intersection	Left Turn Traffic (% total entering)	Left Turn Volume (vehicles/day)	Roadway Speed / # Lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants Met?
Benefield Rd @ Site Driveway 1	12.5% (Northbound)	**164** (Total Trips) ÷ 2 × 0.125 = (2,619) ÷ 2 x 0.125 = 164	45 mph / 2-Lane / < 6,000	250	No
Benefield Rd @ Site Driveway 2	37.5% (Northbound)	**491** (Total Trips) ÷ 2 × 0.375 = (2,619) ÷ 2 x 0.375 = 491	45 mph / 2-Lane / < 6,000	250	Yes

A left turn lane is warranted at site driveway 2 on Benefield Road as per GDOT standards.

6.3.2 Deceleration Turn Lane Analysis

For a two-lane roadway with an AADT under 6,000 vehicles and a posted speed limit of 45 mph, the daily site-generated traffic right turns movements threshold to warrant a deceleration lane is 150 right-turning vehicles a day. The projected daily right turn volumes at the site driveways are shown in Table 6.

TABLE 6 – GDOT REQUIREMENTS FOR DECELERATION LANES

Intersection	Right Turn Traffic (% total entering)	Right Turn Volume (vehicles/day)	Roadway Speed / # Lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants Met?
Benefield Rd @ Site Driveway 1	25% (Southbound)	**327** (Total Trips) ÷ 2 × 0.25 = (2,619) ÷ 2 x 0.25 = 327	45 mph / 2-Lane / < 6,000	150	Yes
Benefield Rd @ Site Driveway 2	25% (Southbound)	**327** (Total Trips) ÷ 2 × 0.25 = (2,619) ÷ 2 x 0.25 = 327	45 mph / 2-Lane / < 6,000	150	Yes

A right turn lane is warranted at both site driveways as per GDOT standards.

6.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analysed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 7. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 7 – FUTURE INTERSECTION OPERATIONS

	Intersection	Future Condition: LOS (Delay)			
		NO-BUILD		BUILD-OUT	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**SR 211/SR 53 (Winder Highway) @ SR 211 (Tanners Mill Road)**				
	-Westbound Approach	D (25.8)	C (16.8)	D (34.0)	C (18.5)
	-Southbound Left	A (9.3)	B (10.5)	A (9.5)	B (11.1)
2	**SR 211 (Tanners Mill Road) @ Benefield Road**				
	-Westbound Left	A (7.6)	A (8.1)	A (7.6)	A (8.3)
	-Northbound Approach	B (10.7)	B (11.4)	B (13.1)	B (14.5)
3	**SR 53 (Winder Highway) @ Benefield Road**				
	-Eastbound Left	A (8.9)	A (8.6)	A (9.0)	A (8.9)
	-Southbound Approach	C (21.7)	D (32.3)	D (32.5)	F (53.3)
4	**Benefield Road @ Site Driveway 1**				
	-Eastbound Approach	-	-	A (9.4)	A (9.6)
	-Northbound Left			A (7.4)	A (7.5)
5	**Benefield Road @ Site Driveway 2**				
	-Eastbound Approach	-	-	A (9.4)	A (9.5)
	-Northbound Left			A (7.4)	A (7.5)

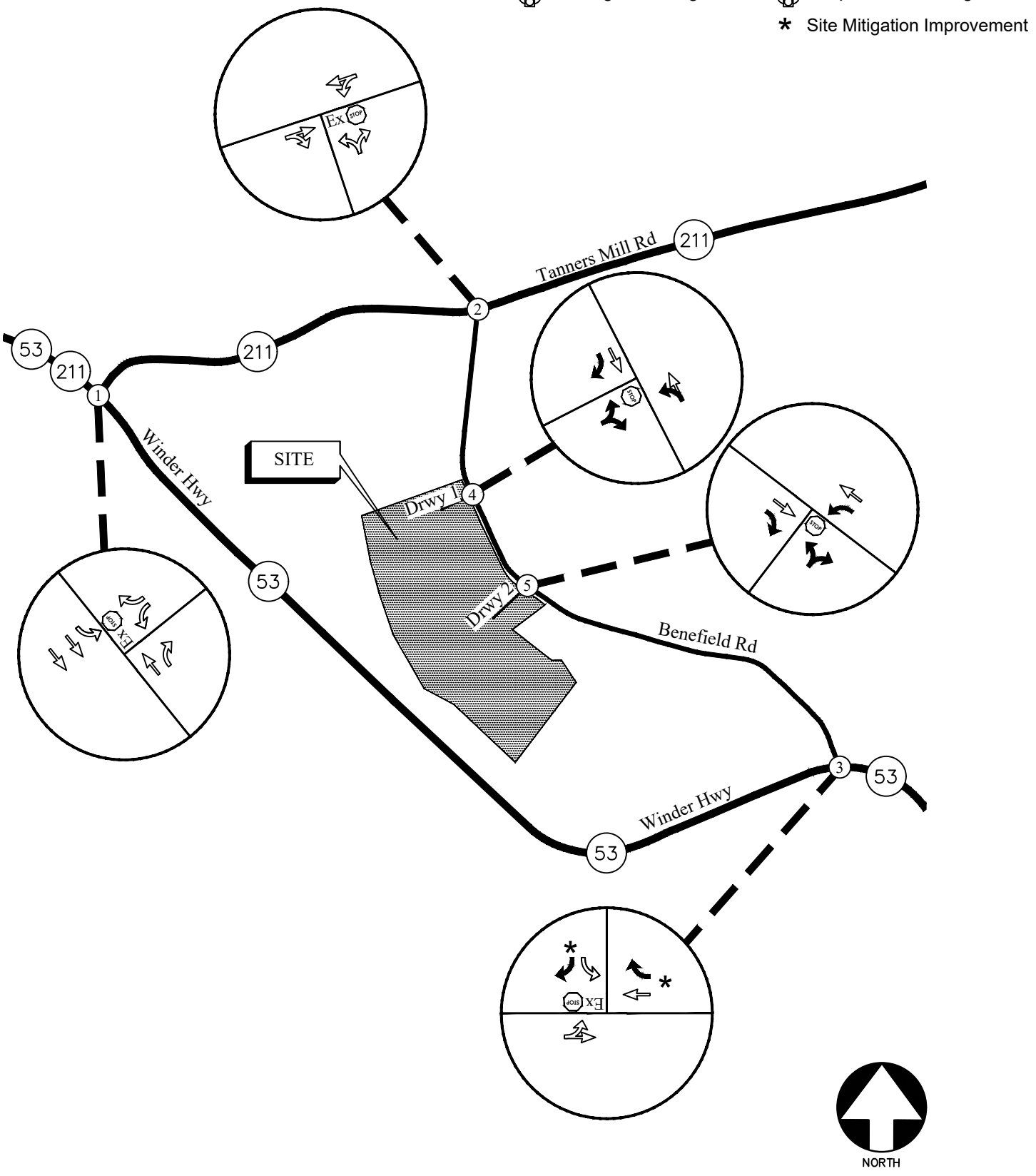
The results of the future "Build" conditions traffic analysis indicate that the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service "D" or better with peak hour traffic, except for the southbound approach at the intersection of Benefield Road and SR 53, which will operate at a level of service "F" during the PM peak hour. It is not unusual for side streets that are stop sign controlled to experience higher delays due to the time gap required to make turning movements on busy arterial roadways. The projected increased delay at intersection 3 is addressed in the following section on page 19.

6.4.1 Site Mitigation Improvement (Intersection 3)

To address the projected increase in delays at the southbound approach of intersection 3 (SR 53 at Benfield Road), it is recommended that this approach be widened to have a separate right turn lane that will improve traffic flow. Additionally, it is also recommended that the westbound approach on SR 53 (Winder Highway) be given a separate turn lane for traffic entering Benfield Road. Table 8 below shows a comparison of traffic operations at intersection 3 with or without the recommended system improvements. As shown in Table 8, the projected delay at the southbound approach is lower in the PM peak hour with the turn lane additions, with it performing at a level of service "E" rather than "F". Therefore, it is recommended that southbound and westbound right turn lanes be added to intersection 3 as site mitigation improvements.

TABLE 8 – FUTURE INTERSECTION OPERATIONS WITH & WITHOUT IMPROVEMENT

Intersection		Future Build-Out Condition: LOS (Delay)			
		WITHOUT IMPROVEMENTS		WITH IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak
3	**SR 53 (Winder Highway) @ Benefield Road** -Eastbound Left -Southbound Approach	 A (9.0) D (32.5)	 A (8.9) F (53.3)	 A (9.0) D (29.9)	 A (8.9) E (44.9)



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 4370 Benefield Road in Hall County, Georgia. The development will consist of 186 single-family houses and 116 townhomes, and proposes two full access driveways on Benfield Road.

Existing and future operations after completion of the project were analyzed at the intersections of:

- SR 211/SR 53 (Winder Highway) at SR 211 (Tanners Mill Road)
- SR 211 (Tanners Mill Road) at Benefield Road
- SR 53 (Winder Highway) at Benefield Road
- Benefield Road at Site Driveway 1 (North Access)
- Benefield Road at Site Driveway 2 (South Access)

The analysis included the evaluation of future operations for "No-Build" and "Build" conditions, with the differences between "No-Build" and "Build" accounting for the projected increase in traffic due to the proposed development. The results of the future "Build" conditions traffic analysis indicate that the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service "D" or better with peak hour traffic, except for the southbound approach at the intersection of Benefield Road and SR 53, which will operate at a level of service "F" during the PM peak hour. It is not unusual for side streets that are stop sign controlled to experience higher delays due to the time gap required to make turning movements on busy arterial roadways. The projected increased delay at intersection 3 is addressed in section 6.4.1 on page 19.

7.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1 (North): Full access driveway on Benefield Road
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Benefield Road remaining free flow
    - A right turn lane for entering traffic
    - Provide/confirm adequate sight distance per AASHTO standards

- Site Driveway 2 (South): Full access driveway on Benefield Road
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Benefield Road remaining free flow
    - A right turn lane and a left turn lane for entering traffic
    - Provide/confirm adequate sight distance per AASHTO standards

7.2 Recommended Site Mitigation Improvements

To address the projected increase in delays at the southbound approach of intersection 3 (SR 53 at Benfield Road), it is recommended that this approach be widened to have a separate right turn lane that will improve traffic flow. Additionally, it is also recommended that the westbound approach on SR 53 (Winder Highway) be given a separate turn lane for traffic entering Benfield Road.

In summary, the following site mitigation improvements are recommended:

- Intersection 3: SR 53 (Winder Highway) at Benefield Road
    - A separate southbound right turn lane on Benefield Road
    - A separate westbound right turn lane on SR 53 (Winder Highway)

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis.....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ SR 211
7-9 am | 4-6 pm

File Name : 20240052
Site Code : 20240052
Start Date : 02-08-2024
Page No : 1

Groups Printed- Cars & Buses - Trucks

	SR 53 Northbound				SR 211 / SR 53 Southbound				Eastbound				SR 211 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	130	0	130	11	81	0	92	0	0	0	0	2	0	80	82	304
07:15 AM	0	137	0	137	26	86	0	112	0	0	0	0	1	0	106	107	356
07:30 AM	0	148	1	149	41	75	0	116	0	0	0	0	1	0	82	83	348
07:45 AM	0	132	0	132	36	118	0	154	0	0	0	0	2	0	69	71	357
Total	0	547	1	548	114	360	0	474	0	0	0	0	6	0	337	343	1365
08:00 AM	0	137	0	137	28	95	0	123	0	0	0	0	4	0	61	65	325
08:15 AM	0	141	0	141	29	92	0	121	0	0	0	0	0	0	49	49	311
08:30 AM	0	132	1	133	22	86	0	108	0	0	0	0	0	0	39	39	280
08:45 AM	0	127	1	128	27	76	0	103	0	0	0	0	2	0	48	50	281
Total	0	537	2	539	106	349	0	455	0	0	0	0	6	0	197	203	1197
*** BREAK ***																	
04:00 PM	0	109	1	110	70	147	0	217	0	0	0	0	1	0	42	43	370
04:15 PM	0	106	3	109	82	148	0	230	0	0	0	0	2	0	47	49	388
04:30 PM	0	99	2	101	68	162	0	230	0	0	0	0	0	0	49	49	380
04:45 PM	0	94	2	96	67	191	0	258	0	0	0	0	0	0	54	54	408
Total	0	408	8	416	287	648	0	935	0	0	0	0	3	0	192	195	1546
05:00 PM	0	119	1	120	85	154	0	239	0	0	0	0	0	0	50	50	409
05:15 PM	0	150	1	151	90	164	0	254	0	0	0	0	0	0	53	53	458
05:30 PM	0	113	3	116	90	156	0	246	0	0	0	0	2	0	43	45	407
05:45 PM	0	96	4	100	71	142	0	213	0	0	0	0	3	0	50	53	366
Total	0	478	9	487	336	616	0	952	0	0	0	0	5	0	196	201	1640
Grand Total	0	1970	20	1990	843	1973	0	2816	0	0	0	0	20	0	922	942	5748
Apprch %	0	99	1		29.9	70.1	0		0	0	0		2.1	0	97.9		
Total %	0	34.3	0.3	34.6	14.7	34.3	0	49	0	0	0	0	0.3	0	16	16.4	
Cars & Buses	0	1856	18	1874	820	1854	0	2674	0	0	0	0	17	0	905	922	5470
% Cars & Buses	0	94.2	90	94.2	97.3	94	0	95	0	0	0	0	85	0	98.2	97.9	95.2
Trucks	0	114	2	116	23	119	0	142	0	0	0	0	3	0	17	20	278
% Trucks	0	5.8	10	5.8	2.7	6	0	5	0	0	0	0	15	0	1.8	2.1	4.8

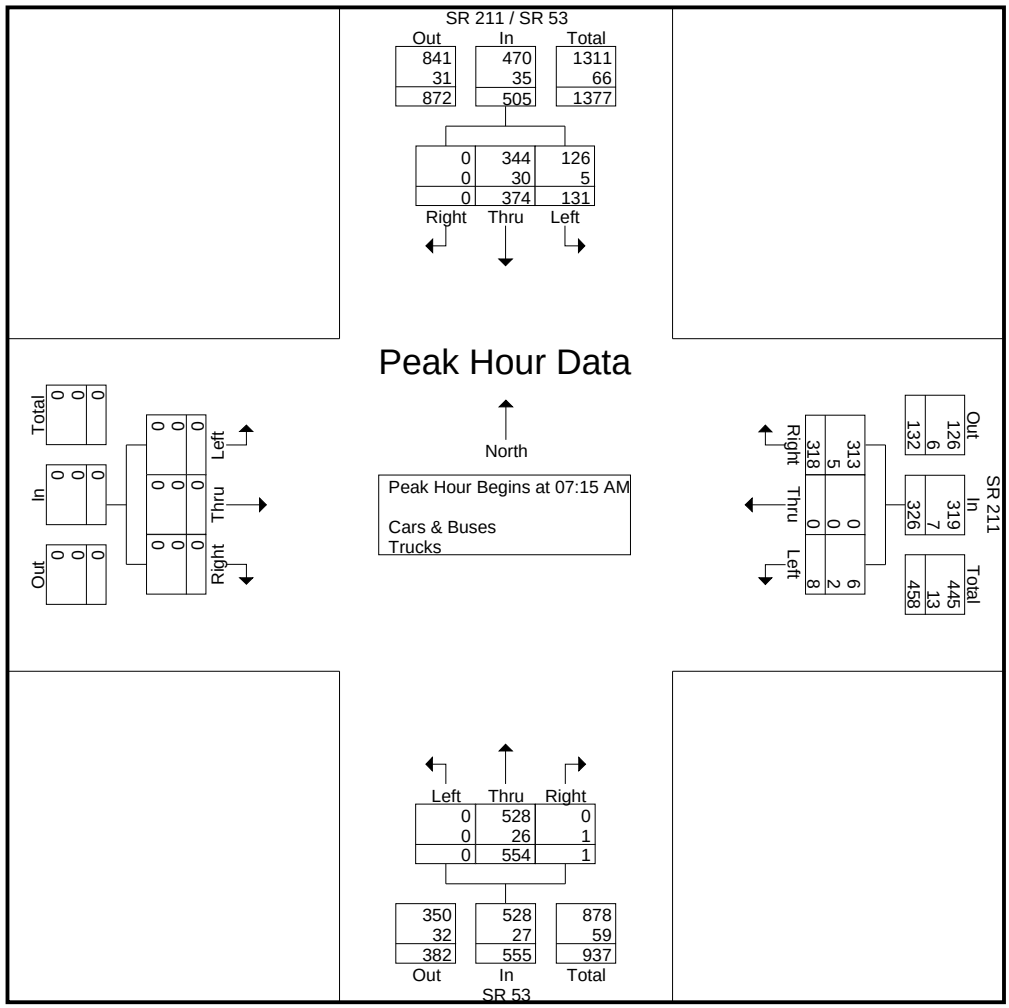
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ SR 211
7-9 am | 4-6 pm

File Name : 20240052
Site Code : 20240052
Start Date : 02-08-2024
Page No : 2

	SR 53 Northbound				SR 211 / SR 53 Southbound				Eastbound				SR 211 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	137	0	137	26	86	0	112	0	0	0	0	1	0	**106**	**107**	356
07:30 AM	0	**148**	**1**	**149**	**41**	75	0	116	0	0	0	0	1	0	82	83	348
07:45 AM	0	132	0	132	36	**118**	0	**154**	0	0	0	0	2	0	69	71	**357**
08:00 AM	0	137	0	137	28	95	0	123	0	0	0	0	**4**	0	61	65	325
Total Volume	0	554	1	555	131	374	0	505	0	0	0	0	8	0	318	326	1386
% App. Total	0	99.8	0.2		25.9	74.1	0		0	0	0		2.5	0	97.5		
PHF	.000	.936	.250	.931	.799	.792	.000	.820	.000	.000	.000	.000	.500	.000	.750	.762	.971
Cars & Buses	0	528	0	528	126	344	0	470	0	0	0	0	6	0	313	319	1317
% Cars & Buses	0	95.3	0	95.1	96.2	92.0	0	93.1	0	0	0	0	75.0	0	98.4	97.9	95.0
Trucks	0	26	1	27	5	30	0	35	0	0	0	0	2	0	5	7	69
% Trucks	0	4.7	100	4.9	3.8	8.0	0	6.9	0	0	0	0	25.0	0	1.6	2.1	5.0



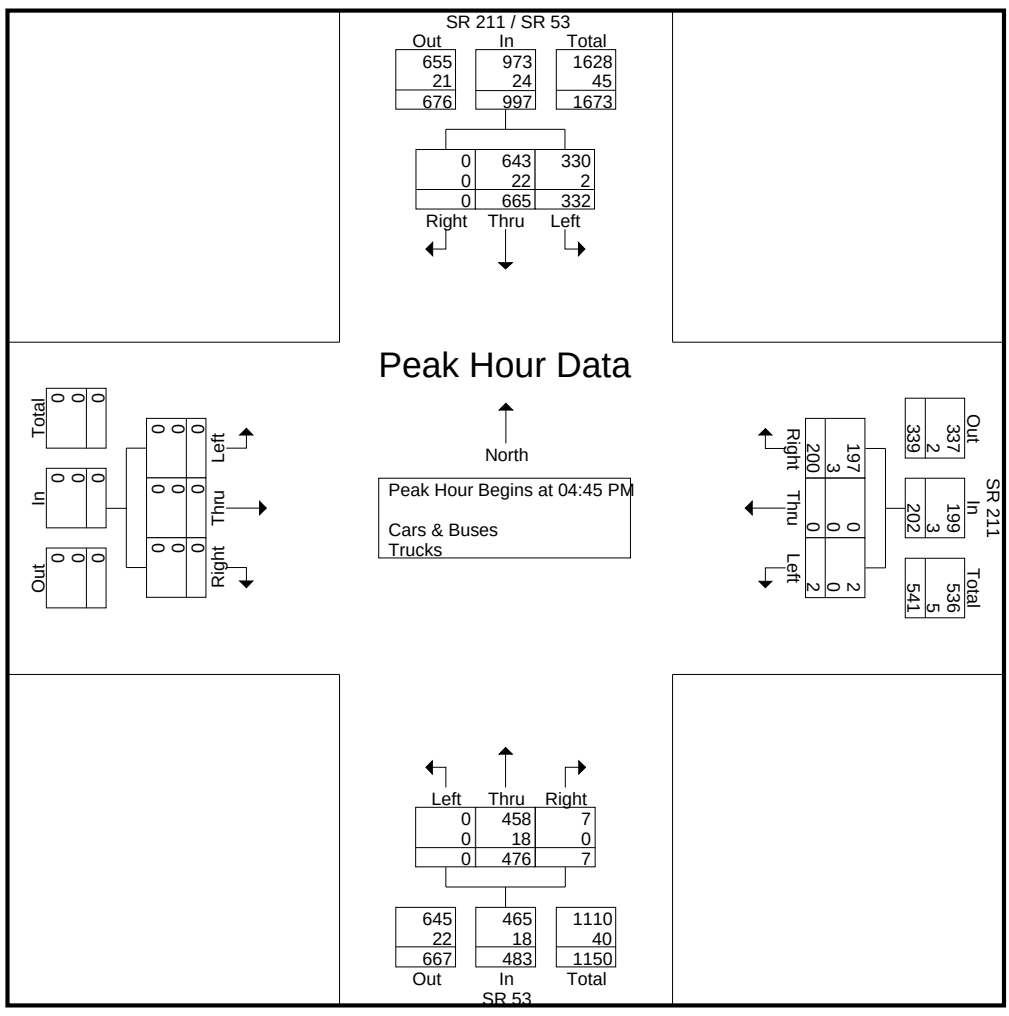
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ SR 211
7-9 am | 4-6 pm

File Name : 20240052
Site Code : 20240052
Start Date : 02-08-2024
Page No : 3

	SR 53 Northbound				SR 211 / SR 53 Southbound				Eastbound				SR 211 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	94	2	96	67	**191**	0	**258**	0	0	0	0	0	0	**54**	**54**	408
05:00 PM	0	119	1	120	85	154	0	239	0	0	0	0	0	0	50	50	409
05:15 PM	0	**150**	1	**151**	**90**	164	0	254	0	0	0	0	0	0	53	53	**458**
05:30 PM	0	113	**3**	116	90	156	0	246	0	0	0	0	**2**	0	43	45	407
Total Volume	0	476	7	483	332	665	0	997	0	0	0	0	2	0	200	202	1682
% App. Total	0	98.6	1.4		33.3	66.7	0		0	0	0		1	0	99		
PHF	.000	.793	.583	.800	.922	.870	.000	.966	.000	.000	.000	.000	.250	.000	.926	.935	.918
Cars & Buses	0	458	7	465	330	643	0	973	0	0	0	0	2	0	197	199	1637
% Cars & Buses	0	96.2	100	96.3	99.4	96.7	0	97.6	0	0	0	0	100	0	98.5	98.5	97.3
Trucks	0	18	0	18	2	22	0	24	0	0	0	0	0	0	3	3	45
% Trucks	0	3.8	0	3.7	0.6	3.3	0	2.4	0	0	0	0	0	0	1.5	1.5	2.7



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 211 @ Benefield Road
7-9 am | 4-6 pm

File Name : 20240051
Site Code : 20240051
Start Date : 02-08-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Benefield Road Northbound				Southbound				SR 211 Eastbound				SR 211 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	4	0	5	9	0	0	0	0	0	16	3	19	9	96	0	105	133
07:15 AM	2	0	6	8	0	0	0	0	0	34	4	38	6	81	0	87	133
07:30 AM	0	0	5	5	0	0	0	0	0	39	0	39	7	60	0	67	111
07:45 AM	9	0	7	16	0	0	0	0	0	25	3	28	14	64	0	78	122
Total	15	0	23	38	0	0	0	0	0	114	10	124	36	301	0	337	499
08:00 AM	6	0	1	7	0	0	0	0	0	31	1	32	8	50	0	58	97
08:15 AM	3	0	5	8	0	0	0	0	0	21	3	24	5	35	0	40	72
08:30 AM	1	0	5	6	0	0	0	0	0	18	0	18	7	41	0	48	72
08:45 AM	5	0	4	9	0	0	0	0	0	23	2	25	5	42	0	47	81
Total	15	0	15	30	0	0	0	0	0	93	6	99	25	168	0	193	322
*** BREAK ***																	
04:00 PM	5	0	10	15	0	0	0	0	0	71	1	72	4	42	0	46	133
04:15 PM	2	0	7	9	0	0	0	0	0	72	1	73	4	48	0	52	134
04:30 PM	3	0	5	8	0	0	0	0	0	64	2	66	15	50	0	65	139
04:45 PM	1	0	10	11	0	0	0	0	0	72	3	75	6	52	0	58	144
Total	11	0	32	43	0	0	0	0	0	279	7	286	29	192	0	221	550
05:00 PM	3	0	11	14	0	0	0	0	0	87	2	89	6	49	0	55	158
05:15 PM	3	0	7	10	0	0	0	0	0	82	3	85	13	45	0	58	153
05:30 PM	5	0	6	11	0	0	0	0	0	64	3	67	9	45	0	54	132
05:45 PM	3	0	10	13	0	0	0	0	0	72	3	75	8	42	0	50	138
Total	14	0	34	48	0	0	0	0	0	305	11	316	36	181	0	217	581
Grand Total	55	0	104	159	0	0	0	0	0	791	34	825	126	842	0	968	1952
Apprch %	34.6	0	65.4		0	0	0		0	95.9	4.1		13	87	0		
Total %	2.8	0	5.3	8.1	0	0	0	0	0	40.5	1.7	42.3	6.5	43.1	0	49.6	

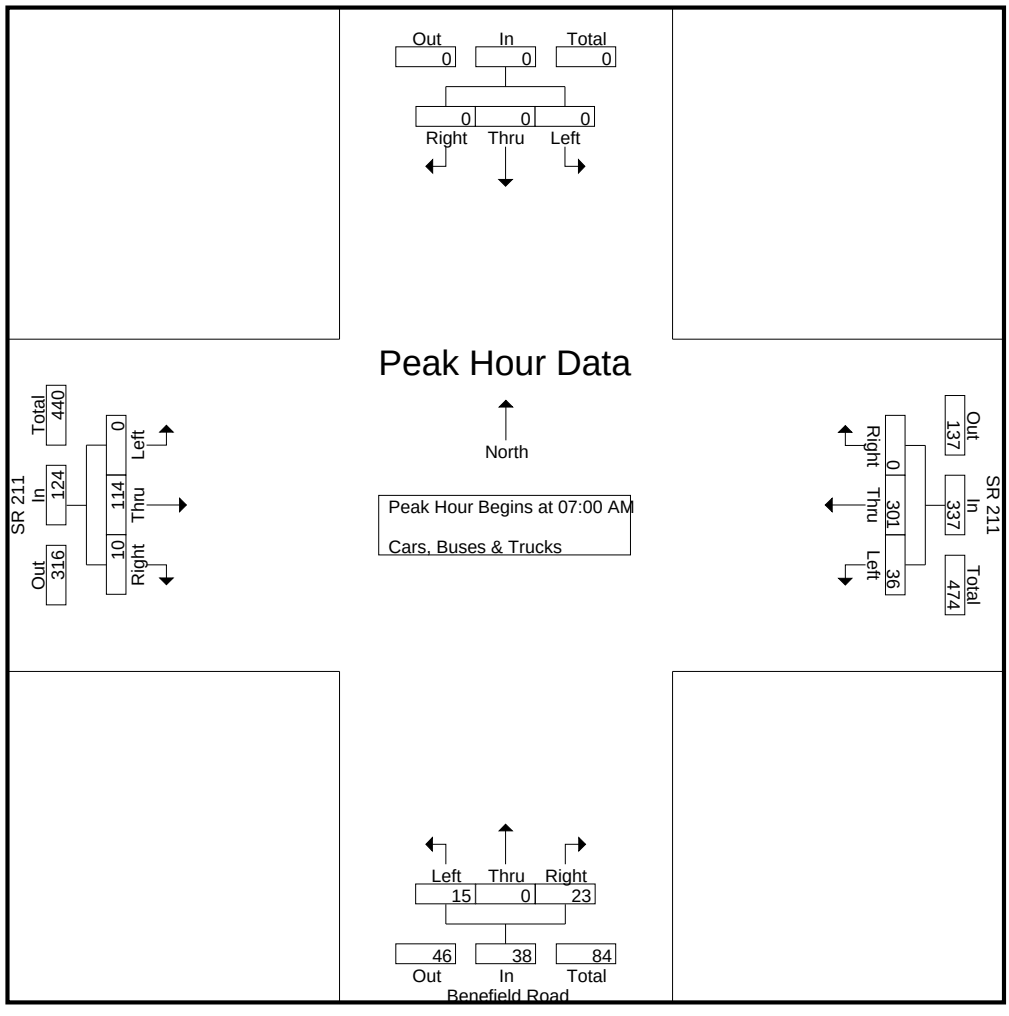
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 211 @ Benefield Road
7-9 am | 4-6 pm

File Name : 20240051
Site Code : 20240051
Start Date : 02-08-2024
Page No : 2

	Benefield Road Northbound				Southbound				SR 211 Eastbound				SR 211 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	4	0	5	9	0	0	0	0	0	16	3	19	9	**96**	0	**105**	**133**
07:15 AM	2	0	6	8	0	0	0	0	0	34	**4**	38	6	81	0	87	133
07:30 AM	0	0	5	5	0	0	0	0	0	**39**	0	**39**	7	60	0	67	111
07:45 AM	**9**	0	**7**	**16**	0	0	0	0	0	25	3	28	**14**	64	0	78	122
Total Volume	15	0	23	38	0	0	0	0	0	114	10	124	36	301	0	337	499
% App. Total	39.5	0	60.5		0	0	0		0	91.9	8.1		10.7	89.3	0		
PHF	.417	.000	.821	.594	.000	.000	.000	.000	.000	.731	.625	.795	.643	.784	.000	.802	.938



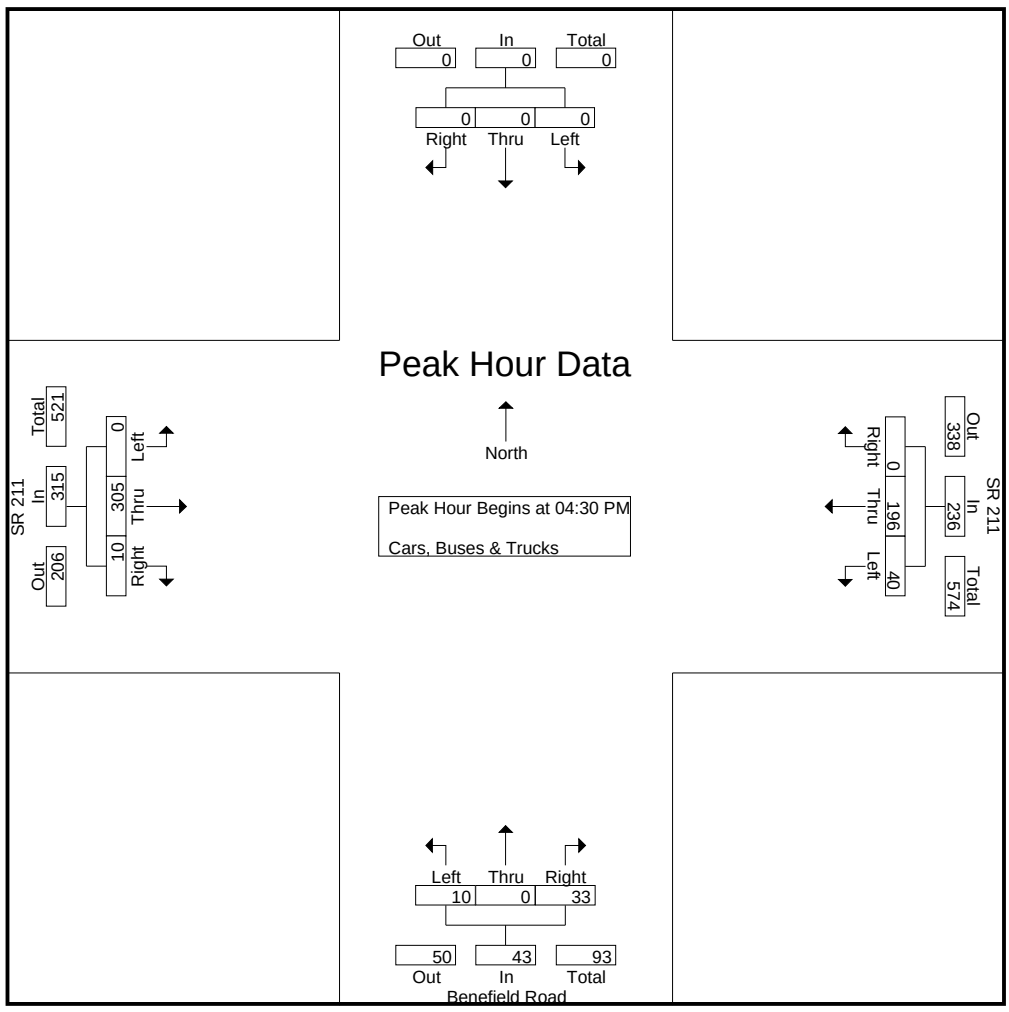
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 211 @ Benefield Road
7-9 am | 4-6 pm

File Name : 20240051
Site Code : 20240051
Start Date : 02-08-2024
Page No : 3

	Benefield Road Northbound				Southbound				SR 211 Eastbound				SR 211 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	**3**	0	5	8	0	0	0	0	0	64	2	66	**15**	50	0	**65**	139
04:45 PM	1	0	10	11	0	0	0	0	0	72	**3**	75	6	**52**	0	58	144
05:00 PM	3	0	**11**	**14**	0	0	0	0	0	**87**	2	**89**	6	49	0	55	**158**
05:15 PM	3	0	7	10	0	0	0	0	0	82	3	85	13	45	0	58	153
Total Volume	10	0	33	43	0	0	0	0	0	305	10	315	40	196	0	236	594
% App. Total	23.3	0	76.7		0	0	0		0	96.8	3.2		16.9	83.1	0		
PHF	.833	.000	.750	.768	.000	.000	.000	.000	.000	.876	.833	.885	.667	.942	.000	.908	.940



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Benefield Road
7-9 am | 4-6 pm

File Name : 20240050
Site Code : 20240050
Start Date : 02-08-2024
Page No : 1

Groups Printed- Cars & Buses - Trucks

	Northbound				Benefield Road Southbound				SR 53 Eastbound				SR 53 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	10	0	5	15	0	79	0	79	0	146	6	152	246
07:15 AM	0	0	0	0	10	0	1	11	0	82	0	82	0	142	2	144	237
07:30 AM	0	0	0	0	11	0	0	11	0	78	0	78	0	154	4	158	247
07:45 AM	0	0	0	0	12	0	1	13	2	103	0	105	0	142	5	147	265
Total	0	0	0	0	43	0	7	50	2	342	0	344	0	584	17	601	995
08:00 AM	0	0	0	0	14	0	1	15	0	94	0	94	0	128	3	131	240
08:15 AM	0	0	0	0	4	0	1	5	0	82	0	82	0	134	7	141	228
08:30 AM	0	0	0	0	8	0	3	11	2	76	0	78	0	142	3	145	234
08:45 AM	0	0	0	0	4	0	2	6	0	76	0	76	0	125	4	129	211
Total	0	0	0	0	30	0	7	37	2	328	0	330	0	529	17	546	913
*** BREAK ***																	
04:00 PM	0	0	0	0	1	0	0	1	2	158	0	160	0	100	8	108	269
04:15 PM	0	0	0	0	4	0	1	5	2	151	0	153	0	94	9	103	261
04:30 PM	0	0	0	0	9	0	2	11	3	177	0	180	0	83	9	92	283
04:45 PM	0	0	0	0	12	0	1	13	1	175	0	176	0	95	10	105	294
Total	0	0	0	0	26	0	4	30	8	661	0	669	0	372	36	408	1107
05:00 PM	0	0	0	0	6	0	0	6	2	156	0	158	0	148	15	163	327
05:15 PM	0	0	0	0	3	0	0	3	4	179	0	183	0	110	10	120	306
05:30 PM	0	0	0	0	18	0	0	18	1	164	0	165	0	112	8	120	303
05:45 PM	0	0	0	0	10	0	0	10	0	145	0	145	0	87	16	103	258
Total	0	0	0	0	37	0	0	37	7	644	0	651	0	457	49	506	1194
Grand Total	0	0	0	0	136	0	18	154	19	1975	0	1994	0	1942	119	2061	4209
Apprch %	0	0	0		88.3	0	11.7		1	99	0		0	94.2	5.8		
Total %	0	0	0	0	3.2	0	0.4	3.7	0.5	46.9	0	47.4	0	46.1	2.8	49	
Cars & Buses	0	0	0	0	133	0	18	151	18	1866	0	1884	0	1836	118	1954	3989
% Cars & Buses	0	0	0	0	97.8	0	100	98.1	94.7	94.5	0	94.5	0	94.5	99.2	94.8	94.8
Trucks	0	0	0	0	3	0	0	3	1	109	0	110	0	106	1	107	220
% Trucks	0	0	0	0	2.2	0	0	1.9	5.3	5.5	0	5.5	0	5.5	0.8	5.2	5.2

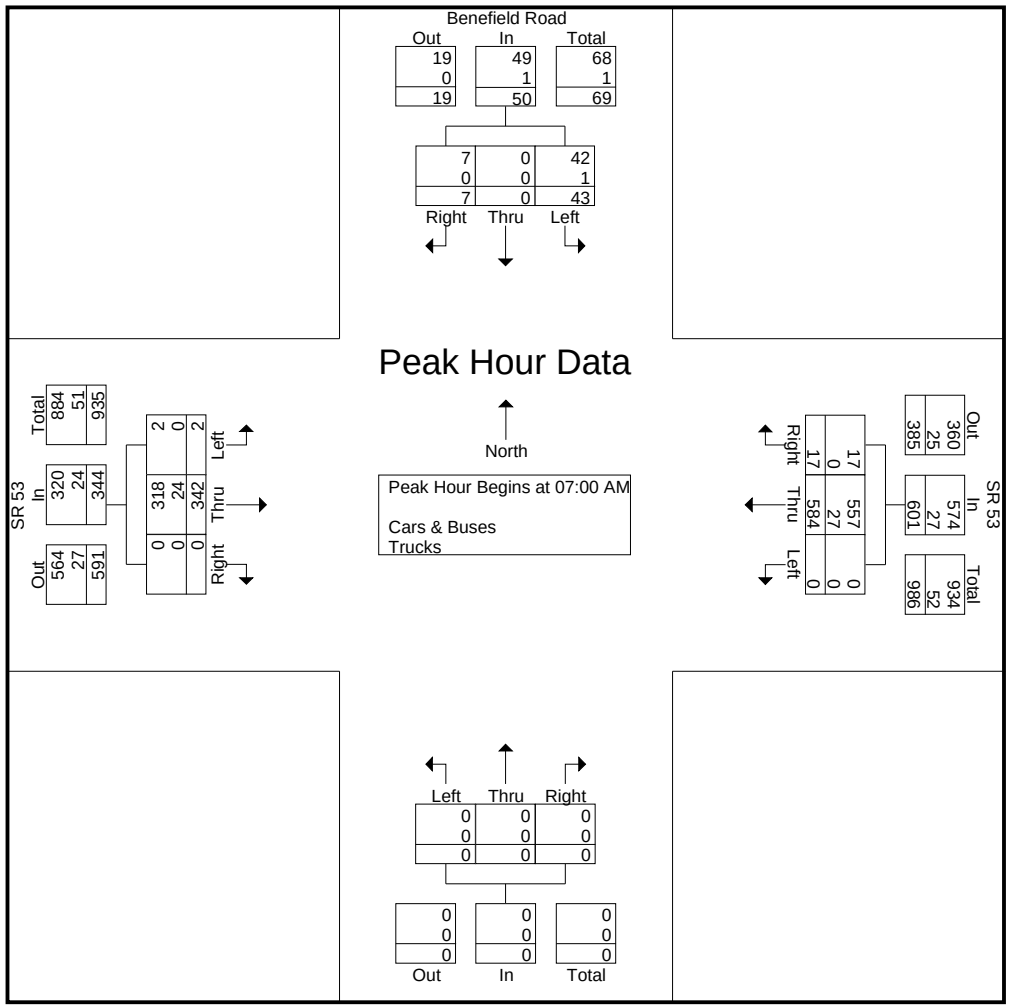
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Benefield Road
7-9 am | 4-6 pm

File Name : 20240050
Site Code : 20240050
Start Date : 02-08-2024
Page No : 2

	Northbound				Benefield Road Southbound				SR 53 Eastbound				SR 53 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	0	0	0	10	0	**5**	**15**	0	79	0	79	0	146	**6**	152	246
07:15 AM	0	0	0	0	10	0	1	11	0	82	0	82	0	142	2	144	237
07:30 AM	0	0	0	0	11	0	0	11	0	78	0	78	0	**154**	4	**158**	247
07:45 AM	0	0	0	0	**12**	0	1	13	**2**	**103**	0	**105**	0	142	5	147	**265**
Total Volume	0	0	0	0	43	0	7	50	2	342	0	344	0	584	17	601	995
% App. Total	0	0	0		86	0	14		0.6	99.4	0		0	97.2	2.8		
PHF	.000	.000	.000	.000	.896	.000	.350	.833	.250	.830	.000	.819	.000	.948	.708	.951	.939
Cars & Buses	0	0	0	0	42	0	7	49	2	318	0	320	0	557	17	574	943
% Cars & Buses	0	0	0	0	97.7	0	100	98.0	100	93.0	0	93.0	0	95.4	100	95.5	94.8
Trucks	0	0	0	0	1	0	0	1	0	24	0	24	0	27	0	27	52
% Trucks	0	0	0	0	2.3	0	0	2.0	0	7.0	0	7.0	0	4.6	0	4.5	5.2



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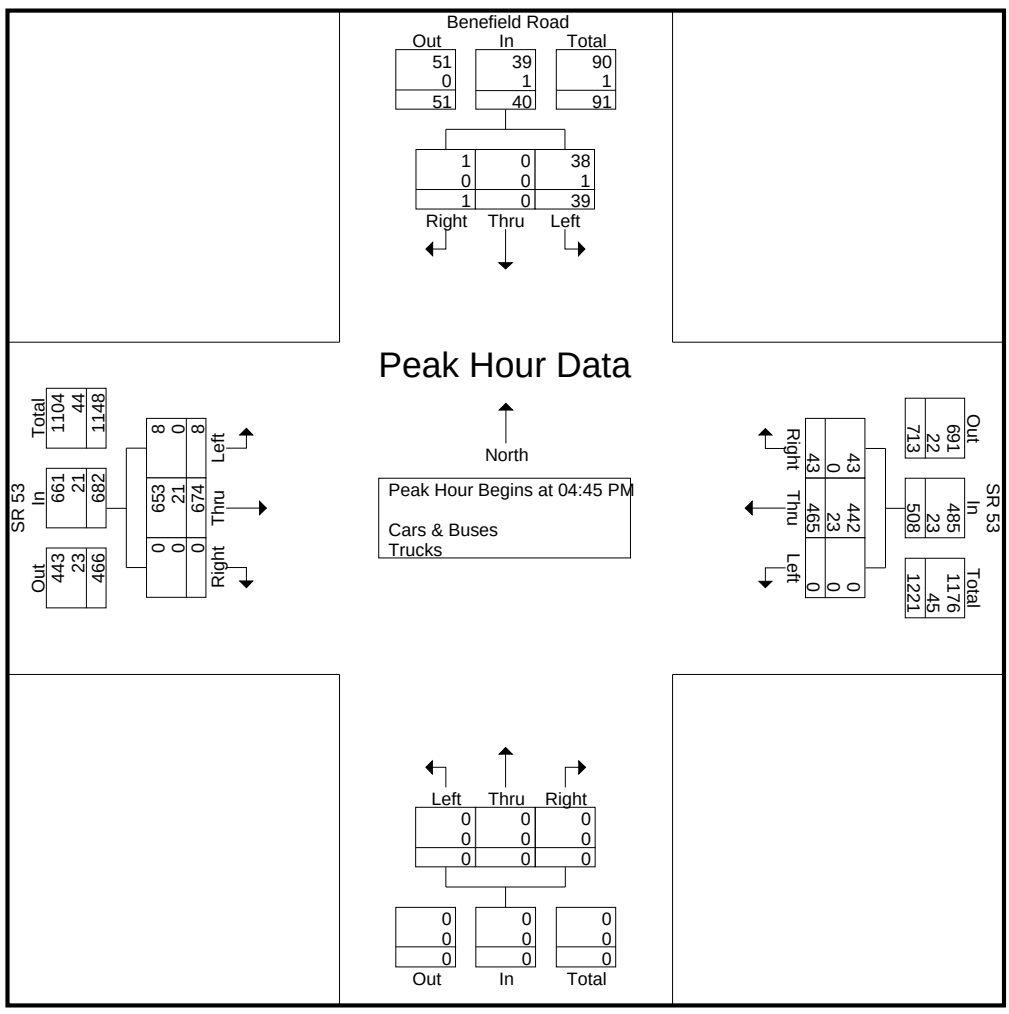
TMC Data
SR 53 @ Benefield Road
7-9 am | 4-6 pm

File Name : 20240050
Site Code : 20240050
Start Date : 02-08-2024
Page No : 3

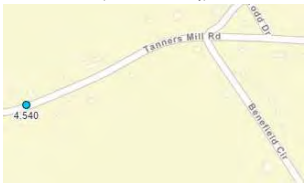
	Northbound				Benefield Road Southbound				SR 53 Eastbound				SR 53 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	12	0	**1**	13	1	175	0	176	0	95	10	105	294
05:00 PM	0	0	0	0	6	0	0	6	2	156	0	158	0	**148**	**15**	**163**	**327**
05:15 PM	0	0	0	0	3	0	0	3	**4**	**179**	0	**183**	0	110	10	120	306
05:30 PM	0	0	0	0	**18**	0	0	**18**	1	164	0	165	0	112	8	120	303
Total Volume	0	0	0	0	39	0	1	40	8	674	0	682	0	465	43	508	1230
% App. Total	0	0	0		97.5	0	2.5		1.2	98.8	0		0	91.5	8.5		
PHF	.000	.000	.000	.000	.542	.000	.250	.556	.500	.941	.000	.932	.000	.785	.717	.779	.940
Cars & Buses	0	0	0	0	38	0	1	39	8	653	0	661	0	442	43	485	1185
% Cars & Buses	0	0	0	0	97.4	0	100	97.5	100	96.9	0	96.9	0	95.1	100	95.5	96.3
Trucks	0	0	0	0	1	0	0	1	0	21	0	21	0	23	0	23	45
% Trucks	0	0	0	0	2.6	0	0	2.5	0	3.1	0	3.1	0	4.9	0	4.5	3.7

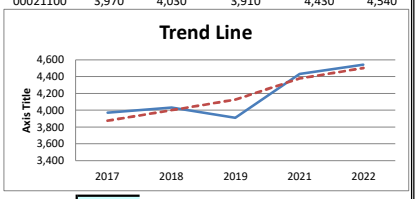


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019	2021	2022
Tanners Mill Rd (SE of Winder H	3.8%	0.82	139-0547	00021100	3,970	4,030	3,910	4,430	4,540
Sloan Mill Rd (W of Benefield Ci	2.7%	0.73	139-7384	00063600	2,060	2,090	2,280	2,250	2,300
Poplar Springs Rd (W of Hope R	3.1%	0.94	139-0394	00033200	10,500	10,400	10,900	11,500	11,700
Pine Vale Rd (N of Woodglenn D	2.0%	0.46	139-8177	00068800	1,900	2,100	2,150	2,120	2,130
US 129/ SR 11 (S of Talmo Trl)	1.2%	0.15	157-0330	00001100	13,100	11,900	12,200	12,600	13,400
Weighted Average	**2.3%**	0.78	Sum of Count Stations =		31,530	30,520	31,440	32,900	34,070

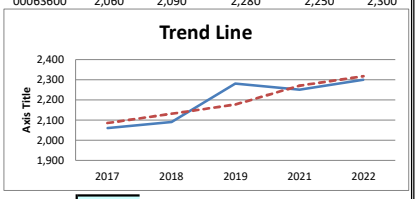
Location	Traffic Counter	RCLINK	2017	2018	2019	2021	2022
Tanners Mill Rd (SE of Winder Hwy)	139-0547	00021100	3,970	4,030	3,910	4,430	4,540





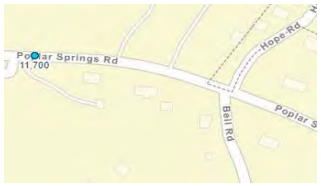
Growth Rate			3.8%	Intercept	-249,188	Slope	125.47
Trend Line			3,875	4,000	4,126	4,377	4,502

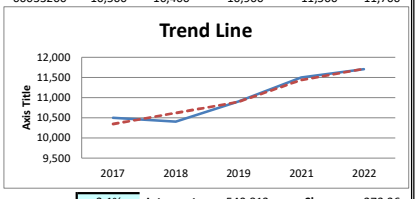
Location	Traffic Counter	RCLINK	2017	2018	2019	2021	2022
Sloan Mill Rd (W of Benefield Cir)	139-7384	00063600	2,060	2,090	2,280	2,250	2,300



Growth Rate			2.7%	Intercept	-91,495	Slope	46.40
Trend Line			2,085	2,131	2,177	2,270	2,317

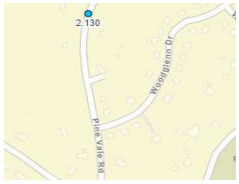
Location	Traffic Counter	RCLINK	2017	2018	2019	2021	2022
Poplar Springs Rd (W of Hope Rd / Bell Rd)	139-0394	00033200	10,500	10,400	10,900	11,500	11,700

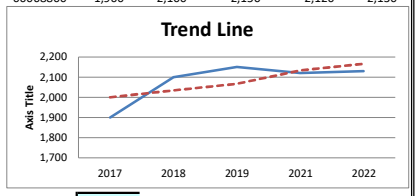




Growth Rate			3.1%	Intercept	-540,813	Slope	273.26
Trend Line			10,344	10,617	10,891	11,437	11,710

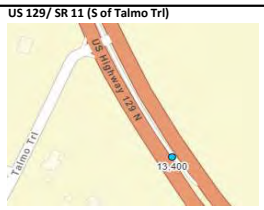
Location	Traffic Counter	RCLINK	2017	2018	2019	2021	2022
Pine Vale Rd (N of Woodglenn Dr)	139-8177	00068800	1,900	2,100	2,150	2,120	2,130

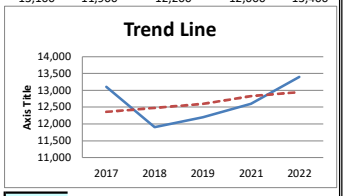




Growth Rate			2.0%	Intercept	-64,842	Slope	33.14
Trend Line			2,000	2,034	2,067	2,133	2,166

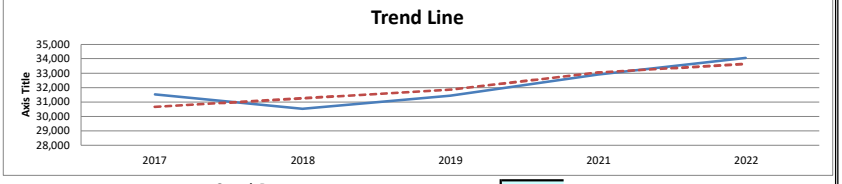
Location	Traffic Counter	RCLINK	2017	2018	2019	2021	2022
US 129/ SR 11 (S of Talmo Trl)	157-0330	00001100	13,100	11,900	12,200	12,600	13,400





Growth Rate			1.2%	Intercept	-224,522	Slope	117.44
Trend Line			12,358	12,476	12,593	12,828	12,945

Weighted Average	2017	2018	2019	2021	2022
Sum of Count Stations	31,530	30,520	31,440	32,900	34,070



Growth Rate			2.3%	Intercept	-1,170,860	Slope	595.70
Trend Line			30,662	31,258	31,854	33,045	33,641

EXISTING INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	318	554	1	131	374
Future Vol, veh/h	8	318	554	1	131	374
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	0	80	-	225	395	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	25	2	5	10	4	8
Mvmt Flow	8	328	571	1	135	386

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1034	571	0	0	571	0
Stage 1	571	-	-	-	-	-
Stage 2	463	-	-	-	-	-
Critical Hdwy	6.975	6.23	-	-	4.16	-
Critical Hdwy Stg 1	5.775	-	-	-	-	-
Critical Hdwy Stg 2	6.175	-	-	-	-	-
Follow-up Hdwy	3.7375	3.319	-	-	2.238	-
Pot Cap-1 Maneuver	212	519	-	-	988	-
Stage 1	511	-	-	-	-	-
Stage 2	548	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	183	519	-	-	988	-
Mov Cap-2 Maneuver	183	-	-	-	-	-
Stage 1	511	-	-	-	-	-
Stage 2	473	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.2	0	2.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	183	519	988	-
HCM Lane V/C Ratio	-	-	0.045	0.632	0.137	-
HCM Control Delay (s)	-	-	25.6	23.1	9.2	-
HCM Lane LOS	-	-	D	C	A	-
HCM 95th %tile Q(veh)	-	-	0.1	4.4	0.5	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	114	10	36	301	15	23
Future Vol, veh/h	114	10	36	301	15	23
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	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	121	11	38	320	16	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	132	0	523	127
Stage 1	-	-	-	-	127	-
Stage 2	-	-	-	-	396	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1453	-	514	923
Stage 1	-	-	-	-	899	-
Stage 2	-	-	-	-	680	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1453	-	498	923
Mov Cap-2 Maneuver	-	-	-	-	498	-
Stage 1	-	-	-	-	899	-
Stage 2	-	-	-	-	658	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	10.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	690	-	-	1453	-
HCM Lane V/C Ratio	0.059	-	-	0.026	-
HCM Control Delay (s)	10.5	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	342	584	17	43	7
Future Vol, veh/h	2	342	584	17	43	7
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	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	7	5	2	2	2
Mvmt Flow	2	364	621	18	46	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	639	0	-	0	998	630
Stage 1	-	-	-	-	630	-
Stage 2	-	-	-	-	368	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	945	-	-	-	270	482
Stage 1	-	-	-	-	531	-
Stage 2	-	-	-	-	700	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	945	-	-	-	269	482
Mov Cap-2 Maneuver	-	-	-	-	269	-
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	700	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	20.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	945	-	-	-	287
HCM Lane V/C Ratio	0.002	-	-	-	0.185
HCM Control Delay (s)	8.8	0	-	-	20.4
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.7

HCM 6th TWSC 1b. Exisitng 2024 PM
1: SR 53 (Winder Hwy)/SR 53/ SR 211 (Winder Hwy) & SR 211 (Tanners Mill Rd) 03/15/2024

Intersection	
Int Delay, s/veh	3.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	200	476	7	332	665
Future Vol, veh/h	2	200	476	7	332	665
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	0	80	-	225	395	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	3
Mvmt Flow	2	217	517	8	361	723

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1601	517	0	0	517	0
Stage 1	517	-	-	-	-	-
Stage 2	1084	-	-	-	-	-
Critical Hdwy	6.63	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.83	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	106	557	-	-	1047	-
Stage 1	598	-	-	-	-	-
Stage 2	287	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	69	557	-	-	1047	-
Mov Cap-2 Maneuver	69	-	-	-	-	-
Stage 1	598	-	-	-	-	-
Stage 2	188	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.9	0	3.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	69	557	1047	-
HCM Lane V/C Ratio	-	-	0.032	0.39	0.345	-
HCM Control Delay (s)	-	-	58.9	15.5	10.2	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	0.1	1.8	1.6	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	305	10	40	196	10	33
Future Vol, veh/h	305	10	40	196	10	33
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	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	324	11	43	209	11	35

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	335	0	625	330
Stage 1	-	-	-	-	330	-
Stage 2	-	-	-	-	295	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1224	-	449	712
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	755	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1224	-	431	712
Mov Cap-2 Maneuver	-	-	-	-	431	-
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	725	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	11.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	618	-	-	1224	-
HCM Lane V/C Ratio	0.074	-	-	0.035	-
HCM Control Delay (s)	11.3	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	674	465	43	39	1
Future Vol, veh/h	8	674	465	43	39	1
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	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	3	5	2	3	2
Mvmt Flow	9	717	495	46	41	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	541	0	-	0	1253	518
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	735	-
Critical Hdwy	4.12	-	-	-	6.43	6.22
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.218	-	-	-	3.527	3.318
Pot Cap-1 Maneuver	1028	-	-	-	189	558
Stage 1	-	-	-	-	596	-
Stage 2	-	-	-	-	473	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1028	-	-	-	186	558
Mov Cap-2 Maneuver	-	-	-	-	186	-
Stage 1	-	-	-	-	587	-
Stage 2	-	-	-	-	473	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	29.5
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1028	-	-	-	189
HCM Lane V/C Ratio	0.008	-	-	-	0.225
HCM Control Delay (s)	8.5	0	-	-	29.5
HCM Lane LOS	A	A	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.8

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

HCM 6th TWSC 2a. No Build 2026 AM

1: SR 53 (Winder Hwy)/SR 53/ SR 211 (Winder Hwy) & SR 211 (Tanners Mill Rd) 03/15/2024

Intersection	
Int Delay, s/veh	6.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	331	576	1	136	389
Future Vol, veh/h	8	331	576	1	136	389
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	0	80	-	225	395	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	25	2	5	10	4	8
Mvmt Flow	8	341	594	1	140	401

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1075	594	0	0	594	0
Stage 1	594	-	-	-	-	-
Stage 2	481	-	-	-	-	-
Critical Hdwy	6.975	6.23	-	-	4.16	-
Critical Hdwy Stg 1	5.775	-	-	-	-	-
Critical Hdwy Stg 2	6.175	-	-	-	-	-
Follow-up Hdwy	3.7375	3.319	-	-	2.238	-
Pot Cap-1 Maneuver	199	504	-	-	968	-
Stage 1	498	-	-	-	-	-
Stage 2	536	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	170	504	-	-	968	-
Mov Cap-2 Maneuver	170	-	-	-	-	-
Stage 1	498	-	-	-	-	-
Stage 2	458	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.8	0	2.4
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	170	504	968	-
HCM Lane V/C Ratio	-	-	0.049	0.677	0.145	-
HCM Control Delay (s)	-	-	27.3	25.8	9.3	-
HCM Lane LOS	-	-	D	D	A	-
HCM 95th %tile Q(veh)	-	-	0.2	5	0.5	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	119	10	37	313	16	24
Future Vol, veh/h	119	10	37	313	16	24
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	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	127	11	39	333	17	26

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	138	0	544	133
Stage 1	-	-	-	-	133	-
Stage 2	-	-	-	-	411	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1446	-	500	916
Stage 1	-	-	-	-	893	-
Stage 2	-	-	-	-	669	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1446	-	484	916
Mov Cap-2 Maneuver	-	-	-	-	484	-
Stage 1	-	-	-	-	893	-
Stage 2	-	-	-	-	647	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	675	-	-	1446	-
HCM Lane V/C Ratio	0.063	-	-	0.027	-
HCM Control Delay (s)	10.7	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	356	607	18	45	7
Future Vol, veh/h	2	356	607	18	45	7
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	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	7	5	2	2	2
Mvmt Flow	2	379	646	19	48	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	665	0	-	0	1039	656
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	383	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	924	-	-	-	255	465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	689	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	924	-	-	-	254	465
Mov Cap-2 Maneuver	-	-	-	-	254	-
Stage 1	-	-	-	-	514	-
Stage 2	-	-	-	-	689	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	21.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	924	-	-	-	271
HCM Lane V/C Ratio	0.002	-	-	-	0.204
HCM Control Delay (s)	8.9	0	-	-	21.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.7

Intersection	
Int Delay, s/veh	4.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	208	495	7	345	692
Future Vol, veh/h	2	208	495	7	345	692
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	0	80	-	225	395	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	3
Mvmt Flow	2	226	538	8	375	752

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1664	538	0	0	538	0
Stage 1	538	-	-	-	-	-
Stage 2	1126	-	-	-	-	-
Critical Hdwy	6.63	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.83	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	97	542	-	-	1028	-
Stage 1	584	-	-	-	-	-
Stage 2	272	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	62	542	-	-	1028	-
Mov Cap-2 Maneuver	62	-	-	-	-	-
Stage 1	584	-	-	-	-	-
Stage 2	173	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.8	0	3.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	62	542	1028	-
HCM Lane V/C Ratio	-	-	0.035	0.417	0.365	-
HCM Control Delay (s)	-	-	65.2	16.3	10.5	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	0.1	2	1.7	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	317	10	42	204	10	34
Future Vol, veh/h	317	10	42	204	10	34
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	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	337	11	45	217	11	36

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	348	0	650	343
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	307	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1211	-	434	700
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	746	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1211	-	416	700
Mov Cap-2 Maneuver	-	-	-	-	416	-
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	715	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	11.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	606	-	-	1211	-
HCM Lane V/C Ratio	0.077	-	-	0.037	-
HCM Control Delay (s)	11.4	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	701	484	45	41	1
Future Vol, veh/h	8	701	484	45	41	1
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	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	3	5	2	3	2
Mvmt Flow	9	746	515	48	44	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	563	0	-	0	1303	539
Stage 1	-	-	-	-	539	-
Stage 2	-	-	-	-	764	-
Critical Hdwy	4.12	-	-	-	6.43	6.22
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.218	-	-	-	3.527	3.318
Pot Cap-1 Maneuver	1008	-	-	-	176	542
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	458	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1008	-	-	-	173	542
Mov Cap-2 Maneuver	-	-	-	-	173	-
Stage 1	-	-	-	-	574	-
Stage 2	-	-	-	-	458	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	32.3
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1008	-	-	-	176
HCM Lane V/C Ratio	0.008	-	-	-	0.254
HCM Control Delay (s)	8.6	0	-	-	32.3
HCM Lane LOS	A	A	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	1

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	9.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	387	576	1	155	389
Future Vol, veh/h	8	387	576	1	155	389
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	0	80	-	225	395	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	25	2	5	10	4	8
Mvmt Flow	8	399	594	1	160	401

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1115	594	0	0	594	0
Stage 1	594	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.975	6.23	-	-	4.16	-
Critical Hdwy Stg 1	5.775	-	-	-	-	-
Critical Hdwy Stg 2	6.175	-	-	-	-	-
Follow-up Hdwy	3.7375	3.319	-	-	2.238	-
Pot Cap-1 Maneuver	187	504	-	-	968	-
Stage 1	498	-	-	-	-	-
Stage 2	510	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	156	504	-	-	968	-
Mov Cap-2 Maneuver	156	-	-	-	-	-
Stage 1	498	-	-	-	-	-
Stage 2	426	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	34	0	2.7
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	156	504	968	-
HCM Lane V/C Ratio	-	-	0.053	0.792	0.165	-
HCM Control Delay (s)	-	-	29.4	34.1	9.5	-
HCM Lane LOS	-	-	D	D	A	-
HCM 95th %tile Q(veh)	-	-	0.2	7.3	0.6	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	119	29	42	313	72	38
Future Vol, veh/h	119	29	42	313	72	38
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	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	127	31	45	333	77	40

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	158	0	566	143
Stage 1	-	-	-	-	143	-
Stage 2	-	-	-	-	423	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1422	-	486	905
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	661	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1422	-	467	905
Mov Cap-2 Maneuver	-	-	-	-	467	-
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	635	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	561	-	-	1422	-
HCM Lane V/C Ratio	0.209	-	-	0.031	-
HCM Control Delay (s)	13.1	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	356	607	42	115	7
Future Vol, veh/h	2	356	607	42	115	7
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	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	7	5	2	2	2
Mvmt Flow	2	379	646	45	122	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	691	0	-	0	1052	669
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	383	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	904	-	-	-	251	458
Stage 1	-	-	-	-	509	-
Stage 2	-	-	-	-	689	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	904	-	-	-	250	458
Mov Cap-2 Maneuver	-	-	-	-	250	-
Stage 1	-	-	-	-	507	-
Stage 2	-	-	-	-	689	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	32.5
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	904	-	-	-	257
HCM Lane V/C Ratio	0.002	-	-	-	0.505
HCM Control Delay (s)	9	0	-	-	32.5
HCM Lane LOS	A	A	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	2.6

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	17	6	75	60	12
Future Vol, veh/h	35	17	6	75	60	12
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	-	-	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	18	7	82	65	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	161	65	78	0	-	0
Stage 1	65	-	-	-	-	-
Stage 2	96	-	-	-	-	-
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	830	999	1520	-	-	-
Stage 1	958	-	-	-	-	-
Stage 2	928	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	826	999	1520	-	-	-
Mov Cap-2 Maneuver	826	-	-	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.4	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1520	-	876	-	-
HCM Lane V/C Ratio	0.004	-	0.065	-	-
HCM Control Delay (s)	7.4	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	52	18	26	69	12
Future Vol, veh/h	35	52	18	26	69	12
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	-	235	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	57	20	28	75	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	143	75	88	0	-	0
Stage 1	75	-	-	-	-	-
Stage 2	68	-	-	-	-	-
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	850	986	1508	-	-	-
Stage 1	948	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	839	986	1508	-	-	-
Mov Cap-2 Maneuver	839	-	-	-	-	-
Stage 1	936	-	-	-	-	-
Stage 2	955	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.4	3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1508	-	921	-	-
HCM Lane V/C Ratio	0.013	-	0.103	-	-
HCM Control Delay (s)	7.4	-	9.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Int Delay, s/veh	4.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	245	495	7	405	692
Future Vol, veh/h	2	245	495	7	405	692
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	0	80	-	225	395	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	4	2	2	3
Mvmt Flow	2	266	538	8	440	752

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1794	538	0	0	538	0
Stage 1	538	-	-	-	-	-
Stage 2	1256	-	-	-	-	-
Critical Hdwy	6.63	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.83	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	80	542	-	-	1028	-
Stage 1	584	-	-	-	-	-
Stage 2	232	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	46	542	-	-	1028	-
Mov Cap-2 Maneuver	46	-	-	-	-	-
Stage 1	584	-	-	-	-	-
Stage 2	133	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.5	0	4.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	46	542	1028	-
HCM Lane V/C Ratio	-	-	0.047	0.491	0.428	-
HCM Control Delay (s)	-	-	87.1	17.9	11.1	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	0.1	2.7	2.2	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	317	70	57	204	47	43
Future Vol, veh/h	317	70	57	204	47	43
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	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	337	74	61	217	50	46

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	411	0	713	374
Stage 1	-	-	-	-	374	-
Stage 2	-	-	-	-	339	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1148	-	398	672
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1148	-	374	672
Mov Cap-2 Maneuver	-	-	-	-	374	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	679	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	475	-	-	1148	-
HCM Lane V/C Ratio	0.202	-	-	0.053	-
HCM Control Delay (s)	14.5	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.2	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	701	484	121	88	1
Future Vol, veh/h	8	701	484	121	88	1
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	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	3	5	2	3	2
Mvmt Flow	9	746	515	129	94	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	644	0	-	0	1344	580
Stage 1	-	-	-	-	580	-
Stage 2	-	-	-	-	764	-
Critical Hdwy	4.12	-	-	-	6.43	6.22
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.218	-	-	-	3.527	3.318
Pot Cap-1 Maneuver	941	-	-	-	166	514
Stage 1	-	-	-	-	558	-
Stage 2	-	-	-	-	458	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	941	-	-	-	163	514
Mov Cap-2 Maneuver	-	-	-	-	163	-
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	458	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	53.3
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	941	-	-	-	164
HCM Lane V/C Ratio	0.009	-	-	-	0.577
HCM Control Delay (s)	8.9	0	-	-	53.3
HCM Lane LOS	A	A	-	-	F
HCM 95th %tile Q(veh)	0	-	-	-	3

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	12	19	68	90	38
Future Vol, veh/h	23	12	19	68	90	38
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	-	-	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	13	21	74	98	41

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	214	98	139	0	-	0
Stage 1	98	-	-	-	-	-
Stage 2	116	-	-	-	-	-
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	774	958	1445	-	-	-
Stage 1	926	-	-	-	-	-
Stage 2	909	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	762	958	1445	-	-	-
Mov Cap-2 Maneuver	762	-	-	-	-	-
Stage 1	912	-	-	-	-	-
Stage 2	909	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	1.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1445	-	819	-	-
HCM Lane V/C Ratio	0.014	-	0.046	-	-
HCM Control Delay (s)	7.5	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	35	57	72	54	38
Future Vol, veh/h	23	35	57	72	54	38
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	-	235	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	38	62	78	59	41

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	261	59	100	0	-	0
Stage 1	59	-	-	-	-	-
Stage 2	202	-	-	-	-	-
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	728	1007	1493	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	697	1007	1493	-	-	-
Mov Cap-2 Maneuver	697	-	-	-	-	-
Stage 1	924	-	-	-	-	-
Stage 2	832	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	3.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1493	-	856	-	-
HCM Lane V/C Ratio	0.041	-	0.074	-	-
HCM Control Delay (s)	7.5	-	9.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	356	607	42	115	7
Future Vol, veh/h	2	356	607	42	115	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	250	0	175
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	7	5	2	2	2
Mvmt Flow	2	379	646	45	122	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	691	0	-	0	1029	646
Stage 1	-	-	-	-	646	-
Stage 2	-	-	-	-	383	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	904	-	-	-	259	472
Stage 1	-	-	-	-	522	-
Stage 2	-	-	-	-	689	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	904	-	-	-	258	472
Mov Cap-2 Maneuver	-	-	-	-	258	-
Stage 1	-	-	-	-	520	-
Stage 2	-	-	-	-	689	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	29.9
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	904	-	-	-	258	472
HCM Lane V/C Ratio	0.002	-	-	-	0.474	0.016
HCM Control Delay (s)	9	0	-	-	30.9	12.7
HCM Lane LOS	A	A	-	-	D	B
HCM 95th %tile Q(veh)	0	-	-	-	2.4	0

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	701	484	121	88	1
Future Vol, veh/h	8	701	484	121	88	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	250	0	175
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	3	5	2	3	2
Mvmt Flow	9	746	515	129	94	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	644	0	-	0	1279	515
Stage 1	-	-	-	-	515	-
Stage 2	-	-	-	-	764	-
Critical Hdwy	4.12	-	-	-	6.43	6.22
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.218	-	-	-	3.527	3.318
Pot Cap-1 Maneuver	941	-	-	-	182	560
Stage 1	-	-	-	-	598	-
Stage 2	-	-	-	-	458	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	941	-	-	-	179	560
Mov Cap-2 Maneuver	-	-	-	-	179	-
Stage 1	-	-	-	-	588	-
Stage 2	-	-	-	-	458	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	44.9
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	941	-	-	-	179	560
HCM Lane V/C Ratio	0.009	-	-	-	0.523	0.002
HCM Control Delay (s)	8.9	0	-	-	45.3	11.4
HCM Lane LOS	A	A	-	-	E	B
HCM 95th %tile Q(veh)	0	-	-	-	2.6	0

TRAFFIC VOLUME WORKSHEETS

24-027 4370 Benefield Road Residential Development - Hall County, GA - TIS

Traffic Volumes

A&R Engineering
March 2024

1. SR 53 @ SR 211

A.M. Peak Hour

	SR 53 (Winder Highway) Northbound				SR 53/ SR 211 (Winder Highway) Southbound				- Eastbound				SR 211 (Tanners Mill Road) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	554	1	555	131	374	0	505	0	0	0	0	8	0	318	326
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	576	1	577	136	389	0	525	0	0	0	0	8	0	331	339
Total New Trips:	0	0	0	0	19	0	0	19	0	0	0	0	0	0	56	56
Future 2026 Traffic Volumes:	0	576	1	577	155	389	0	544	0	0	0	0	8	0	387	395

P.M. Peak Hour

	SR 53 (Winder Highway) Northbound				SR 53/ SR 211 (Winder Highway) Southbound				- Eastbound				SR 211 (Tanners Mill Road) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	476	7	483	332	665	0	997	0	0	0	0	2	0	200	202
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	495	7	502	345	692	0	1037	0	0	0	0	2	0	208	210
Total New Trips:	0	0	0	0	60	0	0	60	0	0	0	0	0	0	37	37
Future 2026 Traffic Volumes:	0	495	7	502	405	692	0	1097	0	0	0	0	2	0	245	247

06.17.2024 | Item 6

24-027 4370 Benefield Road Residential Development - Hall County, GA - TIS

Traffic Volumes

A&R Engineering
March 2024

2. SR 211 @ Benefield Rd

A.M. Peak Hour

	Benefield Road Northbound				- Southbound				SR 211 (Tanners Mill Road) Eastbound				SR 211 (Tanners Mill Road) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	15	0	23	38	0	0	0	0	0	114	10	124	36	301	0	337
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	16	0	24	40	0	0	0	0	0	119	10	129	37	313	0	350
Total New Trips:	56	0	14	70	0	0	0	0	0	0	19	19	5	0	0	5
Future 2026 Traffic Volumes:	72	0	38	110	0	0	0	0	0	119	29	148	42	313	0	355

P.M. Peak Hour

	Benefield Road Northbound				- Southbound				SR 211 (Tanners Mill Road) Eastbound				SR 211 (Tanners Mill Road) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	10	0	33	43	0	0	0	0	0	305	10	315	40	196	0	236
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	10	0	34	44	0	0	0	0	0	317	10	327	42	204	0	246
Total New Trips:	37	0	9	46	0	0	0	0	0	0	60	60	15	0	0	15
Future 2026 Traffic Volumes:	47	0	43	90	0	0	0	0	0	317	70	387	57	204	0	261

06.17.2024 | Item 6

24-027 4370 Benefield Road Residential Development - Hall County, GA - TIS

Traffic Volumes

A&R Engineering
March 2024

3. SR 53 @ Benefield Rd

A.M. Peak Hour

	- Northbound				Benefield Road Southbound				SR 53 (Winder Highway) Eastbound				SR 53 (Winder Highway) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	43	0	7	50	2	342	0	344	0	584	17	601
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	0	0	0	45	0	7	52	2	356	0	358	0	607	18	625
Total New Trips:	0	0	0	0	70	0	0	70	0	0	0	0	0	0	24	24
Future 2026 Traffic Volumes:	0	0	0	0	115	0	7	122	2	356	0	358	0	607	42	649

P.M. Peak Hour

	- Northbound				Benefield Road Southbound				SR 53 (Winder Highway) Eastbound				SR 53 (Winder Highway) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	39	0	1	40	8	674	0	682	0	465	43	508
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	0	0	0	41	0	1	42	8	701	0	709	0	484	45	529
Total New Trips:	0	0	0	0	47	0	0	47	0	0	0	0	0	0	76	76
Future 2026 Traffic Volumes:	0	0	0	0	88	0	1	89	8	701	0	709	0	484	121	605

06.17.2024 | Item 6

24-027 4370 Benefield Road Residential Development - Hall County, GA - TIS

Traffic Volumes

A&R Engineering
March 2024

4. Benefeild Rd @ Site Drwy 1

A.M. Peak Hour

	Benefield Road Northbound				Benefield Road Southbound				Site Driveway 1 Eastbound				- Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	38	0	38	0	46	0	46	0	0	0	0	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	40	0	40	0	48	0	48	0	0	0	0	0	0	0	0
Total New Trips:	6	35	0	41	0	12	12	24	35	0	17	52	0	0	0	0
Future 2026 Traffic Volumes:	6	75	0	81	0	60	12	72	35	0	17	52	0	0	0	0

P.M. Peak Hour

	Benefield Road Northbound				Benefield Road Southbound				Site Driveway 1 Eastbound				- Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	43	0	43	0	50	0	50	0	0	0	0	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	45	0	45	0	52	0	52	0	0	0	0	0	0	0	0
Total New Trips:	19	23	0	42	0	38	38	76	23	0	12	35	0	0	0	0
Future 2026 Traffic Volumes:	19	68	0	87	0	90	38	128	23	0	12	35	0	0	0	0

06.17.2024 | Item 6

24-027 4370 Benefield Road Residential Development - Hall County, GA - TIS

Traffic Volumes

A&R Engineering
March 2024

5. Benefield Rd @ Site Drwy 2

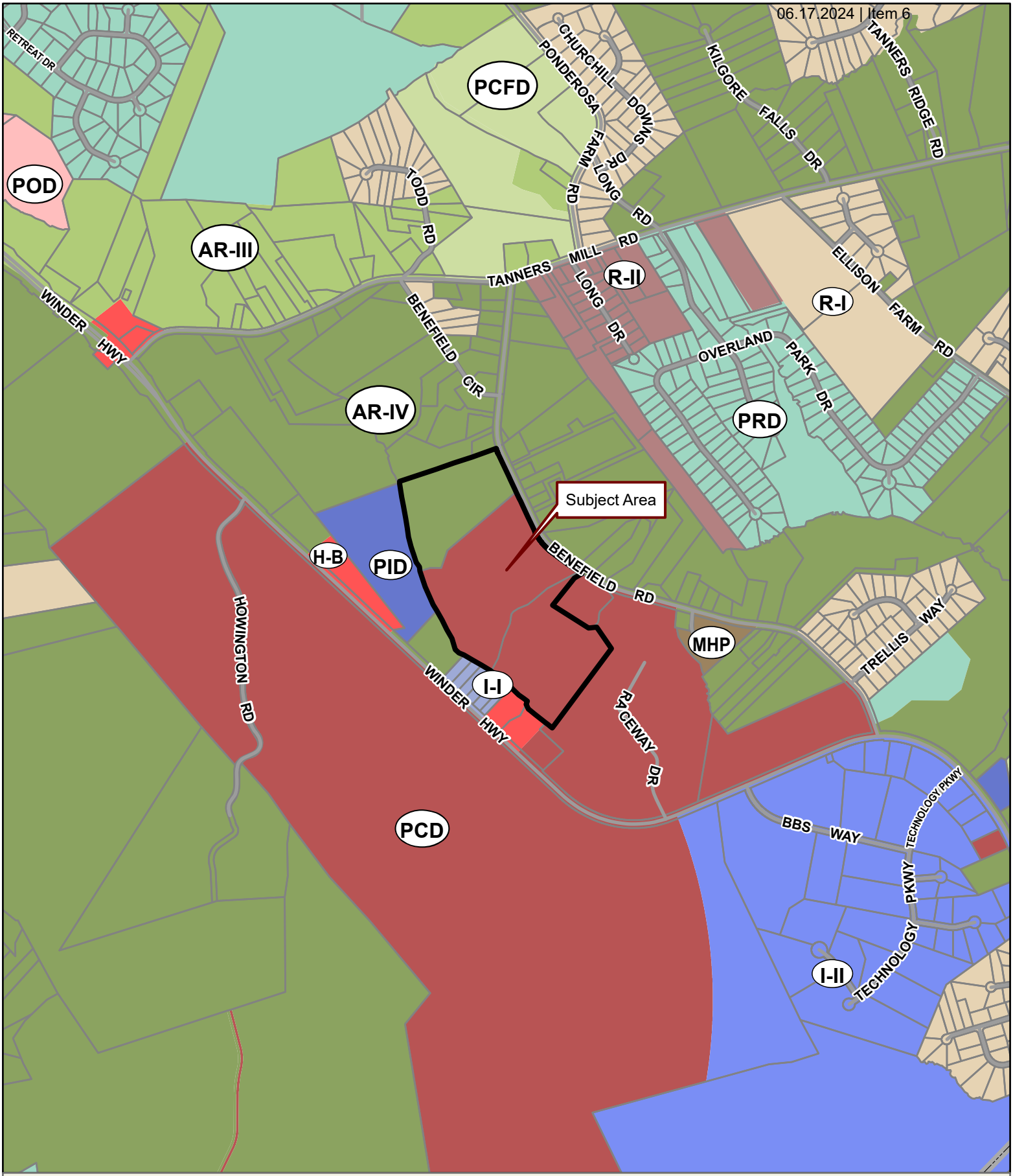
A.M. Peak Hour

	Benefield Road Northbound				Benefield Road Southbound				Site Driveway 2 Eastbound				- Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	19	0	19	0	50	0	50	0	0	0	0	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	20	0	20	0	52	0	52	0	0	0	0	0	0	0	0
Total New Trips:	18	6	0	24	0	17	12	29	35	0	52	87	0	0	0	0
Future 2026 Traffic Volumes:	18	26	0	44	0	69	12	81	35	0	52	87	0	0	0	0

P.M. Peak Hour

	Benefield Road Northbound				Benefield Road Southbound				Site Driveway 2 Eastbound				- Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	51	0	51	0	40	0	40	0	0	0	0	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	53	0	53	0	42	0	42	0	0	0	0	0	0	0	0
Total New Trips:	57	19	0	76	0	12	38	50	23	0	35	58	0	0	0	0
Future 2026 Traffic Volumes:	57	72	0	129	0	54	38	92	23	0	35	58	0	0	0	0

06.17.2024 | Item 6

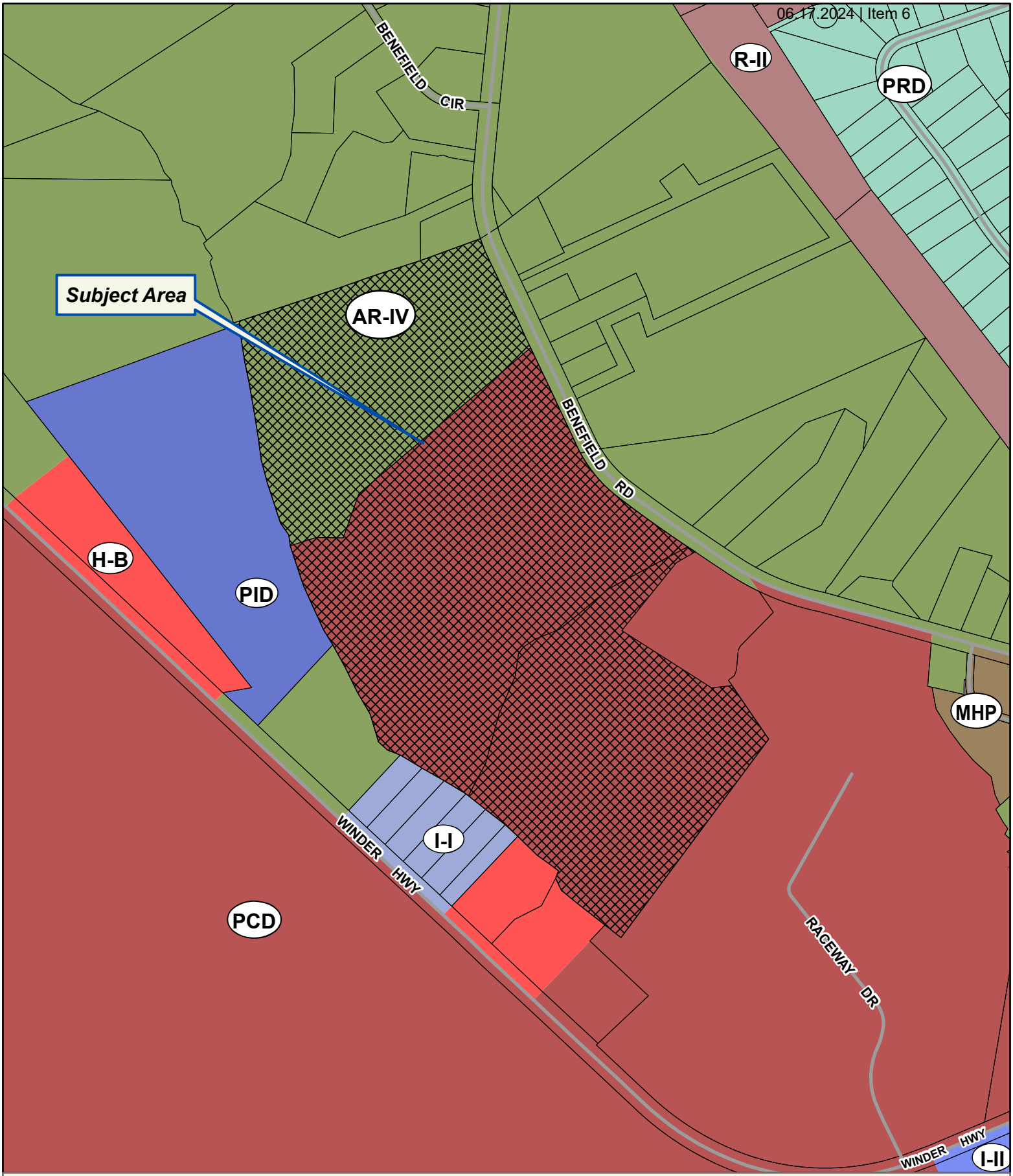


Applicant: EDGE CITY PROPERTIES, INC.
Tax Parcel #: 15028 000014, 000070, & 000090 (PT.)
Location: 4336, 4370, & 4420 BENEFIELD ROAD, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 06/17/2024**

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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Location: 4336, 4370, & 4420 BENEFIELD ROAD, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 06/17/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

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Commission District 1 **PC Mtg. Date: 06/17/2024**

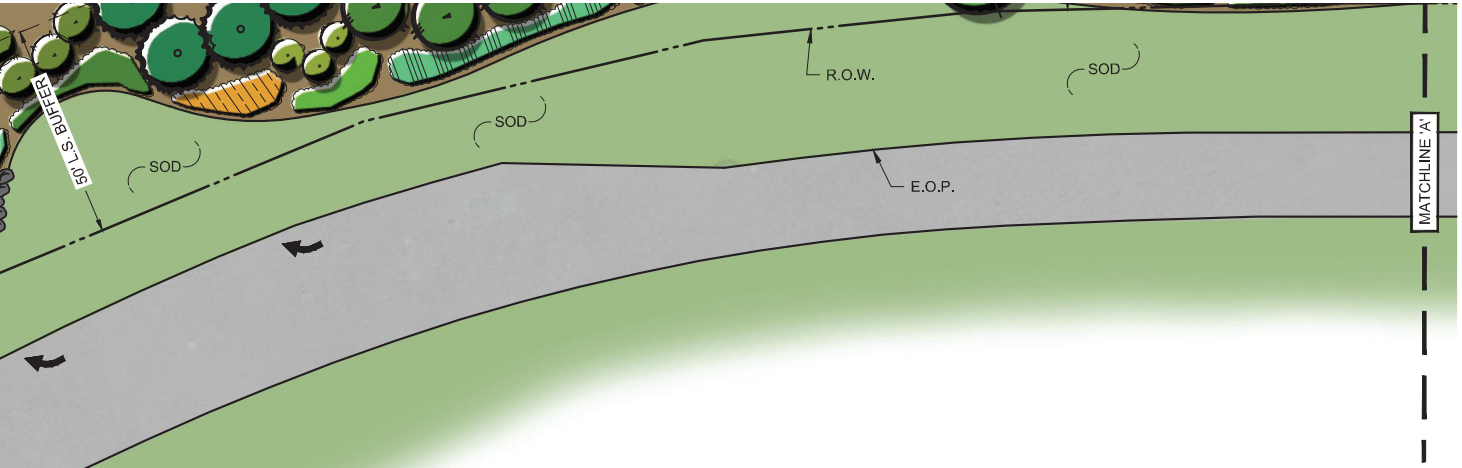
0 125 250 500
Feet

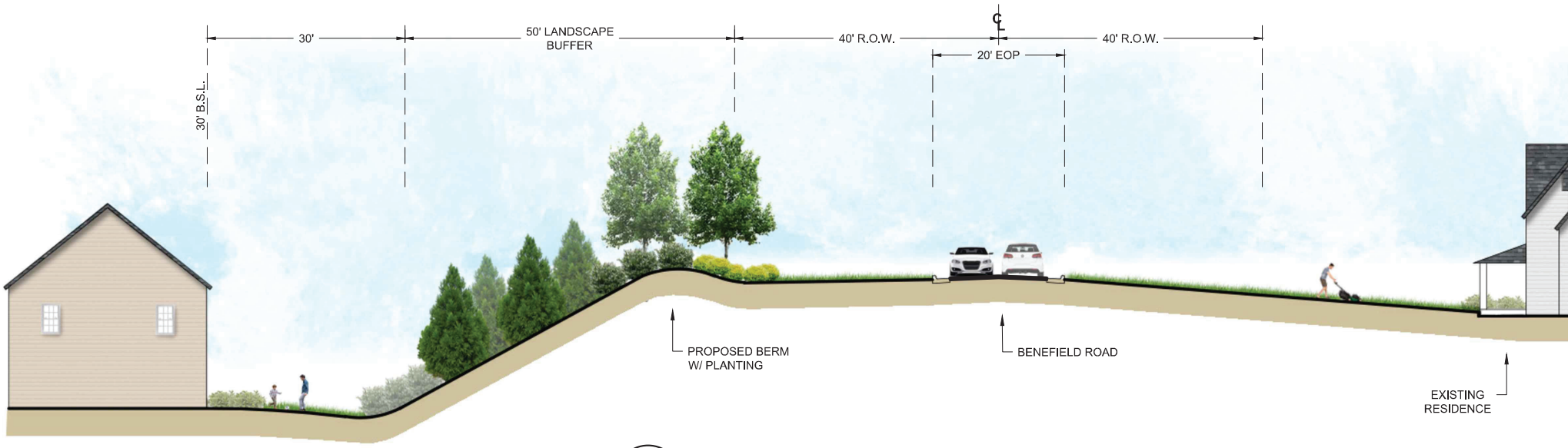
Zoning Boundary
City Limits
Subject Area

N

06.17.2024 | Item 6

06.17.2024 | Item 6





2/1 BENEFIELD ROAD CROSS SECTION

SCALE: 1"= 10'

0 10' 20' 30'

SCALE:1" = 10'

FILED & RECORDED 03/22/2024 1:42 PM
DEED BOOK 9450 PAGES 56 - 57
FILING FEES: $25.00
PT61: 069-2024-001848 TRANSFER TAX: $0.00
RECORDED BY: MB
CLERK: Charles Baker, C.S.C Hall County, GA

After recording, return to:

Phyllis Roshan
3400 Kates Way
Duluth, Ga 30097

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 22nd day of ~~January~~ march, 2024, by and between **DANISH AND DANIYAL,LLC,** a Georgia limited liability company, as party of the first part, herein called Grantor, and **PHYLLIS H. ROSHAN**, a Georgia resident, as party of the second part, herein called Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of ONE AND NO/100 dollar ($1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has, or may have had, in and to the following described real property, to wit:

All that certain tract or parcel of land lying and being in Morgan District G.M. number 385, Hall County, Georgia, containing 29.839 acres as shown on a plat survey for the Estate of John Wolford by Farley-Collins Associates, Registered Land Surveyor, dated July, 20, 1988, recorded in Plat Book 131, Page 126, Hall County Plat Records, which plat is hereby referred to, incorporated herein, and made a part of.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

GRANTOR: DANISH AND DANIYAL, LLC

Phyllis H. Roshan

PHYLLIS H. ROSHAN (Member)

Unofficial Witness

Signed, sealed, and delivered in the presence of me this 22nd day of ~~January~~ March (PR), 2024.

Notary Public

My commission expires:

FILED & RECORDED 03/22/2024 1:42 PM
DEED BOOK 9450 PAGES 58 - 59
FILING FEES: $25.00
PT61: 069-2024-001849 TRANSFER TAX: $0.00
RECORDED BY: MB
CLERK: Charles Baker, C.S.C Hall County, GA

After recording, return to: Phyllis Roshan
3400 Kates Way
Duluth, Ga 30097

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 22nd day of ~~January~~ March, 2024, by and between **DANISH AND DANIYAL,LLC,** a Georgia limited liability company, as party of the first part, herein called Grantor, and **PHYLLIS H. ROSHAN**, a Georgia resident, as party of the second part, herein called Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of ONE AND NO/100 dollar ($1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has, or may have had, in and to the following described real property, to wit:

All that certain tract or parcel of land lying and being in Morgan District G.M.D. 385, Hall County, Georgia, containing 24.677 acres on the southwest side of Old Mill Road a/k/a Benefield Road, being more particularly shown and delineated according to a plat prepared by William H. Collins, GRLS, recorded in Plat Book 131, Page 124, Hall County, Georgia Records, which plat is hereby incorporated for a more complete description.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

GRANTOR: DANISH AND DANIYAL, LLC

Phyllis H Roshan

PHYLLIS H. ROSHAN (Member)

Unofficial Witness

Signed, sealed, and delivered in the presence of me this 22nd day of ~~January~~ March, 2024.

Frances A Hamrick

Notary Public

My commission expires: 7-19-2024

HALL COUNTY, GEORGIA
FRANCES S. HAMRICK
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 19, 2024

Written Description: 24011 Benefield Road (Overall for Zoning)

All that tract or parcel of land lying and being in the Morgan District (Georgia Militia District 385), Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 3/4" crimped top pipe found at the intersection of the southerly right of way of Benefield Road (a.k.a. Old Mill Road) (80’ right of way) and the northwest corner of the property now or formerly of Danish and Daniyal, LLC (Deed Book 9040, Page 269), as shown on Plat Book 131, Page 126, Hall County, Georgia records, said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence in an easterly direction along said southerly right of way the following courses and distances:
S25°05'02"E for a distance of 378.68 feet to a point;
S26°27'56"E for a distance of 85.78 feet to a point;
S31°12'28"E for a distance of 64.03 feet to a point;
S38°32'11"E for a distance of 81.27 feet to a point;
S47°45'10"E for a distance of 94.04 feet to a point;
S52°51'10"E for a distance of 49.68 feet to a point;
S54°12'24"E for a distance of 74.08 feet to a point;
S55°14'04"E for a distance of 215.91 feet to a 1/2" rebar set;
thence leaving said southerly right of way S62°08'19"W for a distance of 108.53 feet to a 1/2" rebar set; thence S48°54'59"W for a distance of 297.65 feet to a 1/2" rebar set; thence S52°53'29"E for a distance of 489.35 feet to a point; thence N88°22'13"E for a distance of 97.23 feet to a 1/2" rebar set; thence S31°48'19"E for a distance of 263.67 feet to a 3/4" open top pipe found; thence S37°06'31"W for a distance of 995.73 feet, more or less, to a point at the centerline of Cooper Creek; thence in a westerly direction along the centerline of said creek, following the meanderings thereof, for a distance of 3080.1 feet, more or less, to a point, said creek following a traverse line as follows:
N46°01'42"W for a distance of 330.63 feet to a point;
N14°53'32"E for a distance of 31.63 feet to a point;
N50°10'11"W for a distance of 445.15 feet to a point;
N60°51'14"W for a distance of 367.34 feet to a point;
N30°28'24"W for a distance of 590.42 feet to a point;
N18°39'39"W for a distance of 324.96 feet to a point;
N18°42'25"W for a distance of 429.07 feet to a point;
N10°12'51"W for a distance of 374.71 feet to a point;
N03°00'34"W for a distance of 137.19 feet to a point;
thence leaving the centerline of said creek N70°58'44"E for a distance of 771.13 feet, more or less, to a 1-1/2” open top pipe found; thence N69°39'34"E for a distance of 256.77 feet to a 1/2" rebar set at the southerly right of way of Benefield Road (a.k.a. Old Mill Road) (80’ right of way); thence in a southeasterly direction along said southerly right of way S20°18'42"E for a distance of 70.99 feet to a point; thence continuing along said southerly right of way S25°34'02"E for a distance of 412.77 feet to a 3/4" crimped top pipe found, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 68.835 acres, more or less.

HALL COUNTY
GEORGIA

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
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

August 17, 2021

MP Partners Development, LLC
Attn: Trip Campbell
5289 Winder Highway
Braselton, GA 30517

RE: **Application to Rezone**

Dear Trip Campbell:

Please be advised that in its Voting Meeting on August 12, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 1.95± acre tract located on the north side of Winder Highway approximately 1390 feet from its intersection with Raceway Drive; a.k.a. 5295 Winder Highway (pt.); Zoned PCD; Tax Parcel 15028B000001E (pt.). Proposed Use: mixed use commercial development. Commission District 1.

Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at time of development.
2. The residential portion of the development shall conform to §17.180.060 Planned Residential Development (PRD) standards as it relates to the architectural standards found within §17.180.060.B.9.a.
3. The non-residential components of the development shall be subject to all standards set forth in §17.420.050, Gateway Corridors Overlay District and the architectural standards for non-residential structures shall be approved by the Planning Director prior to the issuance of any permits. All existing elements on site at the time of Rezoning shall be grandfathered. Exceptions to these standards shall be allowed if approved by the Planning Director.
4. The County Traffic Engineer and/or the Georgia Department of Transportation (GDOT) shall approve the location, type and design of all driveways to and from the site.
5. A sewer study shall be conducted prior to the submittal of plans for a land disturbance permit.
6. The following language shall be placed upon the final plat and/or development plans for the property: "Owners and users of this property are informed of motor raceway venues nearby and should expect noise, crowds, and other effects associated with such venues."
7. Any future changes or expansion of the development shall require Board of Commissioners approval.

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 plat should be prepared to expect the effects of such practices."
9. A 50 foot, rear of lot, vegetated buffer shall be established around the entirety of the development unless such natural buffer currently exists, with the exception of the road frontage along Winder Highway, Benefield Road and along the western portion of the property which borders existing commercially zoned parcels. Where the existing vegetation does not provide sufficient screening additional plantings may be required. The buffer shall be increases to 100 feet along the northern property line adjacent to the "Race Day Cottages". The buffer of 1 shall remain 50 feet.
10. A wooden fence shall be constructed along the shared boundary between tax parcel 15028B000016 (N/F the property of Rodney Cole) and the proposed development.
11. A fence shall be placed along the rear of the residential lots that front Benefield Road, internal to the development, behind lots 1 through 17 and extending all the way to the creek buffer on the eastern boundary with the exception of where internal roads connect to Benefield Road.
12. All residential lots fronting Benefield Road shall be a minimum of one (1) acre in size and, with the exception of lot 10, shall be accessed through a system of shared driveways or streets with no direct access to Benefield Road permitted. All lots shall be allowed to access Benefield Road from these shared driveways or streets.
13. All property owners shall be the only users approved to access the development from the northern most access point on Benefield Road. This will be managed by gated entry and exit. The remainder of users of the property shall enter from Winder Highway.
14. Rally cross events shall be permitted in daytime hours only.
15. The proposed hotel building if constructed on Tax Parcel 15028B 000015 shall not be any more than four stories in height and shall not be constructed within 550 feet of Benefield Road. A hotel can be constructed on Tax Parcel 15028 B000001 or 15028 B000001E and shall be limited to 70 feet on this parcel only.
16. All car maintenance and repair shall be conducted during the hours between 7:00am and 9:00pm, with the exception of organized races.
17. Right turn only shall be allowed for commercial use exiting the property from Benefield Road.
18. No motor home traffic, commercial/trailer traffic shall be allowed on Benefield Road.
19. The existing emergency exit shall be closed and all emergency access shall be through the residential entrance on Benefield Road.

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

Ken & Kathy Davis
304 Cleveland Ferry Road
Fair Play, SC 29643

Project Narrative for Motorplex Atlanta

LOCATION – 5295 Winder Hwy., Braselton, GA 30517
ACREAGE – 137.17 acres +/-
APPLICANT – MP Partners Development, LLC

Summary

The accompanying application seeks zoning district change from PCD & AR-IV to PCD for 137.17 acres of partially developed property located on Winder Highway (SR 53) in south Hall County near the Michelin Raceway Road Atlanta complex. The intent is to develop a mixed use, racing oriented complex that will serve race patrons, car enthusiast and the general public. This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as a "Mixed Use Corridor" and appropriate for Hall County's Planned Commercial Development (PCD) District. Completion of development is anticipated by 2026.

Site Description

The combined parcels have approximately 3,700 lf of frontage along Winder Highway (SR 53) and falls within the Hall Gateway district. The site is partially developed with a mix of residential, agricultural and other uses associated with the former Lanier Speedway. The topography is rolling with a mix of hardwood and pines. Domestic water is provided by the City of Gainesville and is located in the Winder Highway right-of-way. Hall County will serve the site with sanitary sewer through a proposed pump station and force main that will connect to an existing force main located in Winder Highway. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes stated.

Adjacencies (exhibit B)

The property is surrounded by residential zonings (AR – IV & MHP) and commercial zonings (H-B). The area south of the property and across Winder Highway includes the Road Atlanta complex zoned PCD and an industrial park zoned light industrial (I-II)

Access

Access to the property is proposed from three driveways on Winder Highway (SR 53) and two driveways on Benefield Road.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel zoned H-B, adjacent to the site.
- Nearest distance to developed commercial property – parcel zoned H-B, adjacent to the site on Winder Highway (golf cart sales).

- Nearest distance to a residential property – parcel zoned AR-IV, adjacent to the site on Benefield Road
- Nearest distance to a subdivision – Ivy Ridge S/D is located adjacent to the property on Benefield Road

Comprehensive Plan Consistency

The project is consistent with the "Mixed Use Corridor" of the Future Land Use Map and numerous Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Aerial View

Traffic Impact Study

Based on the number of residential units (not to exceed 100), a traffic study is not required.

Gateway Corridor

A portion of the property falls with the Hall County Gateway Corridor Overlay District. The district specifies standards for all land parcels with 300 feet of the centerline of Winder Highway (SR 53).

Proposed Uses

The developer is planning to create a village concept centered around motorsports and car enthusiasts and with options for recreation, lodging, commercial and residential uses. The complex will be supported internally property owners and externally by patrons of the various use opportunities. The complex will retain the existing, asphalt oval track and paved infield which will be the central focal point of the development. In addition to all the existing permitted uses, the following components are planned:

- Car Condos – fee simple attached buildings featuring garage areas for car collections in a quiet enjoyment environment as well as optional loft living areas. These may also contain commercial functions related car customizing, repair or sales.
- Race Day Cottages – fee simple or rental detached or attached cottages, primarily for use during race weeks.
- Luxury Recreational Vehicle Lots – leased spaces for Recreational Vehicle or motor coach accommodations with water, sewer and power hookups. They may also have outdoor rooms such as pavilions, fire pits, pools or other gathering spaces.
- Single Family Residential – fee simple detached homes located along Benefield Road.
- Event Center – rentable space for private functions and a public access restaurant.
- Retail Village – leased spaces for small retail users or restaurants centered around outdoor gathering areas.
- Commercial Center – fee simple sites for general commercial uses including hotel, retail, professional office and service business users.
- Main Track – existing asphalt oval with paved infield track and midget cart track, proposed rally cross track and proposed cart garage with viewing stands, retail uses such as restaurants, shops, etc. and office uses and suites for viewing events and public gatherings.
- For more detail, see attached Rezoning and Amendment Comparison.

Prior Zoning Actions

Three of the five parcels have been previously rezoned to PCD under separate actions:

- Parcel #15028B 000001 – November 11, 1998
- Parcel #15028B 000015 – October 28, 1999
- Parcel #15028B 000001E – November 11, 1998 (formerly a portion of #15028B 000001)

The fourth & fifth parcels (#15028 000070 & #15028 000090) has an original zoning of AR-IV.

Development Strategy

MP Partners Development, LLC is planning a mixed use development with an emphasis on motorsports related uses and clientele. The development will align well with the existing Michelin Raceway Road Atlanta complex across Winder Highway and the existing oval track on the property. Although racing fans and car enthusiast will be the primary focus, the general public will have access to an event venue and restaurant, hotels and other retail offerings.

In addition to the approvals received under the two prior zoning actions, the applicant is requesting the following amendments and proffered conditions:

- Total square footage of development shall not exceed 400,000 sf on Parcels 15028 000070 & 15028 000090.
- Total square footage of development shall not exceed 400,000 sf on Parcels 15028B 000001E & 15028B 000001E.
- Total number of residential units shall not exceed 100 units on Parcels 15028 000070 & 15028 000090.
- Total number of residential units shall not exceed 100 units on Parcels 15028B 000001E & 15028B 000001E.
- Hotel/Motel use to be allowed on Parcel #15028B 000015
- Overnight accommodations in the motor coach use not to exceed 50 spaces
- Elimination of any maximum square footage related to a single use as long as the overall cap is not exceeded.
- A maximum permanent seating capacity not to exceed 20,000 SF
- Driveways serving the Single Family Residences, Cottages, Luxury RV Areas and Car Condos will be allowed to connect to Benefield Road. No Event traffic will be allowed to use these driveways except for emergency purposes.
- Total residential driveways allowed on Benefield Road not to exceed 18 driveways.
- Parcel #15028B 000015 may access Benefield Road provided that the location does not exceed 600 LF from its intersection with Winder Highway (SR 53)

Project Dimensional Standards

The following dimensional standards will apply to the proposed uses of the development.

Development Standards	
Planned Commercial Development	
Minimum Lot Area (Interior)	1500 sf
Minimum Lot Area (Exterior)	20,000 sf
Front Setback (Interior)	10 ft
Front Setback (Exterior)	25 ft
Side Setback (Interior)	0 ft
Side Setback (Exterior)	10 ft
Rear Setback (Interior)	10 ft
Rear Setback (Exterior)	10 ft
Buffer along West Property Line of Parcel 15028 000070	25 ft
Buffer along North Property Line of Parcel 15028 B000015	50 ft
Maximum Building Height	70 ft
Total Acreage	137.22 Acres
Open Space Acreage	6.00 Acres
Maximum Floor Area	See Rezoning and Amendment Comparison

Conceptual Master Plan

The development of the Motorplex Atlanta 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 modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, 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.

AutoMotorPlex™

APPLICANT:
MP DEVELOPMENT PARTNERS, LLC
5289 WINDER HIGHWAY
BRASELTON, GEORGIA 30517

EXISTING ZONING: PCD
PROPOSED ZONING: PCD
TAX PARCEL NUMBERS:
15028B 000001 5301 WINDER HWY, BRASELTON, GA 30517
15028B 000015 5385 WINDER HWY. BRASELTON, GA 30517

CONCEPT IS DRAWN FROM GIS DATA, PARCEL AREAS, PARCEL BOUNDARIES, FLOOD PLAIN, STREAM LINES AND STREAM BUFFERS AND ARE SUBJECT TO CHANGE

THIS SITE PLACE IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ZONING SHALL NOT BE SITE PLAN SPECIFIC

50' BUFFER
WALKING PATH
SINGLE FAMILY RESIDENTIAL
1
2
3
4
5
6
7
8
9
N/F
PHYLLIS ROSHAN
DB 8269, PG 670
PB 131, PG 126
TAX ID: 15028 000070
LUXURY PARKING
RACE DAY COTTAGES
DETENTION
OPEN SPACE
FLOOD PLAIN
WALKING PATH
BENEFIELD ROAD
10
11
12
13
14
15
16
17
SINGLE FAMILY RESIDENTIAL
N/F
PHYLLIS G. ROSHAN
DB 5548, PG 92
PB 131, PG 124
PS 185, PG 218B
TAX ID: 15028 000090
CAR CONDOS
CAR CONDOS
DETENTION
AR-IV ZONING
MIDGET TRACK
OPEN SPACE
RALLYCROSS
PARKING
N/F
JRDLMS, LLC
DB 7313, PG 234
PB 36, PG 134
PB 56, PG 71
TAX ID: 15028B000001
CAR CONDOS
DETENTION
KART GARAGE/MULTI-USE BUILDING/VIEWING PLATFORM
WALKING PATH
OUTPARCEL
50' BUFFER
OUTPARCEL
N/F
THE DELL GROUP, LLC
DB 8685, PG 714
PS 837, PG 220A
TAX ID: 15028B000015
OUTPARCEL
OUTPARCEL
OUTPARCEL
OUTPARCEL
OUTPARCEL
BENEFIELD ROAD
N/F
T2 DEVELOPMENT, LLC
DB 8801, PG 744
PB 867, PG 1
TAX ID: 15028B000048
STATE ROUTE 53
ROAD ATLANTA
N/F
KEN & KATHY DAVIS
DB 1463, PG 198
PB 185, PG 198
TAX ID: 15028B000040
PREVENT CENTER
OPEN SPACE
WALKING PATH
LANIER RACEWAY
PARKING
WALKING PATH
PARKING
ALT: RESTAURANT
PARKING
DETENTION
WALKING PATH
OUTPARCEL
RETAIL VILLAGE
STATE ROUTE 53
B&S WAY

Exhibit "A"

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.com

ZONING EXHIBIT
WINDER HWY. & BENEFIELD RD
ZONING MAP
GAINESVILLE, GEORGIA

NO.	DESCRIPTION	DATE
X		

SCALE: 1" = 150'

SHEET 1 OF 1
DATE: 4-20-2023
SCALE: 1" = 150'
JOB NO.: 23104SM
DRAWN BY: SM
DWG NO.: SM1of1

© MMXXIII R & A

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

Jorge Gomez

Assistant Director

March 27, 2024

Edge City Properties, Inc.
4280 Dove Pt
Duluth, Georgia 30096

Subject: Sanitary Sewer Letter of Availability
4370, 4420, &4336 Benefield Road
Parcel Id No.: 15028 000070, 15028 000090, 15028 000014
Braselton, GA 30517

Dear Sir or Madam,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 4370, 4420, &4336 Benefield Road Braselton, Ga 30517 for a proposed 302 lot/unit (estimated average daily flow of 60,400 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 Howington Road. The proposed homes will gravity flow into a proposed pump station to be constructed on the property and pumped via force main to HWY 53 and then connect via current 12-inch gravity line on Howington Road at developers expense.

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: 3-18-2024

Name of Applicant: Edge City Properties, Inc. Contact Number: 770-814-4500

Address of Applicant: 4280 Dove Pt

City: Duluth State: GA Zip: 30096 E-mail: mdye@EdgeCP.com

Name of Agent: Edge City Properties, Inc. Contact Number: Same

Address of Agent: Same

City: _____ State: _____ Zip: _____ 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 PCD and AR-IV (Present Zoning) to PRD (Requested Zoning)

For the Purpose of Residential development (Type of Development)

Address of Property: 4370, 4420 and 4336 Benefield Road, Braselton GA 30517

Nearest Intersection to Property: Benefield/HWY 53

Size of Tract: +/- 68.83 acre(s), Lane Lot Number(s): GMD 385, Morgan , District(s): 1

Development Estimate Average Daily Sewer Flow (GPD): 302 lots x 300 GPD= 90,600

Property Tax Parcel Number: 15028 000014,15028 000070, 15028 000090 Proposed number of Lots: 302

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

_____
Notary

_____
Signature of Owner(s)/Agent(s)

Michael Dye
Printed Name of Owner(s)/Agent(s)

President
Title of Agent

NORMA MARCELA GUTIERREZ NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 21, 2025 Notary Seal

EDGE CITY
PROPERTIES

3/19/2024

Re: LETTER OF INTENT FOR HALL COUNTY SEWER AVAILABILITY

Dear Director Nash:

Edge City Properties, Inc. (the "Applicant) submits this Letter of Intent for the purpose of rezoning to the PRD zoning classification the +/- 68.83 acres of land (the "Property") situated on three parcels of land with addresses of 4336, 4370 and 4420 Benefield Road, Braselton Georgia 30517.

The Applicant proposes to develop the Property to contain a single-family residential master planned community including a total of 302 detached/attached single-family homes.

The proposed homes will gravity flow into a proposed pump station to be constructed on the Property and pumped via force main to HWY 53 and then connect via the current 12-inch gravity line on Howington Road. The project is expected to take four (4) years to complete from LDP permit to final home sale.

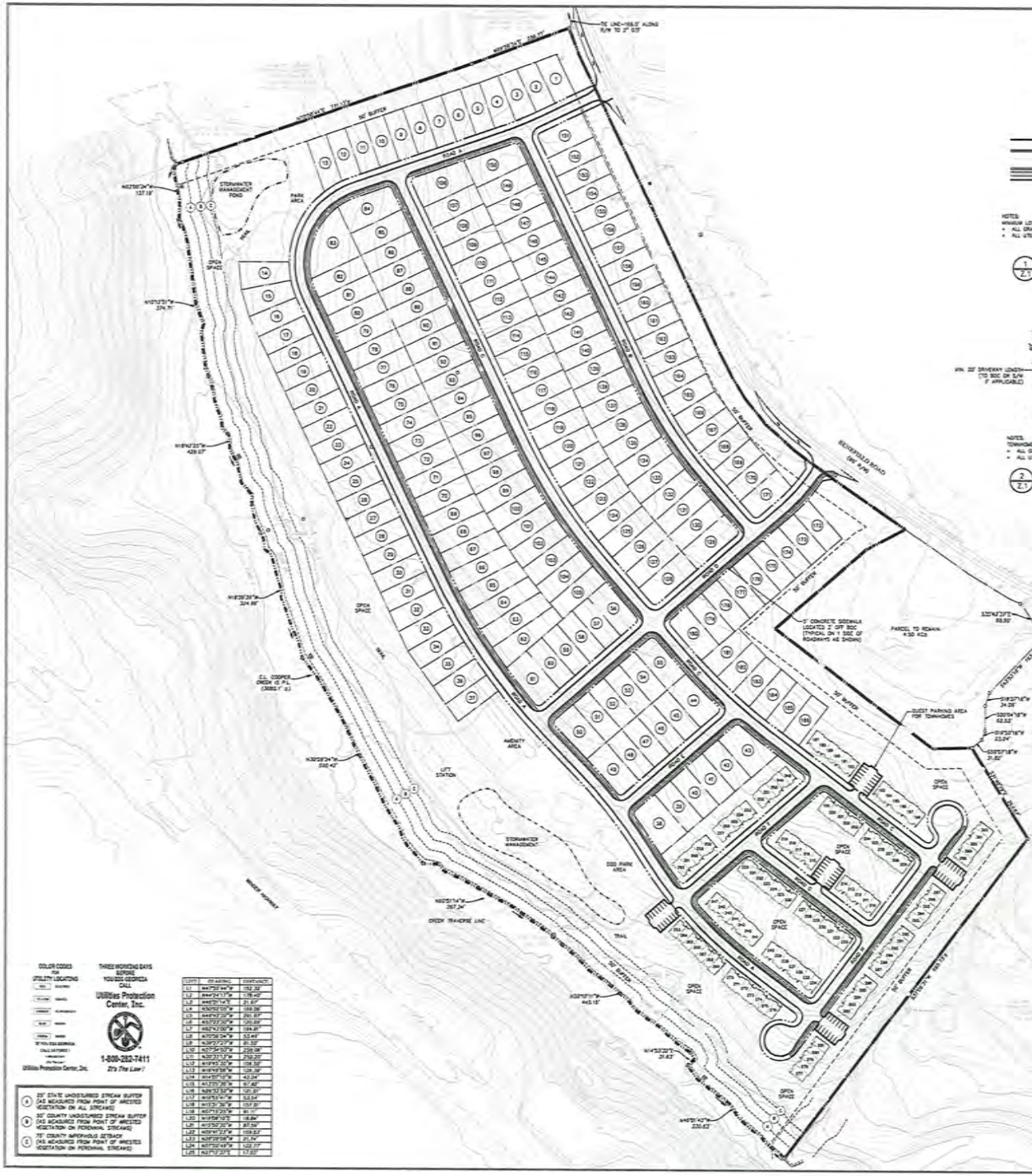
The Applicant and its representatives welcome the opportunity to meet with the Hall staff to answer any questions or to address any concerns relating to the matters set forth in this letter.

The Applicant respectfully request your consideration for this Sewer Availability Letter.

Sincerely,

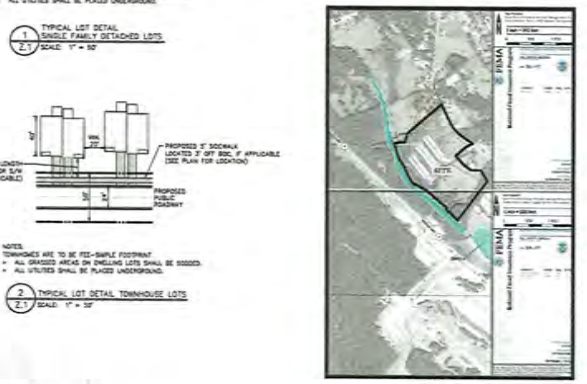
Michael K. Dye
President
Edge City Properties, Inc. as Applicant

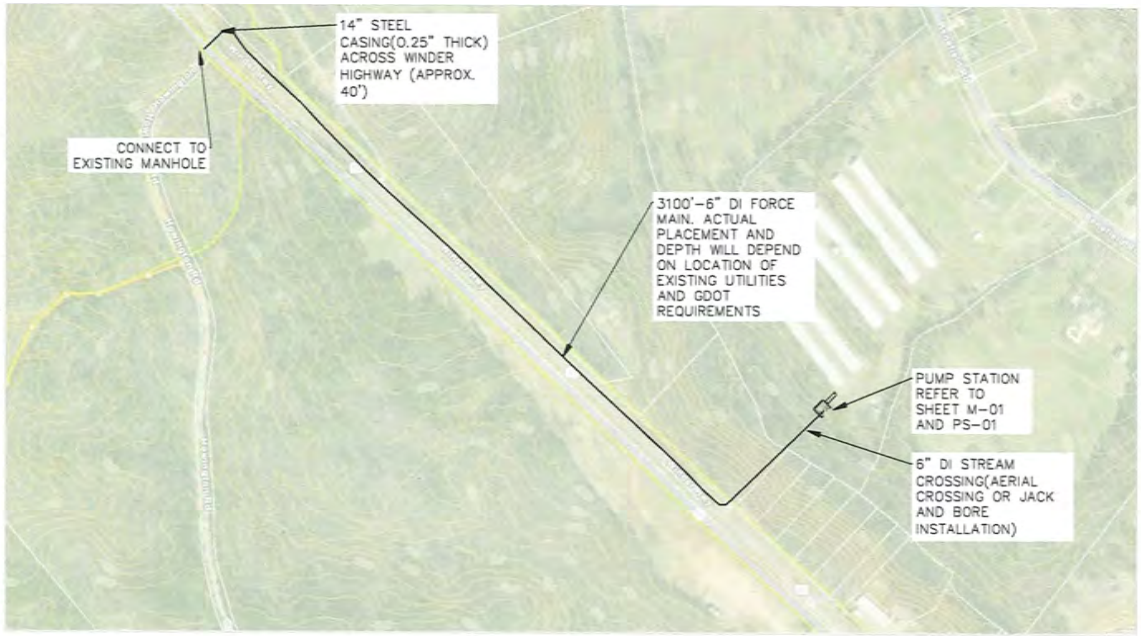
4280 DOVE POINT • DULUTH • GA 30096 • 770.814.4500 // FAX 770.814.4501

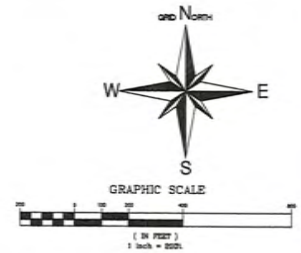


VICINITY MAP
SCALE 1" = 2,000'

FEMA MAP
SCALE 1"=1,000'







FORCE MAIN NOTES:

1. FORCE MAINS SHALL BE DUCTILE IRON PIPE, CLASS 50 WITH PROTECTO 401 INTERIOR COATING.
2. MINIMUM COVER SHALL BE 4 FEET.
3. EROSION CONTROL SHALL CONSIST OF SILT FENCE, TEMPORARY SEEDING AND PERM. SEEDING (AT A MINIMUM).

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL ENGINEERING SOLUTIONS
Civil Engineering - Municipal Engineering - Construction Management

GEORGIA 811

REVISION

No.	DATE	DESCRIPTION

BENEFIELD ROAD TRACT
HALL COUNTY, GA

SEWER FORCE MAIN PLAN

DESIGNED BY: DAVID CERVONE
DRAWN BY: DAVID CERVONE
CHECKED BY: DAVID CERVONE
DATE: 3/3/2024
FILE NAME: PUMP STATION

SHEET
FM-01

Availability Letter Checklist/Summary

Please complete this form when requesting sewer availability letters. Attach the checklist to the application and sign.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;

INCOMPLETE APPLICATION WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application From (Originals only-No photocopies)	01	1. Signed by owner and **notarized**. Or 2. Signed by owner's agent and **notarized.**	MLM
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated timeframe for construction.	MLM
Preliminary Site Plan/Layout (24x36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details. • Location of Proposed Development (Identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots. • Topography – Clearly label contour information. • Existing sewer line sizes and locations. If an extension of the sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (Preliminary profiles of the proposed sewer routing may be required.) • Estimate sanitary sewer flow along with the method of calculation. • Building, road frontage, north arrow. • The plan/layout must be dated and correspond with the submittal to the County. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	MLM
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, and required stream buffers.	N/A

The reviewer may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Hall County Department of Public Works and Utilities. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Hall County reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

March 26, 2024

Edge City Properties, Inc
Attn: Michael Dye
4280 Dove Pt
Duluth, GA 30096

Re: Water Availability
Proposed 302-Lot Residential Development
4336, 4370, & 4420 Benefield Road
PINs: 15028 000014, 070, & 090

Dear Mr. Dye,

The purpose of this letter is to confirm the availability of water service to the above referenced properties.

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Benefield Road adjacent to the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed 302-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) 538-2475 should you have any questions.

Sincerely,

Daniel Costantini

Daniel Costantini
Civil Engineer II

cc: Nick Swafford, Permitting Services and GIS Manager
Tracy Robar, P.E., Engineering and Construction Division Manager

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Wednesday, July 17, 2024 11:36 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 8.19.24

Please find Environmental Health comments below:

Item 1, 4745 Cagle Mill Road/4673/3691 Noah Martin, Boling: No comment. Public sewer.

Item 2, 4745 Cagle Mill Road, Boling: No comment. Public sewer.

Item 3, 4336/4370/4420 Benefield Road, Edge City Properties: No comment. Public sewer.

Item 4, 3475 Cook Road, Decature Presbyterian Church: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

Item 5, Short Term Rental Amendment: No comment.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (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)

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Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Thursday, July 18, 2024 1:43 PM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: Re: Tentative Planning Agenda for August 19, 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.

1. 4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | Proposed Use: 349-unit residential development | ** Commission District 3 | Josh Boling, applicant No GDOT coordination required

2. 4745 Cagle Mill Road | Rezone | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a 10.59± acre tract located on the east side of Cornelia Highway (GA-365), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 00254 (pt.) | Proposed Use: Industrial development | ** Commission District 3 | Josh Boling, applicant No GDOT coordination required

3. 4336, 4370, & 4420 Benefield Road | Rezone | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | Proposed Use: 302-unit residential development | ** Commission District 1 | Edge City Properties, Inc., applicant No GDOT coordination required

4. 3475 Cook Road | Use Subject to County Commission Approval | on a 13.91± acre tract located on the east side of Cook Road approximately 1,503 feet from its intersection with Davis Bridge Road | Zoned AR-III & VC; Tax Parcel 10068 000005C | Proposed Use: 6-lot subdivision | ** Commission District 2 | Decatur Presbyterian Church, applicant No GDOT coordination required

5. Public Hearing to Amend Section 17.216, Short Term Rental; to modify the standards by which the County regulates Short Term Rentals; and for other purposes. ** | Hall County Planning Staff, applicant. No GDOT coordination required

---

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, July 11, 2024 10:04 AM
Subject: Tentative Planning Agenda for August 19, 2024

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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: July 18, 2024

Subject: August 19, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the August 19, 2024 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone |** from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | **Proposed Use: 349-unit residential development** | ** Commission District 3 | **Josh Boling, applicant**

   a. **Engineering:** Property is in major flood area
   Show FEMA and Hall County studied Flood plains that are present on site
   Property is in north Oconee WPD
   Show N. Oconee WPD buffers
   No rise study required for construction in flood zone
   Roads should be private

   b. **Traffic:** Roadways are shown as private, however, this should be required.
   Access from Cornelia Hwy (SR 365) is shown as private, however, Label indicates "end of county maintained right-of-way" internally. Clarify.
   Additional comments may be necessary after clarification.
   Fire only access on White Hall Road must be gated and no ability for internal traffic to turn around is provided
   Recommend the gravel section of Cagle Mill Road be improved to county paved standards to White Hall Road in order to facilitate site traffic to and from Old Cornelia Hwy.
   Site plan indicates a fire only access on Cagle Mill Road labeled as "Gated fire only entrance with Knox Box" However no access is shown. Clarify.
   GDOT permit required for Cornelia Hwy (SR 365) access.

   c. **Utilities:** Hall County lift station on GA 365

2. **4745 Cagle Mill Road | Rezone |** from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a 10.59± acre tract located on the east side of Cornelia Highway (GA-365), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax

Parcel 15007 00254 (pt.) | **Proposed Use: Industrial development | **** Commission District 3 | **Josh Boling, applicant**

a. **Engineering:** See #6 comments
b. **Traffic:** GDOT permit required for Cornelia Hwy (SR365) access.
   Very short section of entrance is proposed to be county maintained but should be a private driveway.
c. **Utilities:** Hall county lift station on GA 365

3. **4336, 4370, & 4420 Benefield Road | Rezone |** from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development |** ** Commission District 1 | **Edge City Properties, 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.
   As 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:** Recommend improvements identified in the traffic impact study be required. Some will require GDOT coordination.
   Per County Code, a left turn lane and decel (right) turn lane will be required for both proposed Benefield Road access points. Recommend this be a condition.
   Any design elements that do not meet County Code 16.60 will need a variance this includes proposed off-site guest parking areas, distance between intersections, curve radii, minimum length of a cul-da-sac, etc.
c. **Utilities:** Nearest sanitary sewer is west access Winder Hwy on howington Rd. – Hall County sewer.

NEW BUSINESS

4. **3475 Cook Road | Use Subject to County Commission Approval |** on a 13.91± acre tract located on the east side of Cook Road approximately 1,503 feet from its intersection with Davis Bridge Road | Zoned AR-III & VC; Tax Parcel 10068 000005C **| Proposed Use: 6-lot subdivision |** ** Commission District 2 **| Decatur Presbyterian Church, applicant**

a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
   As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
   Cook Drive beyond the cul-de-sac is not Hall County maintained.
   Hall County should not accept partial right of way on a road that it does not maintain or have an interest in.
   If they want to bring the road up to county specifications, then, as long as the other property owners agree, we would possibly accept the road.

b. **Traffic:** Non-County maintained, "Privately maintained" roadway – see engineering comments, no additional comments.
c. **Utilities**: No sanitary sewer near the development

5. **Public Hearing to Amend Section 17.216, Short Term Rental; to modify the standards by which the County regulates Short Term Rentals; and for other purposes. **** | Hall County Planning Staff, applicant.

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

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, May 23, 2024 3:59 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fire Comments

Monday, June 17, 2024 Hall County Planning Commission Meeting.

1. **4336, 4370, & 4420 Benefield Road | Rezone |** from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | ** Commission District 1 | **Edge City Properties, Inc., applicant**

   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

Planning Commission Comments - June 17, 2024 - Submission #98321

Date Submitted: 6/13/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Leslie

Last Name*

Kennedy

Address1*

4355 Benefield Rd.

Address2

City*

Braselton

State*

GA

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I have many concerns for the Edge City Properties building homes and townhouses across my home. The number of homes and townhouse are way too high for this space in this area on Benefield Rd. They are cramming too many homes and townhouses in this area not acceptable at all .

The traffic is going to be over kill on this street Benefield Rd. if they build the number of homes and townhouses.Please think of the school buses on this street.The traffic would be out of control and many accidents, I see many problems with the 2000 cars up and down this street. This street is not equipped for this, nor is it practical for Benefield Rd.

Another concern of mine is having the houses and townhouses as rentals , this will bring the in crime in and lower the property value of my home .

People already use this Benefield Rd. as a short cut to 53 Hwy or Tanner Mill Rd.speeding through here all hours of the day and night. I ask you to preserver this road and farm setting that it is.

A small sub-division with high quality production with beautiful landscaping is something I would consider save many of the trees for privacy to the road.
I ask you to please consider saving our Benefield Rd.of 2000 cars from becoming a race track street and a death trap for people trying to get in and out of their own driveways.
Ask yourself this ,would you accept this for you and your family. Safety needs to be first here!

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Planning Commission Comments - June 17, 2024 - Submission #98320

Date Submitted: 6/13/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Martha

Last Name*

Walker

Address1*

4417 Benefield RD

Address2

City*

Braselton

State*

GA

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I have lived here all my life from when Benefield RD was dirt, gravel and then paved. It is not equipped to have an additional 2,619 cars daily. There are 15-18 families who lived here longstanding and who have invested here with purpose to live and make their home in this community. We cannot pick up our homes and move and start over as this is where we have lived and plan to pass. The proposed development does not align with the farm equipment, kids, animals, and farm community this road hosts. Your consideration in denying this proposal is appreciated.

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.

Print

Planning Commission Comments - June 17, 2024 - Submission #98357

Date Submitted: 6/16/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Brandon

Last Name*

Walker

Address1*

4409 Benefield Road

Address2

City*

Braselton

State*

Ga

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

The road we live on is a curve small cut thru road from Hwy 53 to Tanners Mill Road. Putting this development on our road with two entrances and exits only on Benefield Road only is going to create chaos for all the family's that have built their homes here, this is going to make our road dangerous and so busy with traffic that people will not even want to leave because of all the traffic congestion. I'm not against some houses being built but 302 units is way two much. Your talking about at least two cars per house which will be at least 604 cars not counting kids and other family members that are going to pile up in these homes also. If these family's have just two kids driving your talking about at least 1200 plus cars a day. The only way to make this possible to be safe for all people involved is to make a Main Entrance off of the Winder Hwy. 53 that will be a four lane road eventually and can have a traffic light installed. The second thing is the units need to be cut down to about half the number. I just ask that you do the right thing for all the family's that have made this place their home for years and think about what it would be like if this development was going across the road from your home knowing what the traffic situation was going to be like.

Please write your comments in the box above.

Print

Planning Commission Comments - June 17, 2024 - Submission #98346

Date Submitted: 6/15/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*
JAVIER

Last Name*
ANCIETA

Address1*
4361 BENEFIELD RD

Address2

City*
BRASELTON

State*
GA

Zip*
30517

Zoning Item for Comment*
4336, 4370, & 4420 Benefield Road
Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*
I Oppose, I will be attending the meeting on June 17th at 5:15 pm
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?
jancieta1@yahoo.com
Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

P1 Properties Group LLC
5301 Winder Highway
Braselton, GA 30517

September 5, 2024

Mike Dye
President
Edge City Properties, Inc. as Applicant
4280 Dove Pt
Duluth, GA 30096

Re: Letter of Support for Benefield Road PRD zoning HZON24-0014

Dear Mike:

Thank you for your time and effort in working with me these past few months on the above-referenced zoning application. This letter is to confirm our conversation and outline the general terms for our support of the above referenced application and site plan dated July 23, 2024, as submitted to Hall County. This agreement is:

1. **SUPPORT FOR DEVELOPMENT.** As the owner/operator of the racetrack, Caffeine and Octane's Lanier Raceway, we support your development. After further consideration, we hereby withdraw the request made at the Public Hearing on August 19, 2024, in which we requested the possibility of a sound barrier being installed on your property. We understand that this is not financially practical for the minimum benefit to the residents of your development. We do request that you make every effort that is financially feasible to reduce the impact of noise that will reach the homes in your development.

2. **COORDINATION OF SEWER LIFT STATION.** We understand that the installation of your sewer lift station to serve your development will provide enhanced value to our Property. As per our discussions, Hall County Public Works has supported that the lift station be installed on our Property to provide us (and upstream adjacent properties) access. In general, we agree to provide the proper and timely easements dedication (at no costs to you) to facilitate this. Such easements will include the lift station area, access, gravity lines to your development and the force main easement to pump to the right-of-way of S.R. 53. All of these easements shall be prepared and created at the sole cost and expense of you as the developer and subject to comment and direction of Hall County. We do understand that time is of the essence in responding to these requests and this agreement is contingent upon such timeliness in executing upon receipt and reasonable review.

We look forward to working with you after a successful rezoning. Please feel free to contact me with any questions you have at 404-862-0862.

Sincerely,

TJ Vogt
P1 Properties Group LLC

P1 Properties Group LLC
5301 Winder Highway
Braselton, GA 30517

September 5, 2024

Mike Dye
President
Edge City Properties, Inc. as Applicant
4280 Dove Pt
Duluth, GA 30096

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Sincerely,

TJ Vogt
P1 Properties Group LLC

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN-
BENEFIELD ROAD ENTRANCE LANDSCAPE BUFFER CROSS SECTION

BENEFIELD ROAD TRACT

PREPARED FOR:

EDGE CITY PROPERTIES

PREPARED BY:

POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
ALPHARETTA, GA
770-569-5900

SCALE: 1" = 10'
DATE: 11/4/2024

0 10' 20' 30'

SCALE:1" = 10'

BENEFIELD ROAD
TREE LIST - BENEFIELD ROAD FRONTAGE & LANDSCAPE BUFFER

KEY	BOTANICAL NAME	COMMON NAME	HGT.	SPD.	ROOT	CHARACTER
SHADE TREES AT TOP OF SLOPE						
BE	ULMUS PARVIFOLIA	BOSQUE ELM	14'- 16'	6'- 7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
OCO	QUERCUS LYRATA	OVERCUP OAK	14'- 16'	6'- 7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	14'- 16'	6'- 7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
EVERGREEN TREES NEAR TOP OF SLOPE						
CAR S (1)	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	12'	6'- 7'	B & B	FULL TO GROUND, DENSE
CRYPT (1)	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CRYPTOMERIA	12'	6'- 7'	B & B	FULL TO GROUND, DENSE
GGA (1)	THUJA SP. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	12'	6'- 7'	B & B	FULL TO GROUND, DENSE
EVERGREEN TREES ON SLOPE						
CAR S	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	6'	3'- 3 1/2'	CONT./B & B	SINGLE TRUNK,FULL HEAD
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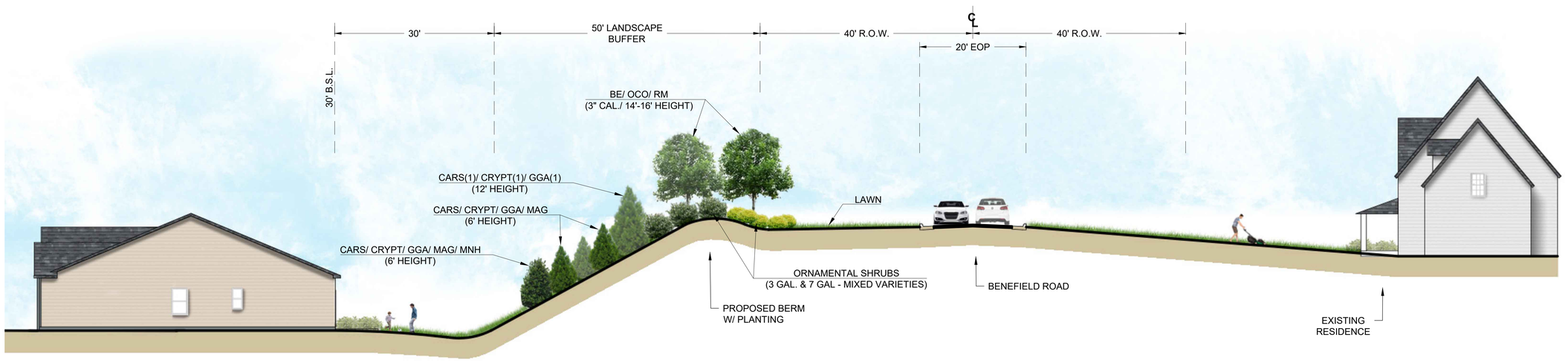
GGA	THUJA SP. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'	3'- 3 1/2'	CONT./B & B	FULL TO GROUND, DENSE
MAG	MAGNOLIA GRANDIFLORA	MAGNOLIA	6'	3'- 3 1/2'	CONT./B & B	FULL HEAD, STRAIGHT TRUNK
MNH	ILEX 'MARY NELL'	MARY NELL HOLLY	6'	3'- 3 1/2'	CONT.	



1/1 BENEFIELD ROAD CROSS SECTION

SCALE: 1"= 10'

0 10' 20' 30'

SCALE:1" = 10'

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Thursday, December 12, 2024 1:29 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Zoning Benefield

Good afternoon, Commissioners.

Please see comments below regarding the Benefield Road rezoning request.

Jennifer, would you please add the email to the application file?

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All ZONING, PLAT, and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.

-----Original Message-----
From: Kristie Turner (Planning) <kturner@hallcounty.org>
Sent: Thursday, December 12, 2024 1:02 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: FW: Zoning Benefield

Beth,

Please see below.

Regards,

Kristie Turner
Principal Planner
Hall County Community Development and Infrastructure (direct office) 770-531-6853 kturner@hallcounty.org

-----Original Message-----
From: Nancy Nichols <ntnichols34@yahoo.com>
Sent: Thursday, December 12, 2024 12:56 PM
To: Kristie Turner (Planning) <kturner@hallcounty.org>
Subject: Zoning Benefield

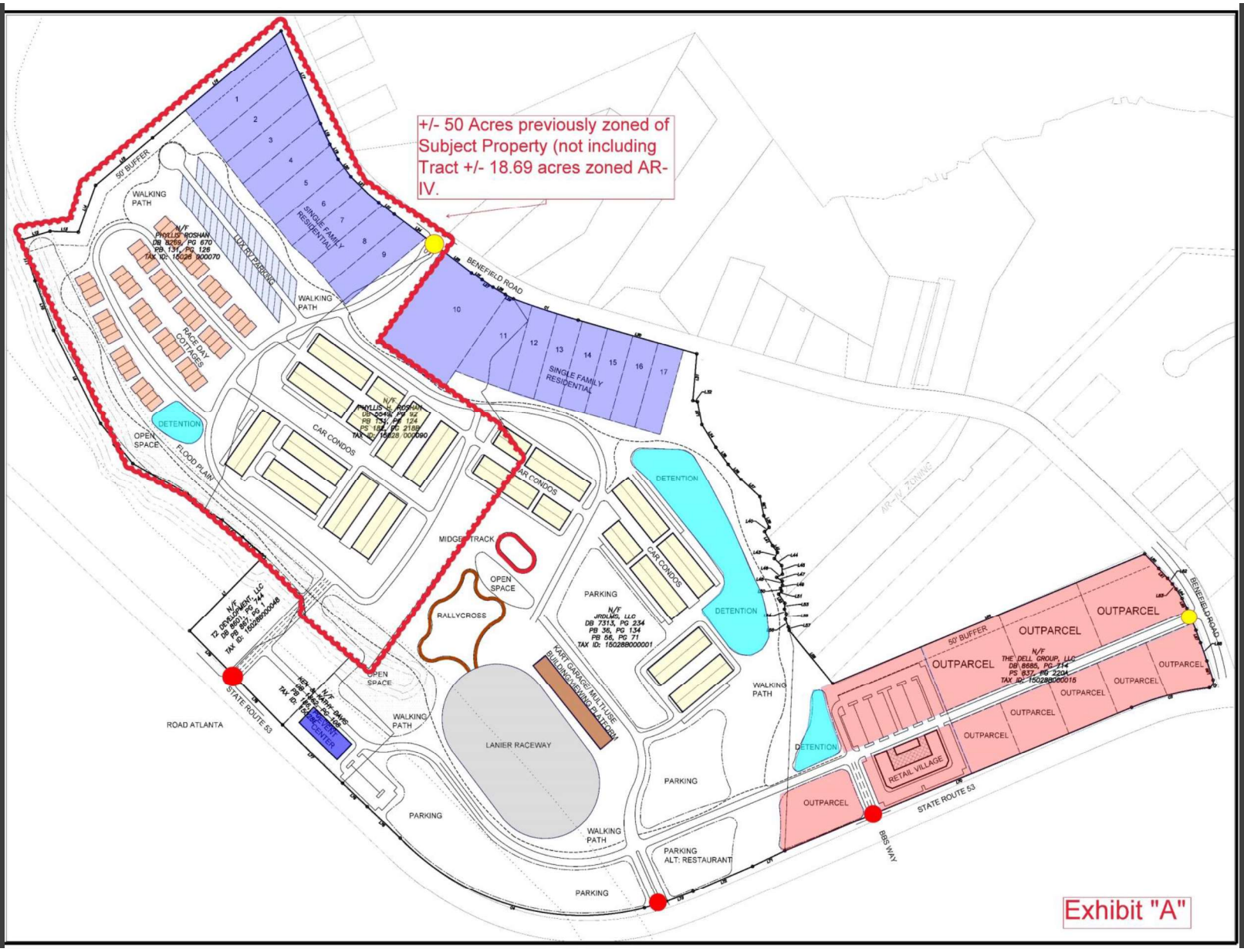
[You don't often get email from ntnichols34@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

Sent from my iPhone

Please vote against this zoning and abide by Hall county compresive plan which commissioner acknowledge in. 2022.
That is two houses per acre.

Nancy Nichols
4431 Benefield Rd
770-539-2811


+/- 50 Acres previously zoned of Subject Property (not including Tract +/- 18.69 acres zoned AR-IV.
50' BUFFER
WALKING PATH
N/F PHYLLIS ROSHAN DB 8269, PG 670 PB 131, PG 126 TAX ID: 15028 000070
LUX RV PARKING
SINGLE FAMILY RESIDENTIAL
BENEFIELD ROAD
RACE DAY COTTAGES
DETENTION
OPEN SPACE
FLOOD PLAIN
CAR CONDOS
N/F PHYLLIS H. ROSHAN DB 5549, PG 92 PB 131, PG 124 PS 182, PG 218B TAX ID: 15028 000090
MIDGET TRACK
RALLYCROSS
PARKING
N/F JRDLMS, LLC DB 7313, PG 234 PB 36, PG 134 PB 56, PG 71 TAX ID: 15028B000001
KART GARAGE/ MULTI-USE BUILDING/VIEWING PLATFORM
LANIER RACEWAY
ROAD ATLANTA
STATE ROUTE 53
N/F T2 DEVELOPMENT, LLC DB 8601, PG 744 PB 867, PG 1 TAX ID: 15028B000048
N/F NEW SKATHY DAVIS DB 1862, PG 108 PB 186, PG 1 TAX ID: 15028B
PREVENT CENTER
PARKING ALT: RESTAURANT
OUTPARCEL
N/F THE DELL GROUP, LLC DB 8685, PG 714 PS 837, PG 220A TAX ID: 15028B000015
RETAIL VILLAGE
BBS WAY
AR-IV ZONING
Exhibit "A"

CP&E
CHRISTOPHER PLANNING & ENGINEERING
VICINITY MAP
FEMA MAP
BENEFIELD ROAD TRACT
EDGE CITY PROPERTIES
REVISIONS
SITE ANALYSIS
ZONING SITE PLAN
Z.1

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN-
BENEFIELD ROAD ENTRANCE LANDSCAPE BUFFER CROSS SECTION

BENEFIELD ROAD TRACT

PREPARED FOR:
EDGE CITY PROPERTIES

PREPARED BY:

POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
ALPHARETTA, GA
770-569-9900

SCALE: 1" = 10'
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BENEFIELD ROAD
TREE LIST - BENEFIELD ROAD FRONTAGE & LANDSCAPE BUFFER

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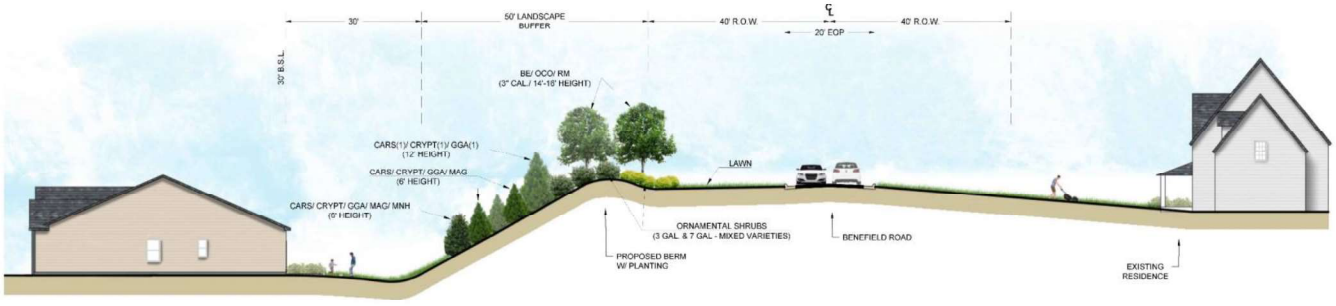
MAG	MAGNOLIA GRANDIFLORA	MAGNOLIA	6'	3'- 3 1/2'	CONT./B & B	FULL HEAD, STRAIGHT TRUNK
MNH	ILEX 'MARY NELL'	MARY NELL HOLLY	6'	3'- 3 1/2'	CONT.	



1/1 BENEFIELD ROAD CROSS SECTION
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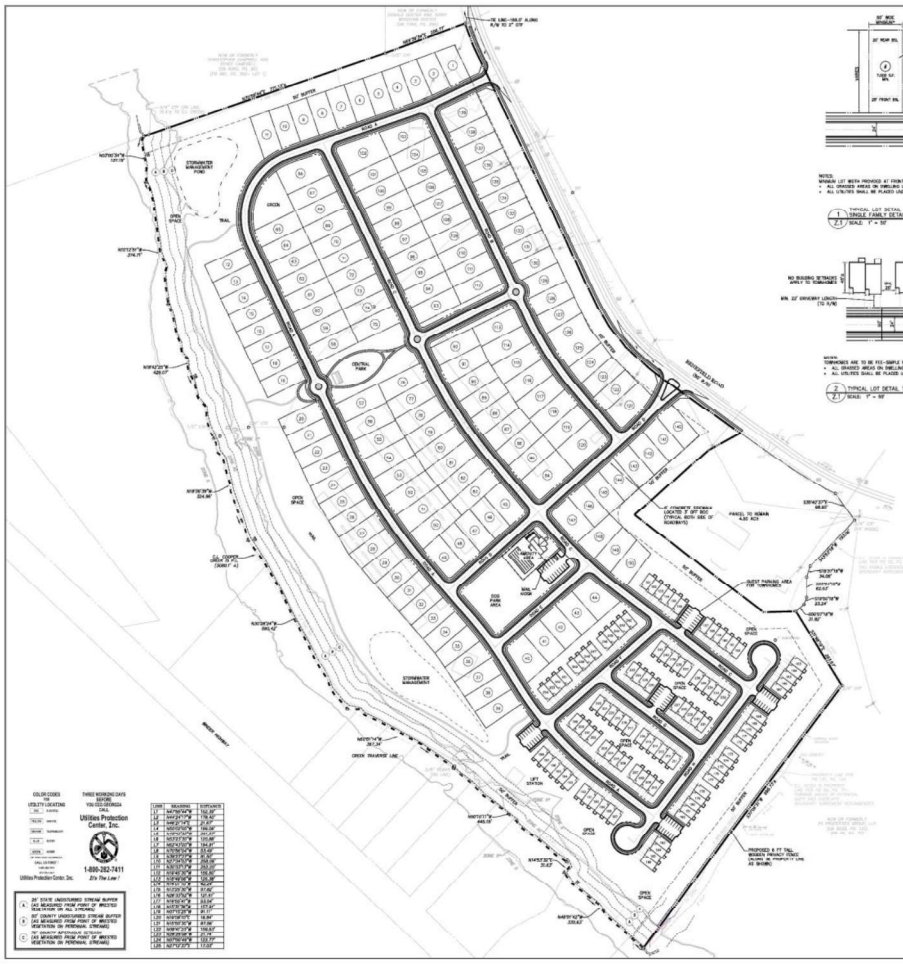

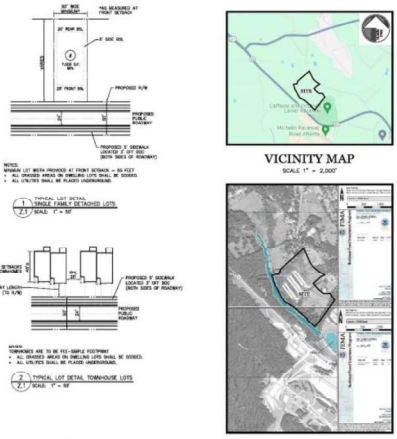

VICINITY MAP
SCALE: 1" = 2,000'

FEMA MAP
SCALE: 1"=1,000'

SITE ANALYSIS

TOTAL SITE AREA	66.93 ACRES
PROPOSED TRUE DENSITY	3.88 UNITS/AC
PROPOSED GROSS DENSITY	3.88 UNITS/AC
PROPOSED PRD ZONING CRITERIA	
OPEN SPACE REQUIRED	20.08 ACs. (30%)
OPEN SPACE PROVIDED	20.5 ACs. (30.6)
MINIMUM LOT SIZE	5,000 SQ. FT.
BUILDING SETBACKS* FRONT	20 FEET
REAR	5 FEET
CORNER SIDE	10 FEET
MAIN	20 FEET
ADJACENT EXTERIOR BOUNDARY	50 FEET

* BUILDING SETBACKS DO NOT APPLY TO FEE-SIMPLE FOOTPRINT TOWN-OMES (SEE DETAIL)

0 50' 100' 200' 400'
SCALE: 1"=100'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #00744
(EXP. 03.31.2027)

12460 GRANDVILLE ROAD, SUITE 202-612
ALPHARETTA, GEORGIA 30009
PHONE: 770.335.7353
edchristopher@christopherplanning.com

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ZONING PLAN
FOR:

BENEFIELD ROAD TRACT

MORGAN DISTRICT
GMD 385
HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096

CONTACT: MR. MRS. STE
770.814.4500

REVISIONS

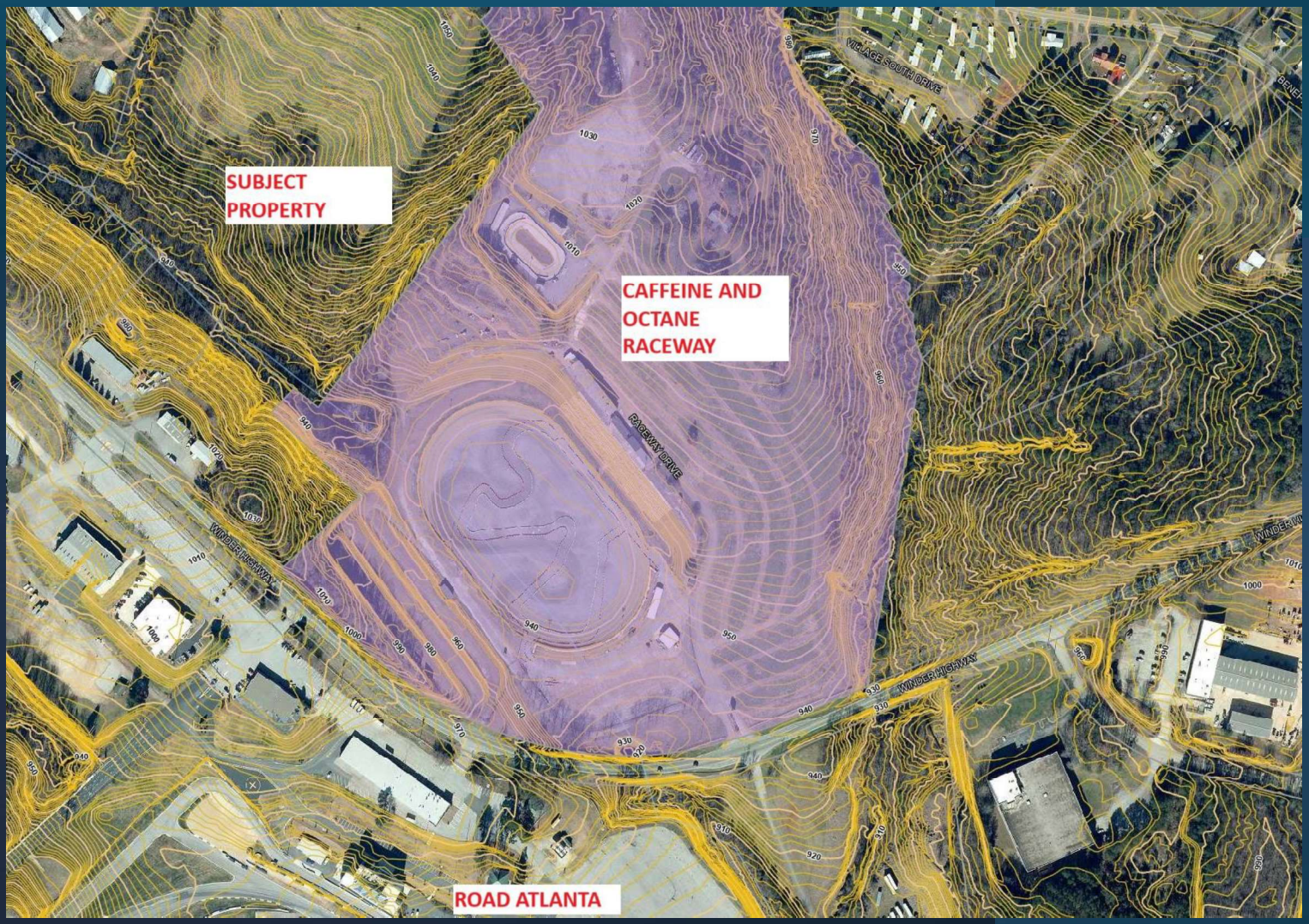
04.15.2024	CLIENT COMMENTS
07.23.2024	CLIENT/COUNTY COMMENTS
09.03.2024	CLIENT/COUNTY COMMENTS

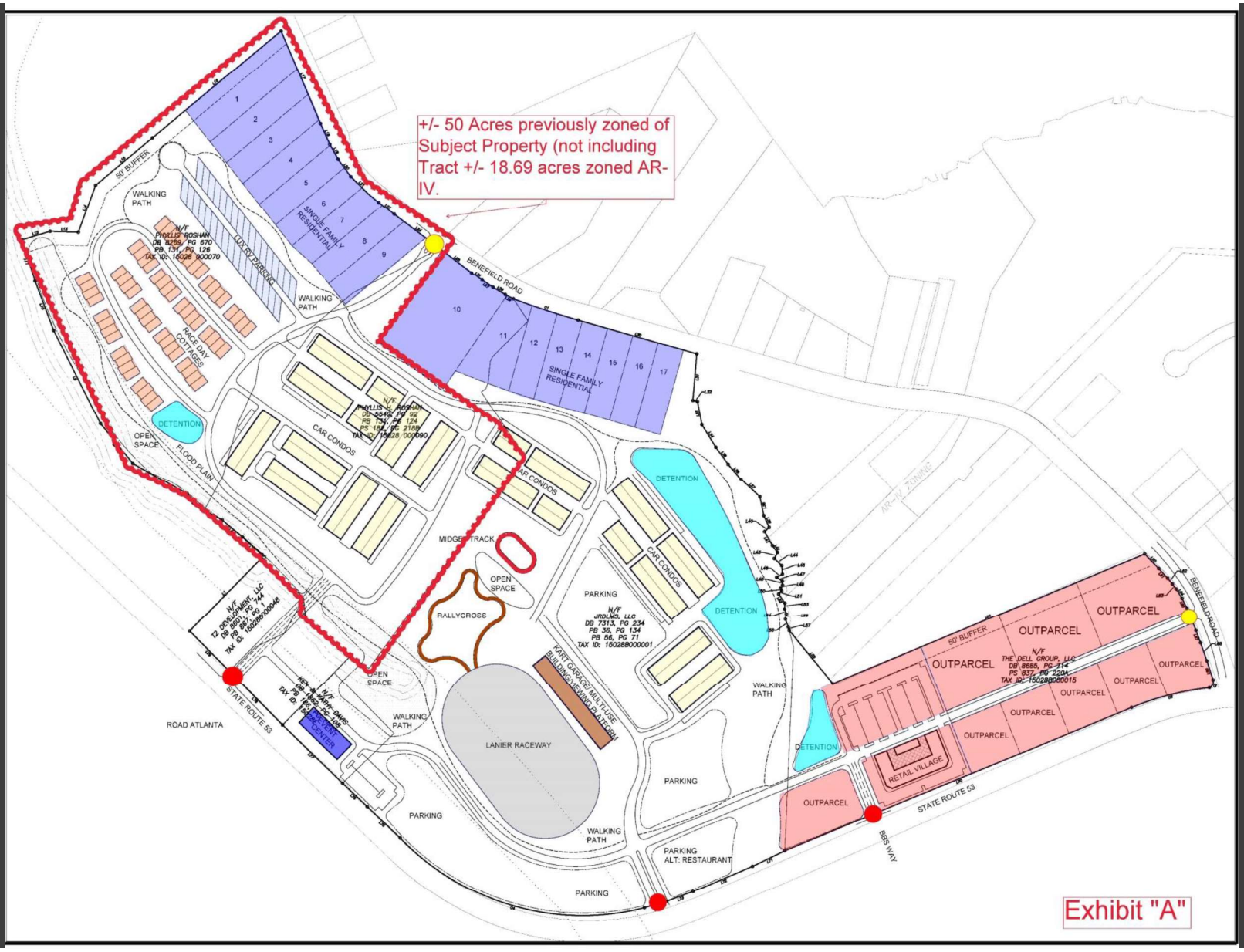
DATE: MARCH 14, 2024
DP&E DRAWING NO: 2024105Z.dwg

ZONING
SITE PLAN

SHEET NO. Z.1

SITE
Left turn lanes added on both entrances and decel lanes from Tanners Mill approach
Right turn lane to be added on Benefield at SR 53.
Decel Lane on SR 53 turning onto Benefield
OVERLAND PARK DRIVE
WATERMAN QUARTER POINT
PRIMROSE DRIVE
TRELLIS WAY
VILLAGE SOUTH DRIVE
BENEFIELD ROAD
WINDER HIGHWAY
RACEWAY DRIVE
BBS WAY
TECHNOLOGY PARKWAY


SUBJECT PROPERTY
CAFFEINE AND OCTANE RACEWAY
ROAD ATLANTA
RACEWAY DRIVE
WINDER HIGHWAY
VILLAGE SOUTH DRIVE


+/- 50 Acres previously zoned of Subject Property (not including Tract +/- 18.69 acres zoned AR-IV.
50' BUFFER
WALKING PATH
N/F PHYLLIS ROSHAN DB 8269, PG 670 PB 131, PG 126 TAX ID: 15028 000070
LUX RV PARKING
SINGLE FAMILY RESIDENTIAL
BENEFIELD ROAD
RACE DAY COTTAGES
DETENTION
OPEN SPACE
FLOOD PLAIN
CAR CONDOS
N/F PHYLLIS H. ROSHAN DB 5549, PG 92 PB 131, PG 124 PS 182, PG 218B TAX ID: 15028 000090
MIDGET TRACK
RALLYCROSS
PARKING
N/F JRDLMS, LLC DB 7313, PG 234 PB 36, PG 134 PB 56, PG 71 TAX ID: 15028B000001
KART GARAGE/ MULTI-USE BUILDING/VIEWING PLATFORM
LANIER RACEWAY
ROAD ATLANTA
STATE ROUTE 53
N/F T2 DEVELOPMENT, LLC DB 8601, PG 744 PB 867, PG 1 TAX ID: 15028B000048
N/F NEW SKATHY DAVIS DB 1862, PG 108 PB 186, PG 1 TAX ID: 15028B
PREVENT CENTER
PARKING ALT: RESTAURANT
OUTPARCEL
N/F THE DELL GROUP, LLC DB 8685, PG 714 PS 837, PG 220A TAX ID: 15028B000015
RETAIL VILLAGE
BBS WAY
AR-IV ZONING
Exhibit "A"

CP&E
CHRISTOPHER PLANNING & ENGINEERING
VICINITY MAP
FEMA MAP
BENEFIELD ROAD TRACT
EDGE CITY PROPERTIES
REVISIONS
SITE ANALYSIS
ZONING SITE PLAN
Z.1

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN-
BENEFIELD ROAD ENTRANCE LANDSCAPE BUFFER CROSS SECTION

BENEFIELD ROAD TRACT

PREPARED FOR:
EDGE CITY PROPERTIES

PREPARED BY:

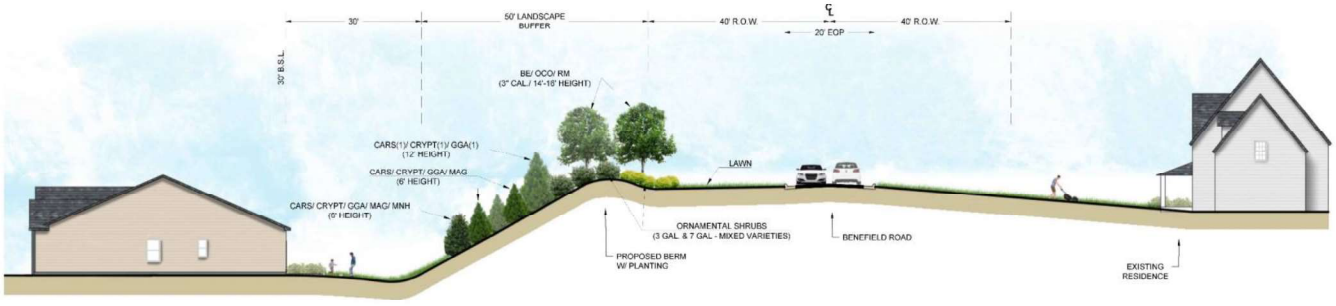
POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
ALPHARETTA, GA
770-569-9900

SCALE: 1" = 10'
DATE: 11/4/2024

0 10' 20' 30'
SCALE:1" = 10'

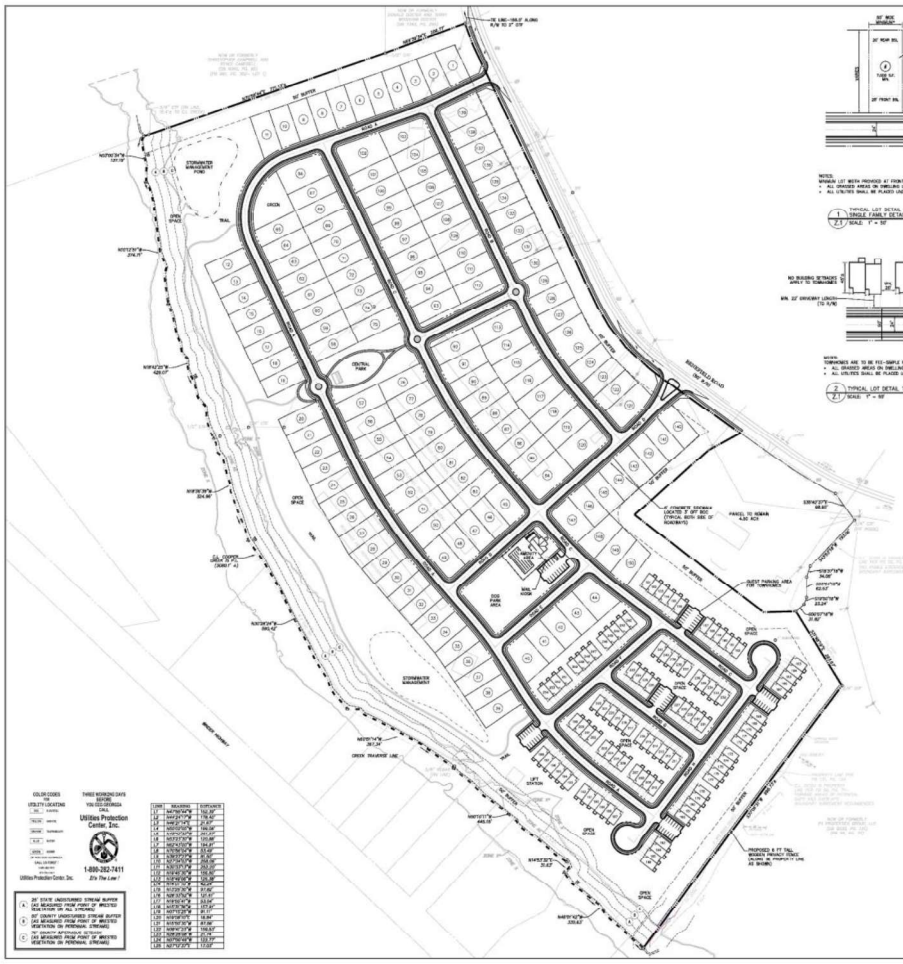
BENEFIELD ROAD
TREE LIST - BENEFIELD ROAD FRONTAGE & LANDSCAPE BUFFER

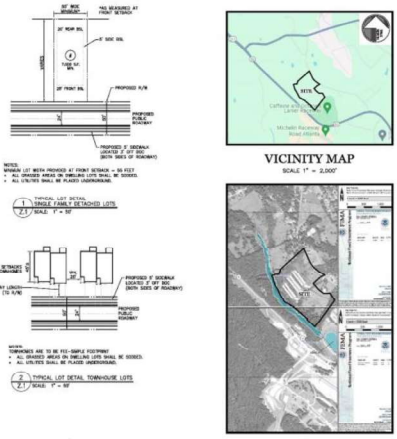
KEY	BOTANICAL NAME	COMMON NAME	HGT.	SPD.	ROOT	CHARACTER
SHADE TREES AT TOP OF SLOPE						
BE	ULMUS PARVIFOLIA	BOSQUE ELM	14'- 16'	6'- 7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
QCO	QUERCUS LYRATA	OVERCUP OAK	14'- 16'	6'- 7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	14'- 16'	6'- 7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
EVERGREEN TREES NEAR TOP OF SLOPE						
CAR S (1)	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	12'	6'- 7'	B & B	FULL TO GROUND, DENSE
CRYPT (1)	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CRYPTOMERIA	12'	6'- 7'	B & B	FULL TO GROUND, DENSE
GGA (1)	THUJA SP. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	12'	6'- 7'	B & B	FULL TO GROUND, DENSE
EVERGREEN TREES ON SLOPE						
CAR S	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	6'	3'- 3 1/2'	CONT./B & B	SINGLE TRUNK,FULL HEAD
CRYPT	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CRYPTOMERIA	6'	3'- 3 1/2'	CONT./B & B	FULL TO GROUND, STRAIGHT TRUNK
GGA	THUJA SP. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'	3'- 3 1/2'	CONT./B & B	FULL TO GROUND, DENSE
MAG	MAGNOLIA GRANDIFLORA	MAGNOLIA	6'	3'- 3 1/2'	CONT./B & B	FULL HEAD, STRAIGHT TRUNK
MNH	ILEX 'MARY NELL'	MARY NELL HOLLY	6'	3'- 3 1/2'	CONT.	



1/1 BENEFIELD ROAD CROSS SECTION
SCALE: 1"= 10'

0 10' 20' 30'
SCALE:1" = 10'





VICINITY MAP
SCALE: 1" = 2,000'

FEMA MAP
SCALE: 1"=1,000'

SITE ANALYSIS

TOTAL SITE AREA	66.93 ACRES
PROPOSED TRUE DENSITY	3.88 UNITS/AC
PROPOSED GROSS DENSITY	3.88 UNITS/AC
PROPOSED PRD ZONING CRITERIA	
OPEN SPACE REQUIRED	20.08 ACs. (30%)
OPEN SPACE PROVIDED	20.5 ACs. (30.6)
MINIMUM LOT SIZE	5,000 SQ. FT.
BUILDING SETBACKS* FRONT	20 FEET
REAR	5 FEET
CORNER SIDE	10 FEET
MAIN	20 FEET
ADJACENT EXTERIOR BOUNDARY	50 FEET

* BUILDING SETBACKS DO NOT APPLY TO FEE-SIMPLE FOOTPRINT TOWN-OMES (SEE DETAIL)

0 50' 100' 200' 400'
SCALE: 1"=100'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #00744
(EXP. 03.31.2027)

12460 GRANDVILLE ROAD, SUITE 202-612
ALPHARETTA, GEORGIA 30009
PHONE: 770.335.7353
edchristopher@christopherplanning.com

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ZONING PLAN
FOR:

BENEFIELD ROAD TRACT

MORGAN DISTRICT
GMD 385
HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096

CONTACT: MR. MRS. STE
770.814.4500

REVISIONS

04.15.2024	CLIENT COMMENTS
07.23.2024	CLIENT/COUNTY COMMENTS
09.03.2024	CLIENT/COUNTY COMMENTS

DATE: MARCH 14, 2024
DP&E DRAWING NO: 2024105Z.dwg

ZONING
SITE PLAN

SHEET NO. Z.1

SITE
Left turn lanes added on both entrances and decel lanes from Tanners Mill approach
Right turn lane to be added on Benefield at SR 53.
Decel Lane on SR 53 turning onto Benefield
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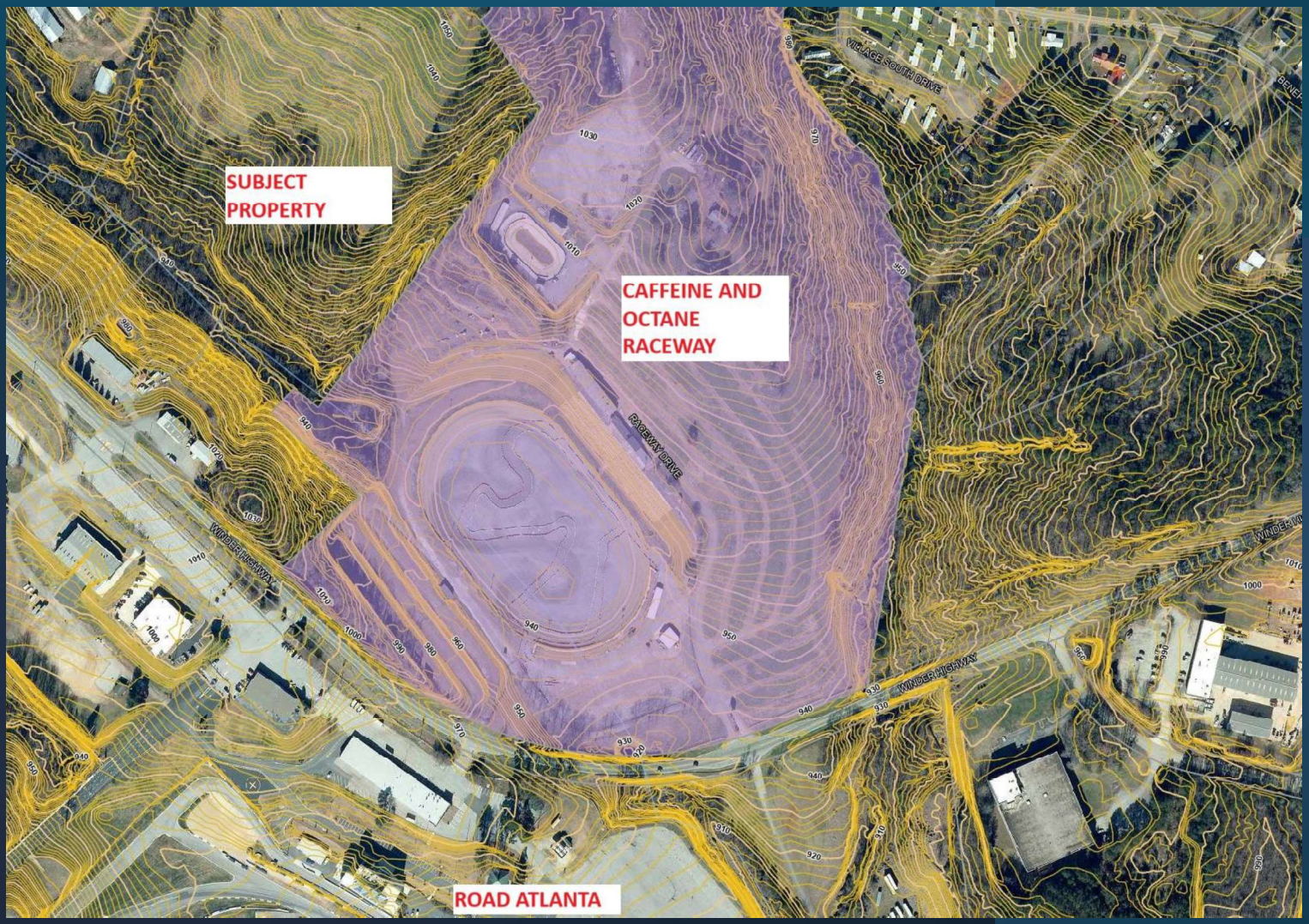

SUBJECT PROPERTY
CAFFEINE AND OCTANE RACEWAY
ROAD ATLANTA
RACEWAY DRIVE
WINDER HIGHWAY
VILLAGE SOUTH DRIVE

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, December 11, 2024 8:58 PM
To: Jennifer Rivera (Administration)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration)
Subject: FW: Sewer plan for Benefield Project: Including Lanier Speedway and The Dell Group property at 5385 Winder Hwy
Attachments: Benefield Off-site Sewer Exhibit at Racetrack Entrance.pdf

Jennifer,

Would you please add this email and the attachment to the file for Benefield Road?

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.

HALL COUNTY
GEORGIA
We have it all in Hall

From: thedellgroup@aol.com <thedellgroup@aol.com>
Sent: Wednesday, December 11, 2024 9:55 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Fw: Sewer plan for Benefield Project: Including Lanier Speedway and The Dell Group property at 5385 Winder Hwy

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.

Kathy,

Good Morning. Below (attached) is the Sewer Plan that Mike Dye sent to TJ and he forwarded to me. Can we make sure this is added as a condition and exhibit to the Conditions for Mike Dye's Project that will be before you and the Commissioners on Thursday 12/12/2024.

CONDITION: "Sewer and Lift station to be build on Lanier Speedway land and easements provided to Lanier Speedway and The Dell Group Property at 5385 Winder Hwy. This Sewer and lift station must be made available and accessable via gravity feed to Lanier Speedway property and The Dell Group property (5385 Winder Hwy) to connect to, so that depth of lift station and volume of lift station can accomodate both parcels by gravity feed. See Exhibit A for drawing"

Feel free to make any changes you deem appropriate and look forward to seeing you on Thursday.

Dave Dell
The Dell Group LLC
404-414-8832

----- Forwarded Message -----
From: tj vogt <tjvogt911@yahoo.com>
To: Dave Dell <thedellgroup@aol.com>
Sent: Friday, December 6, 2024 at 03:24:47 PM EST
Subject: Fw: Sewer plan

----- Forwarded Message -----
From: Mike Dye <mdye@edgecp.com>
To: tj vogt <tjvogt911@yahoo.com>
Sent: Thursday, November 21, 2024 at 05:20:48 PM EST
Subject: Sewer plan

TJ :

See attached. Thanks.

Mike Dye

770-814-4500 Mobile

CAFFEINE AND OCTANE RACETRACK

DELL PROPERTY

ROAD A

NOW OR FORMERLY
P1 PROPERTIES GROUP, LLC
(DB 9032, PG. 131)
(PB 56, PG. 71)

CONNECT TO EXISTING 6" FORCEMAIN (LOCATION TBD)

PROPOSED GRAVITY SEWER ALIGNMENT TO LIFT STATION

PROPOSED FORCEMAIN ALIGNMENT

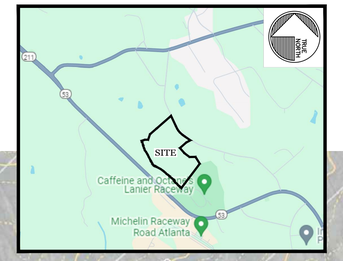
PROPOSED LIFT STATION I.E. 918±

FUTURE GRAVITY SEWER ALIGNMENT TO UPSTREAM PROPERTY (LOCATION SUBJECT TO FINAL DESIGN)

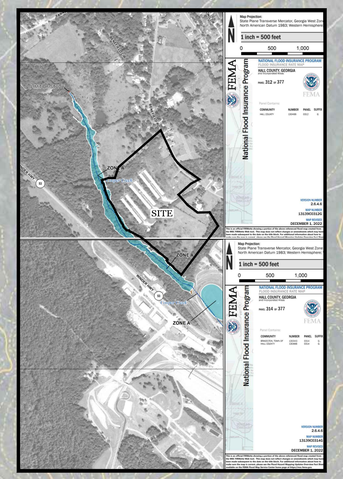
APPROX. LOW POINT EL. 922±

Winder Hwy

Roseberry Dr



VICINITY MAP
SCALE 1" = 2,000'



FEMA MAP
SCALE 1"=1,000'

0 30' 60' 120' 240'
SCALE: 1"= 60'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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SITE PLANS

FOR:

BENEFIELD ROAD TRACT

MORGAN DISTRICT
GMD 385
HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096

CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

1 11.13.2024	COUNTY COMMENTS

DATE: OCTOBER 9, 2024

CP&E DRAWING NO: 2024103z1.dwg

OFF-SITE SEWER EXHIBIT

SHEET NO. 1 OF 1

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, December 11, 2024 9:23 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Benefield Rd

Good evening, Commissioners.

Please see the email below with comments regarding the Benefield Road zoning application which comes before you at tomorrow's meeting.

Jennifer, please add the email to the zoning file.

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

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-----Original Message-----
From: Lisa Davis <lisadavis1973@yahoo.com>
Sent: Wednesday, December 11, 2024 1:39 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Benefield Rd

[You don't often get email from lisadavis1973@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Im in opposition to the development of Benefield Road. I'm not opposed to development, but there is too much too soon for the South Hall Area.

I have lived on Benefield Road in the Chestnut Mountain area for 45 years and I have owned a business in Chestnut Mountain for 30+ years and I can tell you that the amount of growth to the Chestnut Mountain area cannot sustain it. The traffic alone headed to and from work, especially for highway 53 and Highway 211 are impossible and adding more development is going to be catastrophic.
The school system that Benefield Road feeds into is already at capacity.
We own a farm directly across the street from the proposed development. The entrance will be directly across from our farm. We have horse trailers, towing trailers coming and going from our driveway and it will be creating an issue getting in and out of our driveway. There is a lot of things that goes along with farms like smells noise, manure and not sure how a neighborhood fits into an agricultural community.
I am not a politician, but I talk to people all day long in my line of business as a Hair Salon owner and the South Hall residence are all overwhelmed by the amount of growth and many of lifelong Chestnut Mountain residence are talking about moving out of the county. I love our community and don't want to see it become another version of Gwinnett County.

Sent from my iPhone
Sent from my iPhone
Sent from my iPhone

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Thursday, December 12, 2024 10:28 AM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: Benefield Road Comments
Attachments: Benefield RD on Agenda for tonight's BOC meeting; Fwd: Thursday's meeting

Good morning, Commissioners.

Please find attached comments from Stephanie Sullards regarding the zoning application for Benefield Road/Edge City Properties.

Jennifer, would you please add these to the application file?

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

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HALL COUNTY
GEORGIA
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Jennifer Rivera (Administration)

From: Stephanie Sullards <sdsullards@icloud.com>
Sent: Thursday, December 12, 2024 8:34 AM
To: Kristie Turner (Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Benefield RD on Agenda for tonight's BOC meeting

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[You don't often get email from sdsullards@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Good Morning -

I was informed if I forwarded my concerns to you they would be noted in the records for the agenda item. Thank you for seeing to this.

This is the text from an email sent to Frank Sosebee and CC'd to Kathy Cooper on August 20, 2024.

Good Morning Mr. Sosebee,

I attended the planning and development meeting last night in opposition to the Edge Property development on Benefield RD. I wanted to express my thanks first of all for the work you all put in for our community and Hall County. I left the meeting not quite satisfied however with the assessment that this development should be approved because more affordable housing is needed in this financial climate. You mentioned you lived in the area, so I was curious if you were not familiar with the following developments: Ponderosa Fams, Falls Creek, 2 new unnamed developments on Atlanta Hwy between Oakwood and Spout Springs, Advenir at Flowery Branch, Union Grove, Union Heights, Cambridge at TownCenter, Alma Farms, Crosswind, and Helen Valley (as well an another undetermined name apartment/townhome set in Hoschton).

These communities are all new developments within 6 miles of the Benefield RD proposed development. I believe those are all acceptable options for affordable housing as they range from smaller 300,000 homes to apartments, townhomes, and even rental homes. If they are still not enough additional affordable housing for South Hall County and the area, then it may be that we are attempting to grow this county faster than the infrastructure can carry it. In fact the elementary school that the Benefield RD homes will feed into already had an incredible growth over a summer period. Prior to the summer the school had approximately 400 students registered, and then after the summer the school experienced an approximate 900 student body count! Hwy 211 cannot sustain the traffic at given times of the day, and in fact, we reroute ourselves on local rural roads to avoid traffic issues accessing I-85 at Braselton for both the Chateau Elan and the Braselton/Raceway Exits. My property taxes alone increased from $4731.77 to $5,571.60 this year. If my taxes are going to provide infrastructure support, I prefer they support the population already living and working here that don't have adequate roads for the influx of residents or public school buildings to educate the influx of students.

We choose to live in Hall and not Gwinnett for a reason. We choose to live in residential areas for a reason. We will always choose residential. Residential is more desirable, and that is why our community grows because it is calling to those who are attempting to escape the outskirts of Atlanta. But you are dangerously close to extending the outskirts to Hall and then your established residents who have lived here their entire life paying taxes will seek out a new residentially minded county.

The Comprehensive Plan clearly states that the residential area in which we live here should be 2 homes for 1 acre with green space on each lot. I don't understand why you are supporting a development that violates the planning of Hall County. It's clear there is a different motivation involved. Please clarify for us why the comprehensive plan from 2022 is not being followed.

Also, the staff recommended 8,000 sq feet for the lot size, but for some reason you reduced it to 7,000 assuming that small concession of 400 sq ft would be appeasing. We ask you to modify point 3 back to 8,000 sq feet NOT merely 7,000. You and the developer seemed to think 8,000 was not that different from 6600; whereas, we do, and we would gladly accept the 8,000 sq ft concession.

I do appreciate the reduction to 150 homes in the development, but we still ask you to adhere to the Comprehensive Plan and stick to 2units/acre.

The 28th concession is also expected as the developer said he would be making the advised road changes to Benefield and 53 as advised by the traffic study. We would like the consideration of an improvement to the traffic with a signal at 53 and Benefield to make turning left out of the road possible. It is a D rated intersection with the additional proposed traffic, and I have 2 young drivers I would like to keep safe at that intersection when it is necessary to turn left. Even the owner of the Raceway was in support of this consideration as he knows the difficulty that intersection experiences at peak hours.

The architectural standard for Hall County states the garage should not exceed 40% and 60% of the home's and townhome's facade, yet the planning is allowing an increase to each of an additional 15%. What is the reasoning for allowing this violation of the standard?

With townhomes being denied in nearby development proposals of JM Turk RD and Winder Hwy, and with apartments and townhomes so accessible at Martin RD, Oakwood and in Braselton, we do not accept that they should be included in this development! We do NOT want townhomes here on Benefield RD. NO TOWNHOMES!

Please come sit in my driveway and imagine the construction vehicles, mud, and additional 327 turns across from where you are sitting. Or simply go to the end of your drive and imagine an additional 327 turns at your drive. How does it sit with you?

As I alluded to last night, I am a 50 year resident of Hall County - born and raised here. I remember when the Oakwood exit's McDonalds was constructed and how excited I was for that development. I remember when 211 was nothing but cow pasture and walking on that land and showing horses at the Mountain Stream Saddle Club. I am not opposed to development. I encourage the subdivision across the street. Benefield RD is a beautiful place to live and raise a family. BUT PLEASE put in developments that are NOT against the comprehensive plan. 2 homes per acre is ENOUGH! We don't have to over grow Hall County to be a viable economy. We can put in developments that fit our character and support our community. I'm begging you to please only allow 2 homes per acre and have NO townhomes.

Mr. Sosebee if you represent our district, I would greatly value that you do so according to the comprehensive plan for Hall County. This will not go unnoticed or unheard. We will represent ourselves if you fail to do so.

Thank you for you time,
Stephanie Davis Sullards

4337 Benefield Road
Braselton, GA 20517
770-519-2504

Jennifer Rivera (Administration)

From: Stephanie Sullards <sdsullards@icloud.com>
Sent: Thursday, December 12, 2024 8:35 AM
To: Kristie Turner (Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fwd: Thursday's meeting

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Here's another email if you could add it as well to the record. Thank you!

Begin forwarded message:

From: Stephanie Sullards <sdsullards@icloud.com>
Subject: Thursday's meeting
Date: December 10, 2024 at 9:27:16 PM EST
To: kcooper@hallcounty.org

Hello Kathy,

I'm reviewing the site plan changes for Benefield RD prior to our meeting Thursday as well as updates to the long term plan. I'm reticent to support the site plan based off updates just recently made in November to a long term plan. I ask the county to uphold the long term plan in place when this site plan was originally proposed. It seems that several of the contingencies set by planning have been altered, and I don't support adjustments made without the consideration of Benefield RD residents.

Additionally, I have not heard from anyone at Hall County about my concerns I detailed in an email to Frank Sosebee months ago. I hope you read the email and have heard my concerns. I will be in attendance on Thursday night. Unfortunately, the developer and county have sufficiently pushed this agenda item out far enough to exclude many of our neighbors who are in opposition as they will not be able to be in attendance. That is disappointing as we were well prepared for the previous meetings.

I hope you will not allow the overcrowded high density housing I'm seeing throughout Jackson and Hall County. Our surrounding area is polluted with box houses that are 10-12 feet apart. Our original long term planning calls for low density housing with 2 houses per acre. Town homes and 3.85 houses an acre does not meet the standard. I hope you will take into consideration the concerns of your hall county constituents over a developer from Duluth.

I don't understand the push for development that pursues so many houses per acre even if it is done so to create a larger green space. Subdivisions like Regency Park with individual green space per lot are far preferred over crammed houses.

My parents, Spencer and Jackie Davis, would be disappointed at the direction this commission is moving. They invested years of their lives, incomes, and community and civil service to Hall County. I hope you hold some degree of connection to our parents and our long standing families to stand firm for the rural residential integrity of Benefield RD.

If you have an understanding that you believe would enlighten me, I would appreciate a conversation.

Thank you for hearing me,
Stephanie Sullards
4337 Benefield RD
Braselton, GA 30517
770-519-2504

Points I'm noting within the comprehensive plan update:

There's a historic home built prior to 1900's listed in the plan. It appears to be on the property in question.

Residential, single family is single family detached houses and manufactured houses on individual lots <5 acres. The existing land use summaries describe lots less than 5 acres, small tracts between 5-20 acres and large tracts 20 acres or more.

Residents and those who work in the Chestnut Mountain/Candler area identified preserving the overall rural character of the area and its proximity to basic services such as schools, groceries or medical access, as two qualities they liked about it, and that they would want to see prioritized in the future.

Specific to the issue of over-development, residents shared there has been too much multifamily housing developed, as well as too much warehousing and manufacturing developed in the last 5-10 years. Similar to the rest of the county, they supported more preservation of farms and woodlands and additional community-serving businesses, including restaurants.

Respondents indicated housing preferences in line with their desire to maintain the rural character of Chestnut Mountain/Candler. The primary house type desired was neighborhoods with open space (75%) followed by houses on large estate lots (62%). Comments also brought up the issue of accessibility to greenspace in this area, and desire for more intention around not just preserving it, but accessing it as well.

RESIDENTS FELT TOO MUCH MULTIFAMILY HAD BEEN DEVELOPED HERE, CHANGING ITS RURAL CHARACTER.

Overview

Suburban Neighborhood, Medium Density - These areas consist of medium-density, single- family housing (attached or detached). They should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the *Sewer System Master Plan & Rate Study* or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2.5 dwellings per acre or up to 8 units per acre. In some cases, maximum density may be up to the discretion of the BOC.

Appropriate Zoning Districts:

R-TF (limited), R-X, MHP (limited), PRD (limited)

** excludes multi-family development in some character areas*

Planned Residential Development - The proposed residential development should make maximum use of natural features and through proper site planning measures, it should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts, which might result from a higher density development.

Benefield Road PRD Zoning
HZON24-0014 BOC Meeting Applicant Requested Changes:

6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence. In addition, garages of the detached homes may be recessed from 3' to 20' behind the front heated square footage. Plans shall be similar in architecture as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.

10. The development shall include a one left turn lane and two deceleration (right) lane for proposed Benefield Road access points.

16. A 50-foot transitional buffer (planted or undisturbed) shall be maintained along all external property lines..

23. The residences (townhomes and detached dwellings) shall be composed of a majority of brick ormasonry, on the front facadeThe sides shall have a two-foot brick water table.

Or Alternate Condition 23:

The residences (townhomes and detached dwellings) shall be composed of all brick/masonry on the front. The sides shall have a two-foot brick water table.

29. The single family detached homes (lots 121-139) directly backing up to Benefield Road shall be limited to single story plans to reduce the visual impact,

30. Developer shall install a five foot vinyl coated fence along the northern property line with Parcels 15028 000015F and 15028 000015A).

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: EDGE CITY PROPERTIES, INC
REQUEST: REZONE FROM AR-1 & PCD TO PRD FOR A 302-UNIT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: AUG 19, 2024
Time:
COUNTY COMMISSION
Da JAN 23, 2025
Time:
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Dec 16, 2024 11:30:13
4333 Benefield Road
Braselton
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: EDGE CITY PROPERTIES, INC
REQUEST: REZONE FROM AR-1 & PCD TO PRD FOR A 302-UNIT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: AUG 19, 2024
Time: 3:15 P.M.
COUNTY COMMISSION
Date: JAN 23, 2025
Time: 6:00
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Dec 16, 2024 11:32:57
4383 Benefield Road
Braselton
Hall County
Georgia

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, January 7, 2025 3:33 PM
To: Jennifer Rivera (Administration)
Subject: FW: Edge Properties on Benefield RD

Jennifer,

Would you please add this email to the file for Benefield Road (BOC 1/23)?

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.

HALL COUNTY
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From: Stephanie Sullards <sdsullards@icloud.com>
Sent: Monday, January 6, 2025 10:56 AM
To: Kristie Turner (Planning) <kturner@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Edge Properties on Benefield RD

You don't often get email from sdsullards@icloud.com. Learn why this is important

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

Hello,
This email is regarding the Edge Properties Development for Benefield RD. I understand from the December 12th meeting that those in opposition will not be able to speak at the next meeting for this development. Can you verify that is the case. Will anyone be able to speak at the next meeting for this agenda item?

I have pasted here my comments from the December 12th meeting. I would appreciate it being added to the documents related to this agenda item.

Thank you for obliging and for responding to my question.

Stephanie Sullards
4337 Benefield RD, Braselton, GA 30517
770-519-2504
steph@lapdoginc.com

"Hall County is growing at an unprecedented pace; in fact more quickly than the rest of the state. This growth is facilitated by the lure of its rural character, incredible schools, access to conveniences, and the great people who have developed this county. Of course people want to live and work here!

My name is Stephanie Davis Sullards, a fifty year resident of hall county, a 35 year resident of Benefield RD, and the daughter of Spencer and Jackie Davis. I live across the street from the proposed development's entrance. I will be directly effected by the 327 additional daily turns into its entrance.

This rapid growth indicated in the updated Comprehensive Plan for Hall County unfortunately leads us into the discussions tonight! The people of hall county have a collective voice, "Stakeholders are concerned with the rate and quality of growth. Current development patterns are a threat to the county's character."

If the BOC represents our voice, then we need you to act on behalf of your constituents NOT on behalf of developers from outside our community.

I get it – the Comprehensive plan declares a need for Other infrastructure, namely sewer, to be expanded and upgraded to keep up with additional residential, commercial, and industrial growth, so Edge City's development with it's promise to add a 1.8 million dollar sewer addition is part of your drive in this decision.

But additionally,
Hall County's anticipated population growth will increase the demand for community resources, such as schools, libraries, and public safety. New community resources will need to be prioritized in the growing areas of the county, like East Hall and Chestnut Mountain/Candler, to ensure they have the same level of access.

Roads are stressed and crowded and often inaccessible at given times of the day. Winder Hwy has a LOS rating of E and F – which indicates increased accident exposure.
The most recent hall county transportation update completed in 2020 notes that the anticipated funding from state and federal resources is projected to fall short of the total financial needs being proposed.

These infrastructures should be in place prior to adding the additional population straining them!

Roughly five million square feet of commercial development is either proposed or currently under construction in Hall. Over 60% of this new inventory is industrial, with multifamily being the second largest figure.

You are about to vote on an 88-unit townhome development just down the road from Benefield and there are hundreds of new houses all within miles of this proposed development, and yet, you insist we need more affordable housing in our area.

We do not want the commercial development of multifamily townhomes Nor the high density of boxed housing merely 10 feet apart! It's infuriating to see the increase of development without consideration of the rural integrity of our county nor the infrastructure to support it.

People want to be here because of the accessibilty to comforts and conveniences, yes, but also because of our county's rural charm – We don't want Hall to be like Gwinnett – your constituents do not desire this high level of density.

The residents of Benefield RD and the surrounding Chestnut Mountain community ask you to limit this development to 2.5 houses per acre NOT 3.7. We ask you to deny the commercial development of multifamily townhomes especially if you are approving them just a few miles down on Hwy 53.

Thank you for your time."

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, January 8, 2025 5:24 PM
To: Jennifer Rivera (Administration)
Subject: FW: Benefield Zoning Applicant Requested Changes review
Attachments: BOC REDLINE Final Applicant Requested Changes 1.8.25.docx

Jennifer,

Will you add the attachment to the Edge City – Benefield Road application file please?

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

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From: Mike Dye <mdye@edgecp.com>
Sent: Wednesday, January 8, 2025 1:12 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: RE: Benefield Zoning Applicant Requested Changes review

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Beth:

Good afternoon. Attached are the final Applicant offical proffered conditions for the Board's consideration. Please let me know if you any questions that I can answer in anticipation of the January 23rd meeting. Again, thank you for all your hard work and cooperation in working with me these past several months.

Mike Dye
770-814-4500 Mobile

From: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Sent: Tuesday, January 7, 2025 3:46 PM
To: Mike Dye <mdye@edgecp.com>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: RE: Benefield Zoning Applicant Requested Changes review

Hi Mike,

Your answers are accurate, and I will look for the final proffered conditions in the near future. With regards to the lot size, you are correct that the 7,000 sf minimum lot size would be a variance if granted by the Board of Commissioners, however, I just want to make sure you are aware that this is a deviation from the standard and subject to the board's approval. As you know, the conditions recommended by the Planning Commission are only recommendations, and the Board of Commissioners has the ability to modify those conditions if they wish.

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

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From: Mike Dye <mdye@edgecp.com>
Sent: Tuesday, January 7, 2025 3:41 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: RE: Benefield Zoning Applicant Requested Changes review

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Beth:

Thank you for the review. Can you review my answers in red just to make sure this is accurate? I should be ready to send over the final official proferred conditions if you can just confirm back from my comments.

Mike Dye
770-814-4500 Mobile

From: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Sent: Tuesday, January 7, 2025 3:27 PM
To: Mike Dye <mdye@edgecp.com>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: RE: Benefield Zoning Applicant Requested Changes review

Good afternoon, Mike.

Thank you for your email. I have reviewed the redlined applicant requested changes, and had just a couple of comments/questions. I see that condition #27 was deleted – is it your intention for that condition to be struck, or were you not seeking any modifications to that particular condition? Per my presentation and discussions with the Commissioners, I do not have any plans to install a sound barrier and it seems like the commissioners have supported this. I am assuming deleting the condition avoids any confusion and possible appeals by a third party if they try and raise an objection that I did not meet the condition. Also, a small correction for #32 – the zoning district is Residential Mixed (R-X). Understood.

With regards to the density and zoning district, the project would need a variance with either R-X or PRD. If R-X, then the lot size does not meet the standard of 8,000 minimum square feet. If PRD, then the density is set at 2 units per acre if connected to sewer. The current proposed conditions have the minimum lot size of 7,000 feet (condition 3). Doesn't this confirm the variance was granted if approved as currently presented?

I hope this information is helpful. Please let me know if you have any questions, or would like to officially submit any proffered conditions for the board's consideration.

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

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From: Mike Dye <mdye@edgecp.com>
Sent: Tuesday, January 7, 2025 9:45 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Benefield Zoning Applicant Requested Changes review

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Beth:

Happy New Year. I hope you had a great Christmas as well. As a follow up to this, can you review the attached Applicant Requested Changes and confirm that you agree with the language as presented prior to me confirming these are my last items? The zoning land plan exhibit is attached as well. Per your email below, if the Board were to stay with the PRD zoning would I still need a "variance" language even when the conditions state the total number of homes is well above the 2 UPA? While I believe we all agree it needs to be zoned RX I just want to make sure I don't create any last-minute complications in the event that changes while the Board considers.

Thanks for your time and input.

Mike Dye
770-814-4500 Mobile

From: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Sent: Tuesday, December 17, 2024 8:00 AM
To: Mike Dye <mdye@edgecp.com>
Subject: RE: Residential Mix Corner side setback

Mike,

Thank you for reaching out. As the R-X district is different from the originally requested zoning, I do not think it is unreasonable to ask for a variance to this standard. It seems relevant that you are meeting the other standards aside from the minimum lot size, and that the design is in keeping with other mixed-product residential developments.

Obviously, it is ultimately up to the board to determine whether they are willing to grant any variances, but I know that you have stated that the development has been whittled down about as much as you can. And staying with the PRD would also require a variance as the density is still 2 units per acre.

I hope this is helpful. Please let me know if you have any other questions.

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

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From: Mike Dye <mdye@edgecp.com>
Sent: Monday, December 16, 2024 2:55 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Residential Mix Corner side setback

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Beth:

I hope you had a nice weekend. Just a quick question, as I review the Residential Mix zoning classification, it appears if my plan were zoned RX the side yard for Corner Lots for my development would be ’25 feet (30’ feet or the lessor of front yard). My plan has always had them at 10’ and this would cause a significant change in lot yield. Am I reading this correctly and do I need to ask for a zoning condition to allow me to stay at the 10’? If not, would the zoning condition that references my site plan and date provide me safety as the Site Detail is written “Corner side 10 Feet.” I think this is the only conflict going with RX compared to PRD as the proposed zoning conditions permit 7,000 square foot lots.

Please advise at your earliest convenience. Thanks.

Mike Dye
770-814-4500 Mobile

Benefield Road PRD Zoning
HZON24-0014 BOC Meeting Applicant Requested Changes:

4. The minimum heated floor area (HFA) shall be 1,764~~1,800~~ square feet for townhomes and 1,800 for single-story detached residences. Two-story detached residences shall have a minimum HFA of 2,000 square feet.

6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence. In addition, garages of the detached homes may be recessed from 3' to 20' behind the front heated square footage. Plans shall be similar in architecture as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.

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10. The development shall include a one left turn lane at the southern entrance and two deceleration (right) lanes for both proposed Benefield Road access points. The northern entrance shall have a right-hand passing lane in lieu of a left turn lane.

16. A 50-foot transitional buffer (planted or undisturbed) shall be maintained along all external property lines.~~, with the exception that the property line adjacent to the racetrack shall be undisturbed~~.

23. The residences (townhomes and detached dwellings) shall be composed of brick or~~,~~ masonry, and cementious material ~~or a combination of the two~~ on the front facade as depicted on the renderings submitted April 19, 2024. The sides shall have a two-foot brick water table.~~and sides.~~

~~27. The developer shall provide plans for a sound barrier to be presented for consideration by the Board of Commissioners at their public hearing for the rezoning request.~~

29. The single family detached homes (lots 121-139) directly backing up to Benefield Road shall be limited to single story plans to reduce the visual impact,

30. Developer shall install a five foot vinyl coated fence along the northern property line with Parcels 15028 000015F and 15028 000015A).

31. The Corner Lot side setback shall be reduced to minimum of ten (10) feet.

32. The Property shall be zoned Residential Mixed (R-X)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 36/2025

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** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

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:

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**

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
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
Request to Table - rec'd 1/8/2025
Notice Sign Photo

HALL COUNTY
GEORGIA
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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: David Gibbs, 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

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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: _____

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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
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not 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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

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

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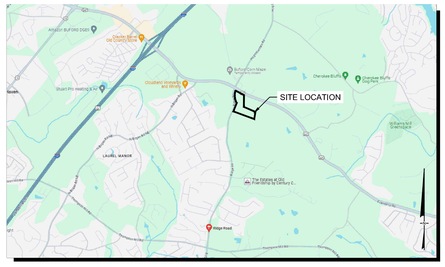
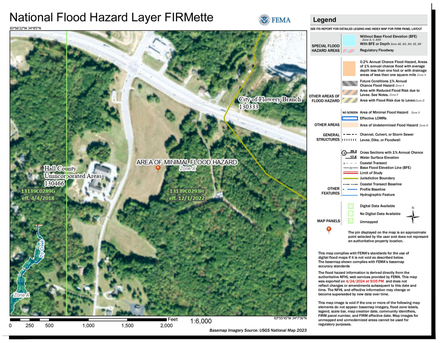
NOTE:

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

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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

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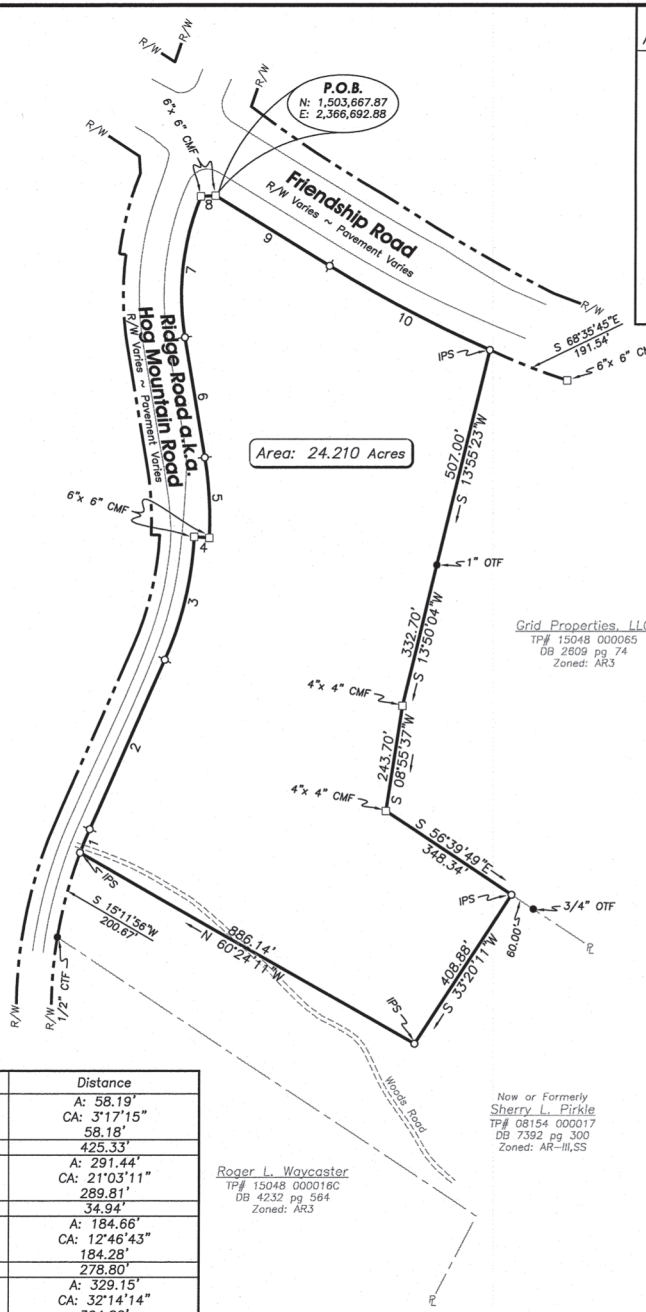
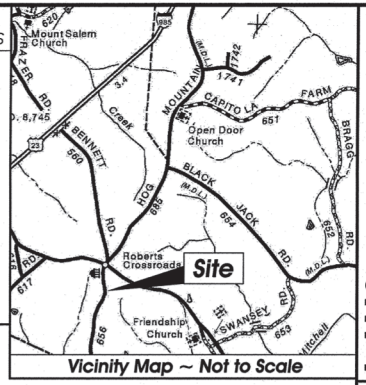


Course	Bearing	Distance
1	Rad: 1014.10' Tan: 29.10' Chd: N 22°31'15"E	A: 58.19' CA: 3°17'15" 58.18'
2	N 24°09'53"E	425.33'
3	Rad: 793.16' Tan: 147.38' Chd: N 13°38'18"E	A: 291.44' CA: 21°03'11" 289.81'
4	S 86°29'37"E	34.94'
5	Rad: 827.97' Tan: 92.72' Chd: N 03°18'03"W	A: 184.66' CA: 12°46'43" 184.28'
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

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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.

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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

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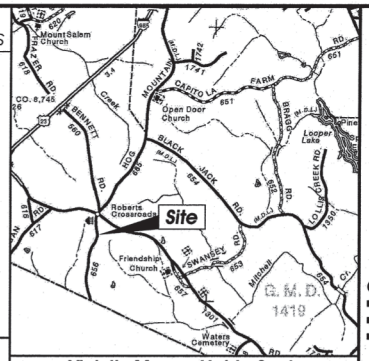
SWB	STATE WATERS BUFFER
TP	TAX PARCEL NUMBER
○	1/2" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
⊙	COMPUTED POINT (NO PIN)
△	ROCK FOUND



Vicinity Map ~ Not to Scale

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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

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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

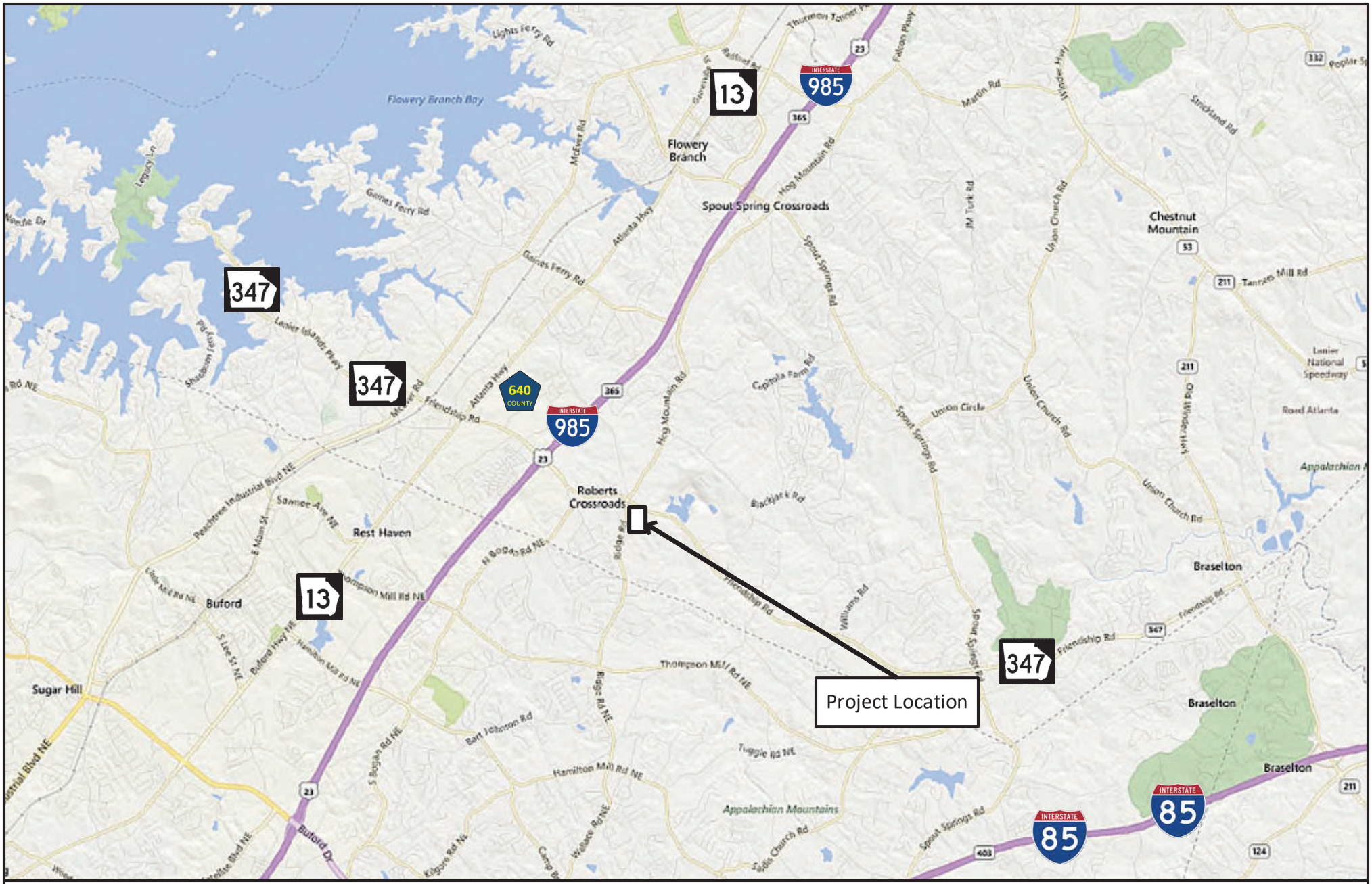
Figure 1

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.

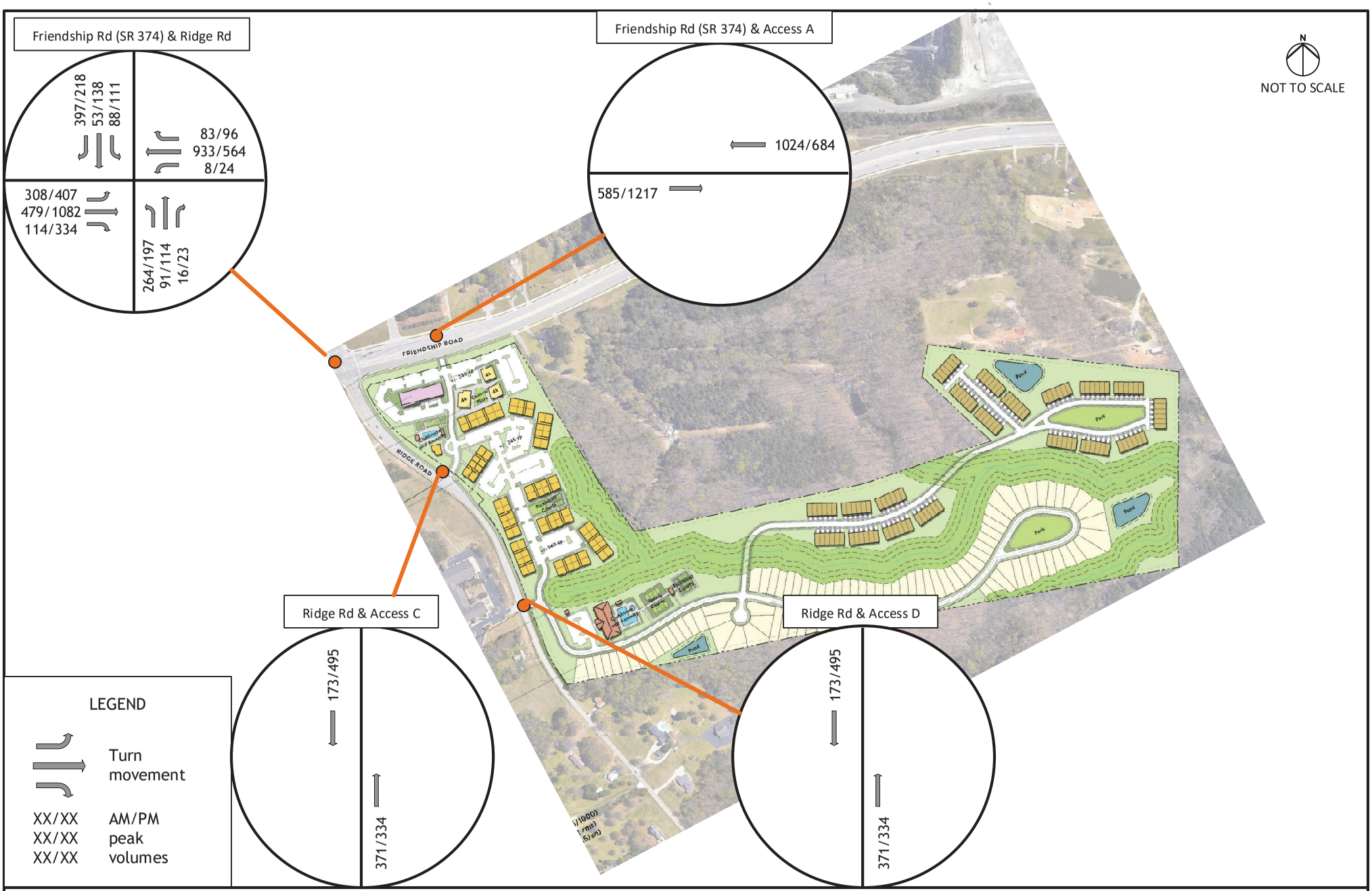
Access A is a proposed right-in/right-out driveway to Friendship Road (SR 347) and will provide access for the commercial part of development. Right-turn lane is proposed as part of development.

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

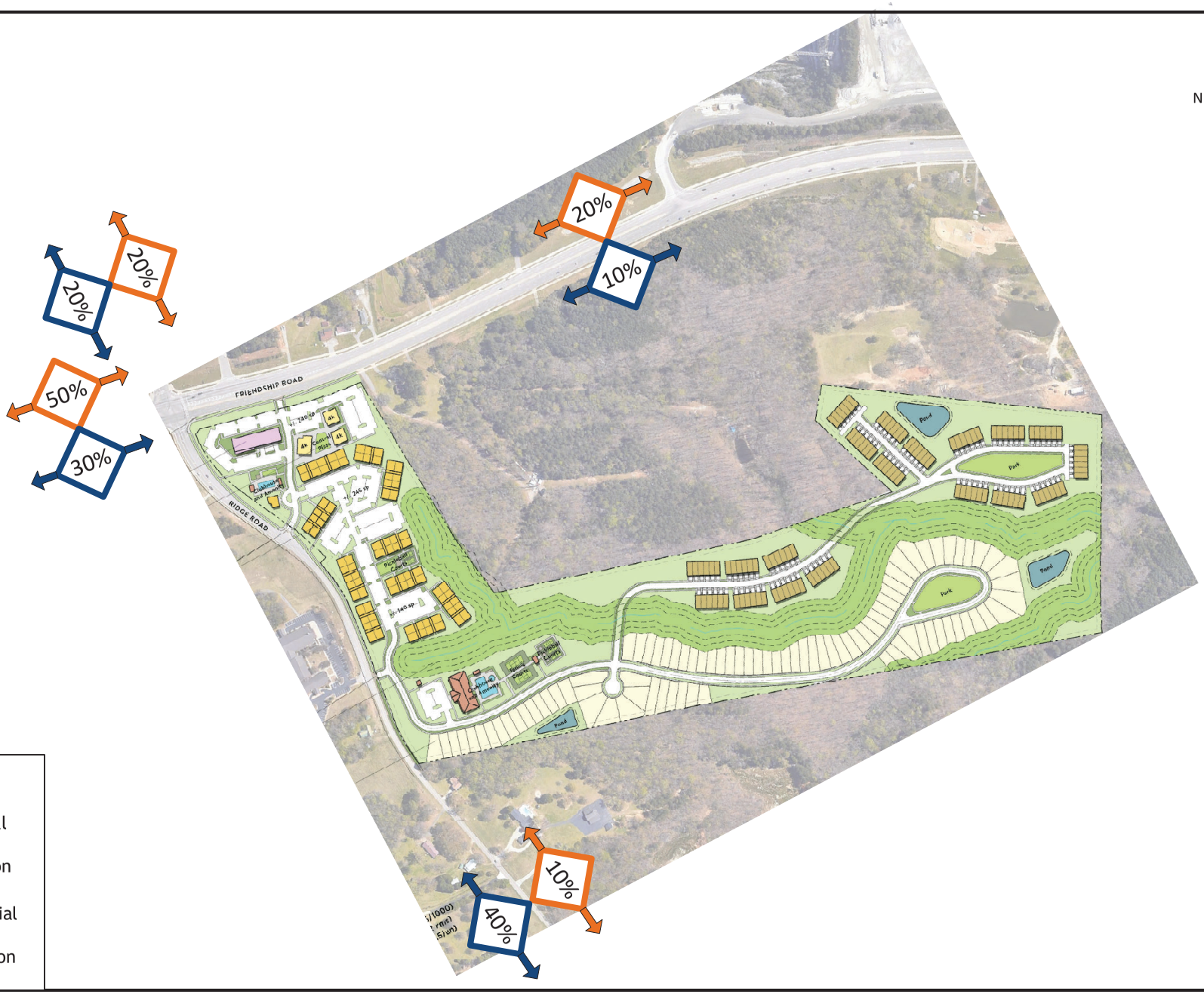
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	**ITE Code**	**Size**		**Daily Trips**	**Enter**	**Exit**	**Enter**	**Exit**
Single-Family Detached Housing	210	74	Dwelling Units	765	14	43	47	28
Multifamily Housing (Low-Rise)	220	481	Dwelling Units	3242	41	131	154	91
Hotel	310	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

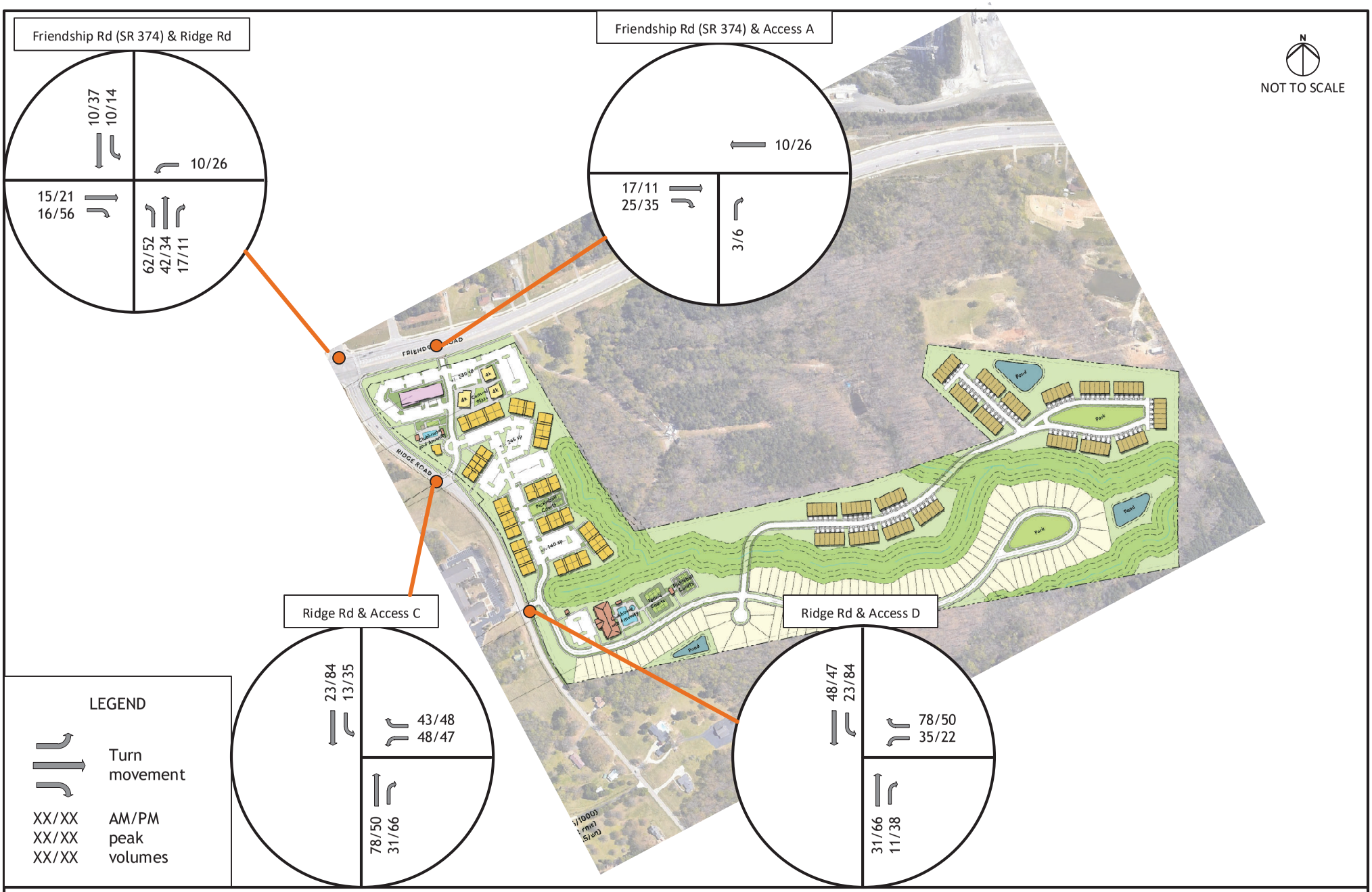
Figure 5

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

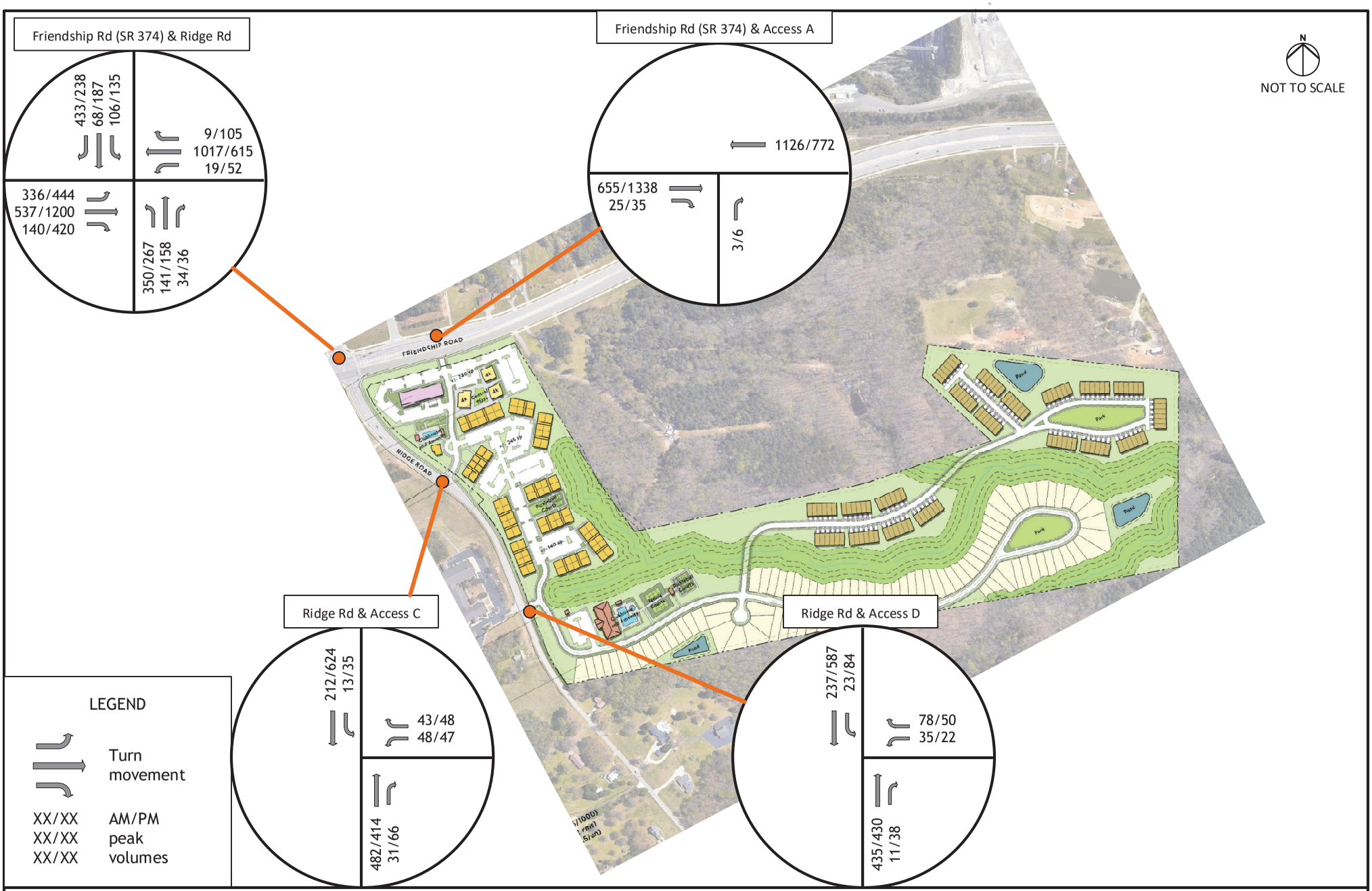


Figure Name

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

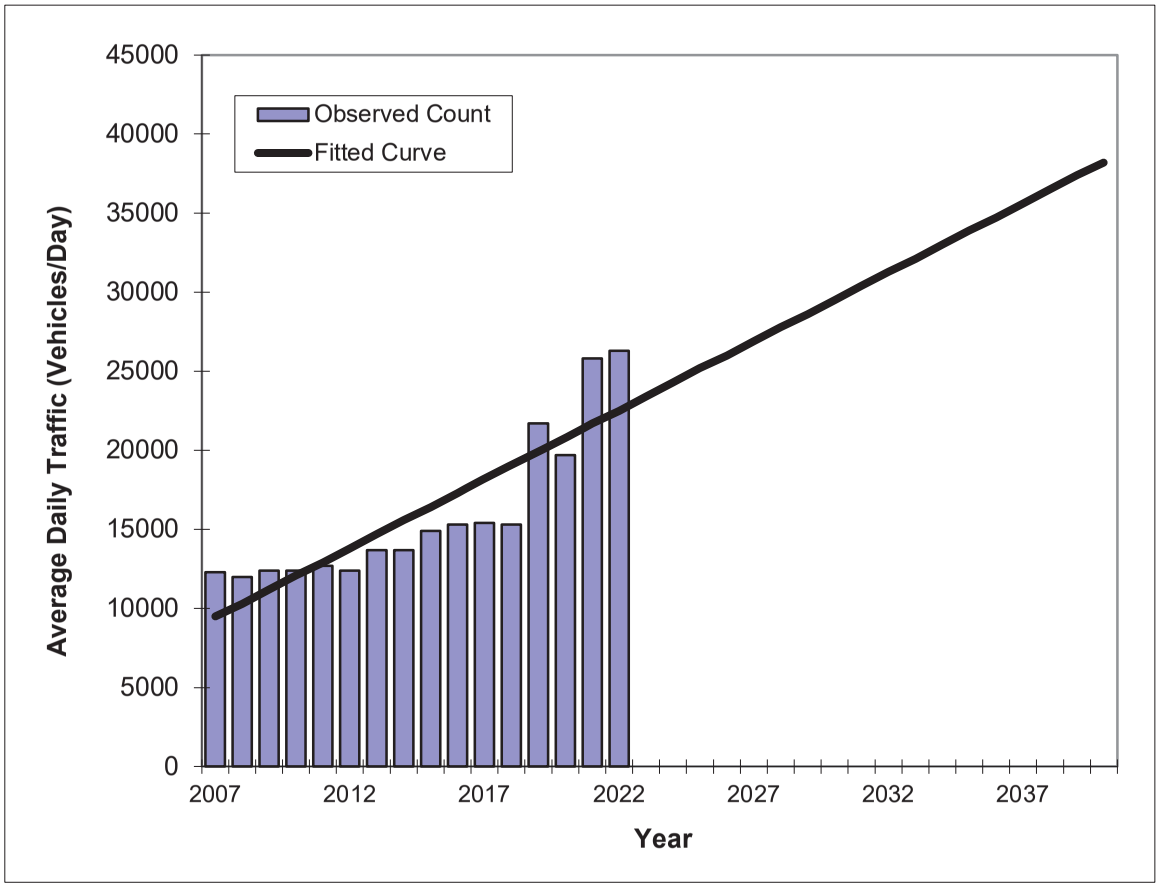
	AADT	SU AADT	CU AADT	K-Factor	D-Factor
2022	26300	1536	329	0.1074	0.68
2021	25800	1503	322	0.1074	0.68
2020	19700	-	-	0.1099	0.74
2019	21700	-	-	0.1099	0.74
2018	15300	-	-	-	-
2017	15400	-	-	-	-
2016	15300	891	233	0.106	0.7
2015	14900	866	226	0.106	0.7
2014	13700	-	-	0.09	-
2013	13680	-	-	0.09	-
2012	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	

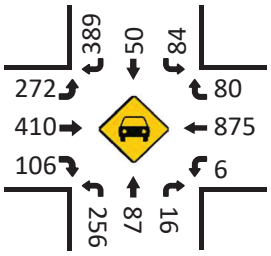
WESTBOUND (Holiday Rd/Friendship Rd/SR 347)

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	

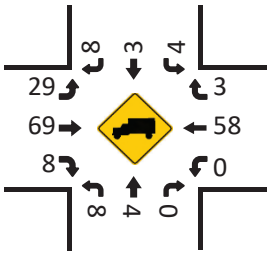
NORTHBOUND (Ridge Rd)

	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

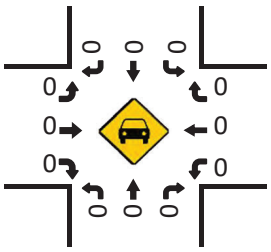
Cars (AM)



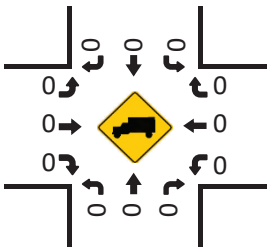
HT (AM)



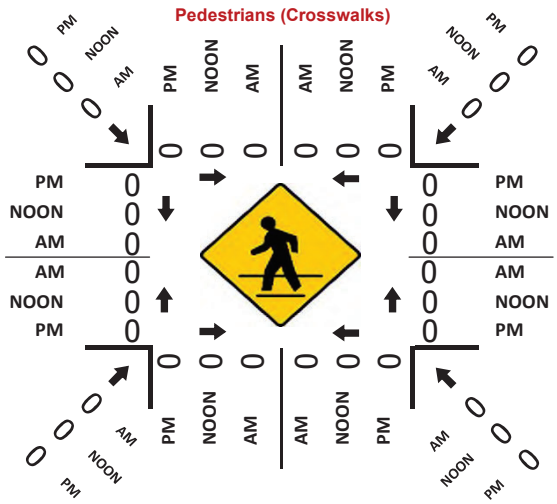
Cars (NOON)



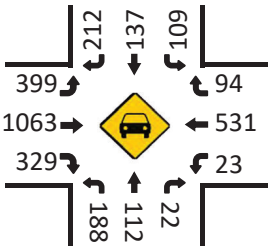
HT (NOON)



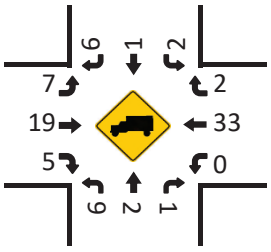
Pedestrians (Crosswalks)



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

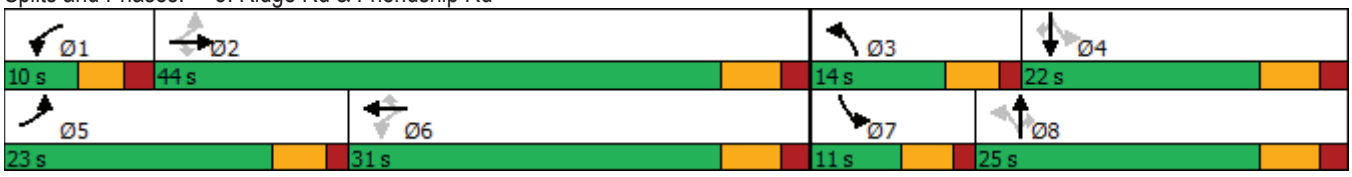
existing AM
02/28/2024

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

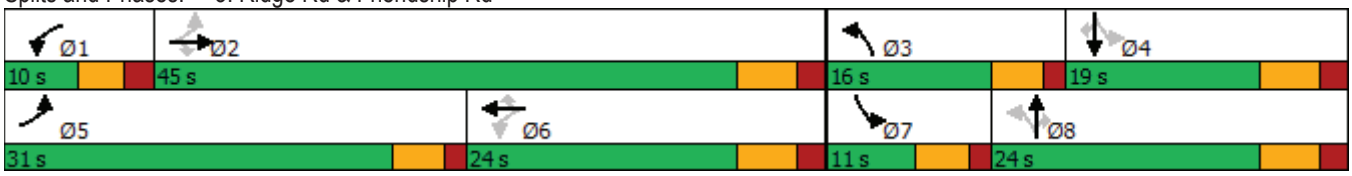
existing pm
02/28/2024

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

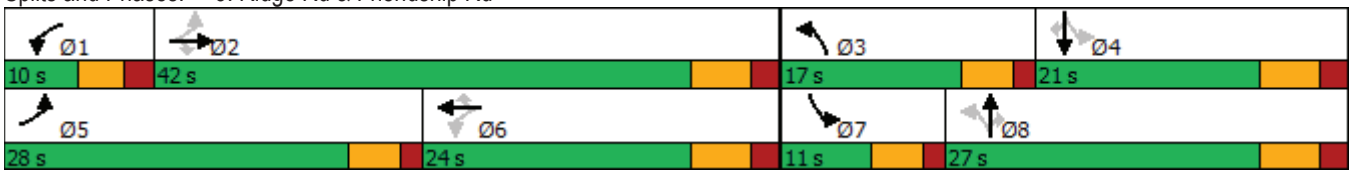
Full Build AM
08/13/2024

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

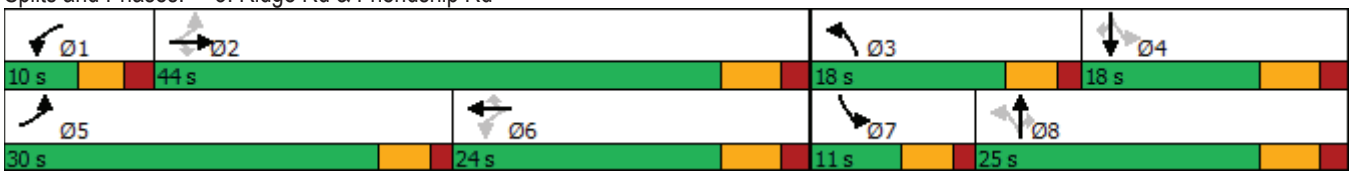
Full Build PM
08/13/2024

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

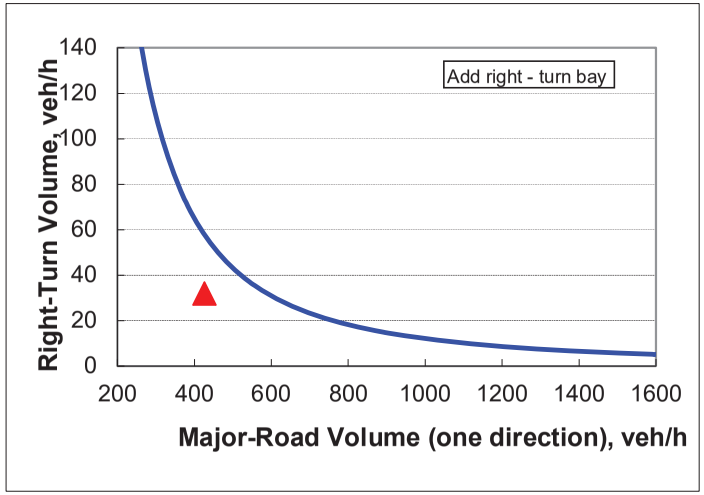
INPUT

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.***

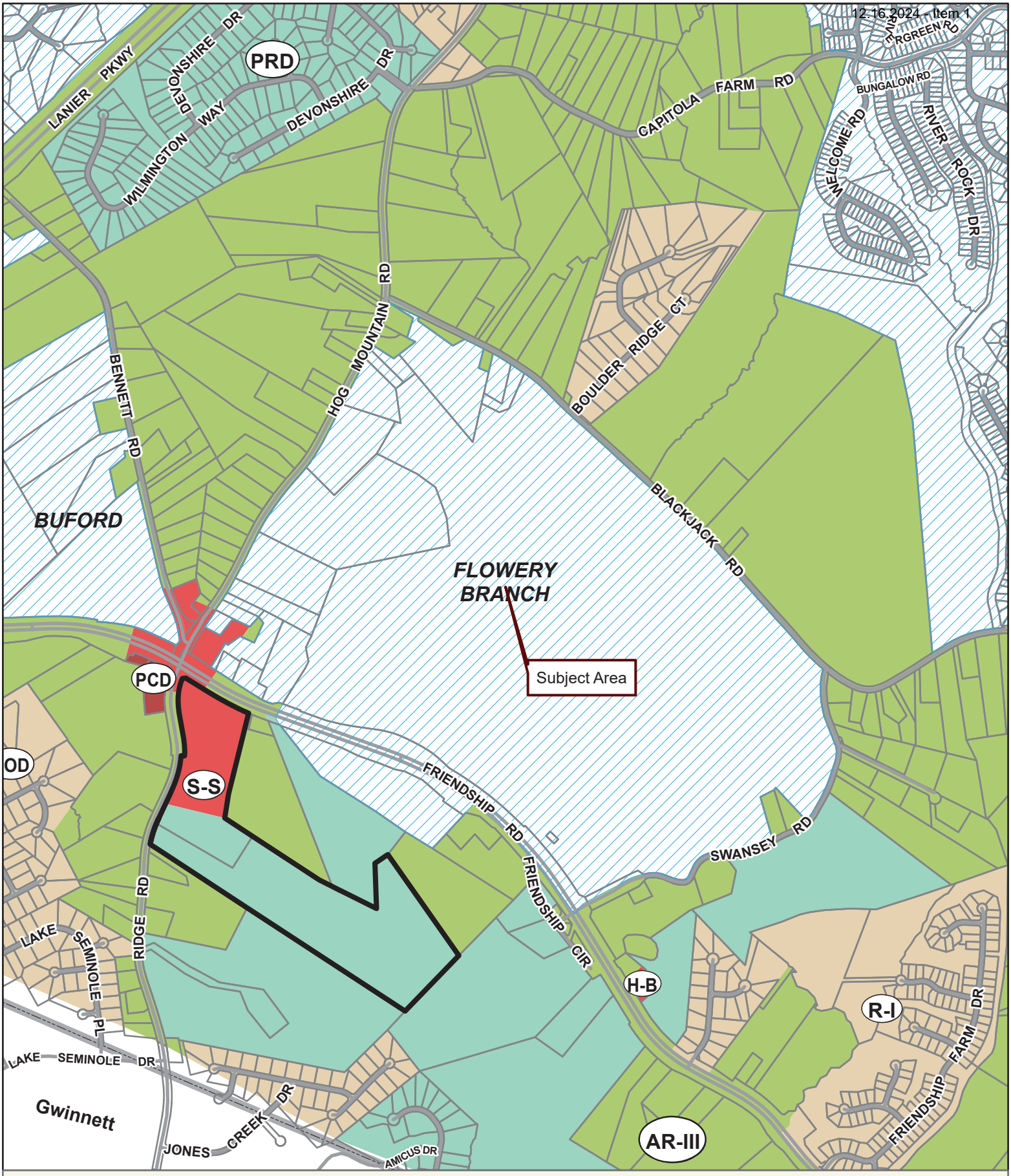
- *(Same as before.)* There are no critical environmental features on the site, though intermittent stream channels are present. Roughly 30% of the property is be built out with impervious surfaces, while *"channel protection, water quality and detention ponds (will be employed) throughout the site."* 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

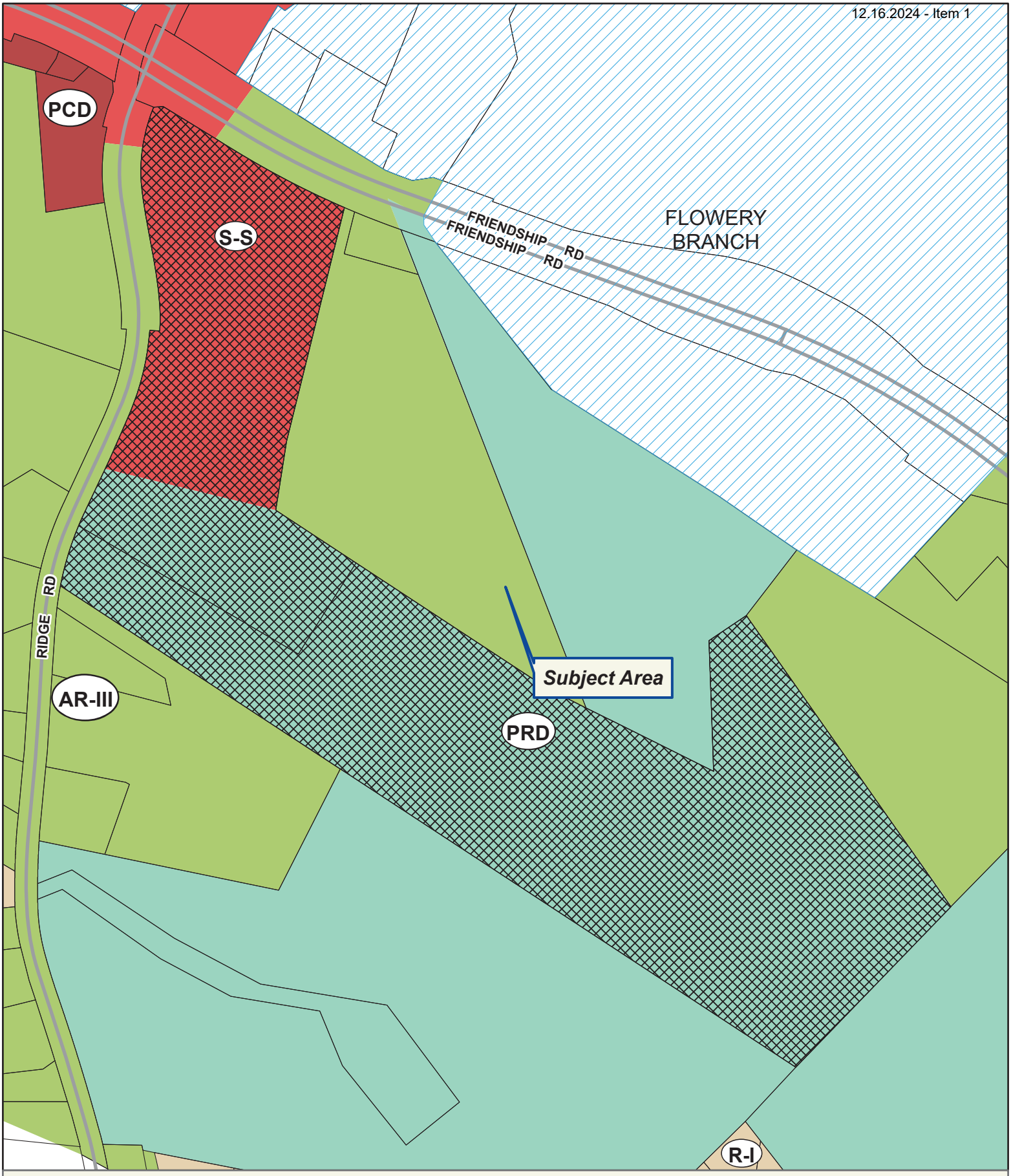


Applicant: SCOTT PUCKETT
Tax Parcel #: 08154 000022 & 000017
Location: 0 & 4435 RIDGE ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 10/21/2024**

0 200 400 800
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure

N

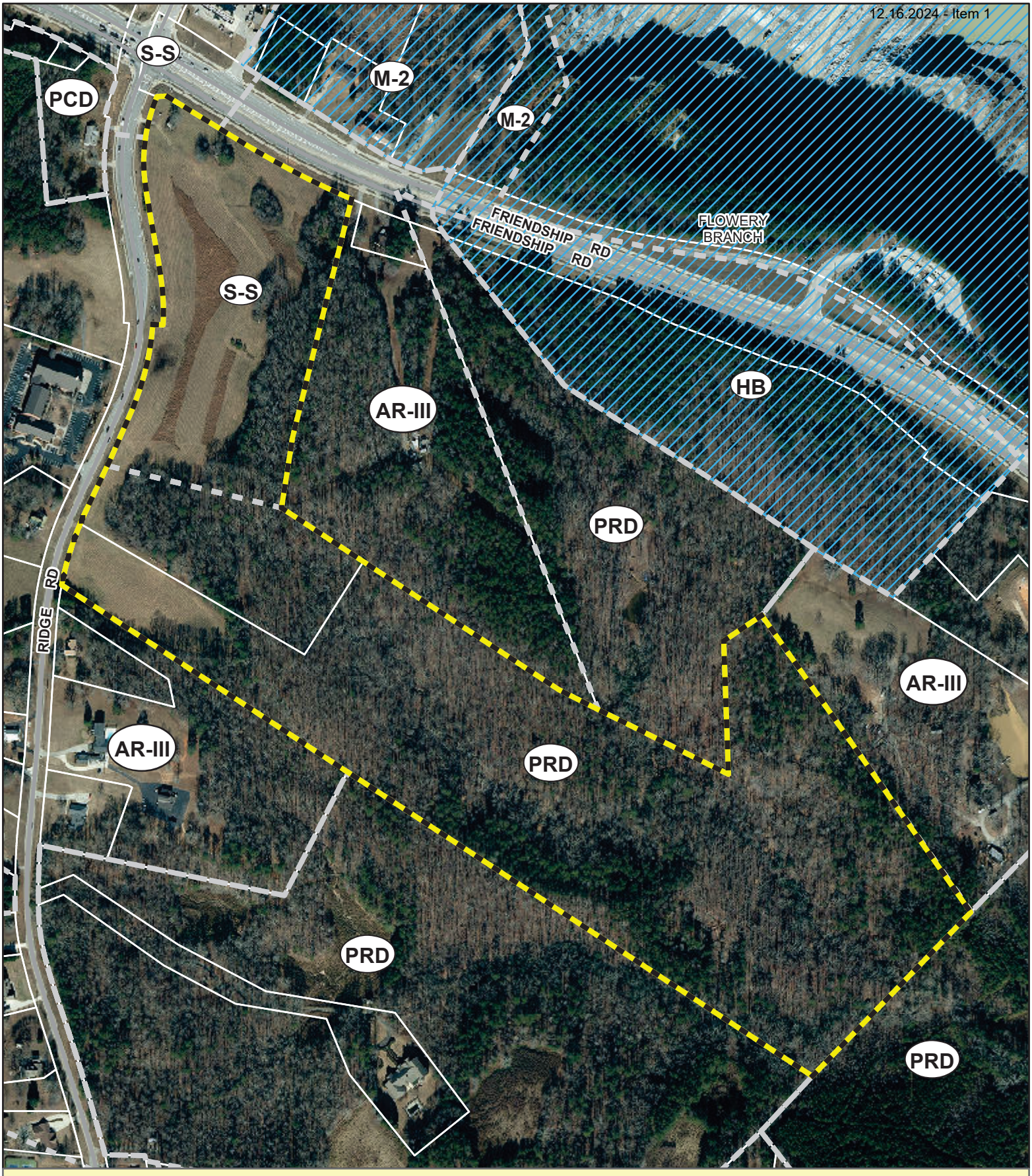


Applicant: SCOTT PUCKETT
Tax Parcel #: 08154 000022 & 000017
Location: 0 & 4435 RIDGE ROAD, BUFORD, GA 30519
Commission District 1 **PC Mtg. Date: 10/21/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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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

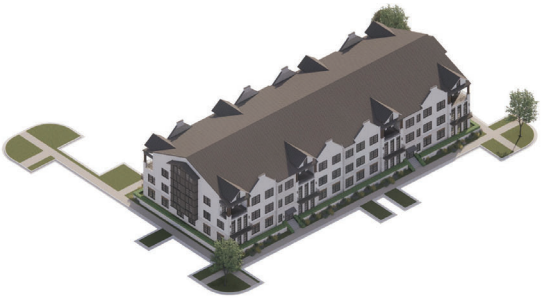
White Wash Red Brick

Colonial White Board & Batten Vinyl Siding

2 North Elevation

LOCATION - KEY PLAN

3D VIEWS



0 5 10 20 40 80

15 AUGUST 2024

NELSON

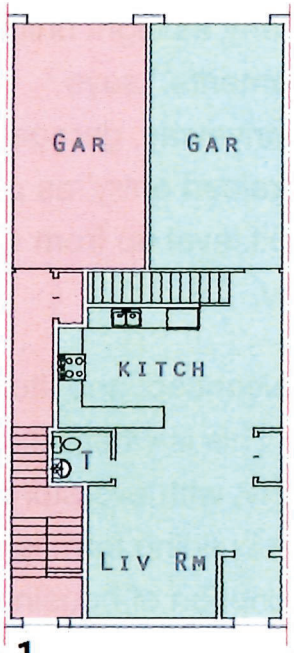
RIDGE ROAD
HALL COUNTY | GEORGIA

ZP 5

12.16.2024 - Item 1

12.16.2024 - Item 1

Stacked Townhomes



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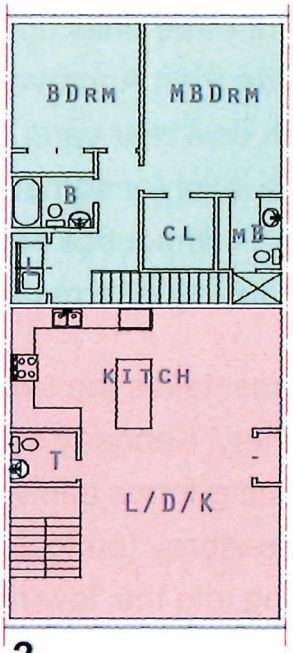

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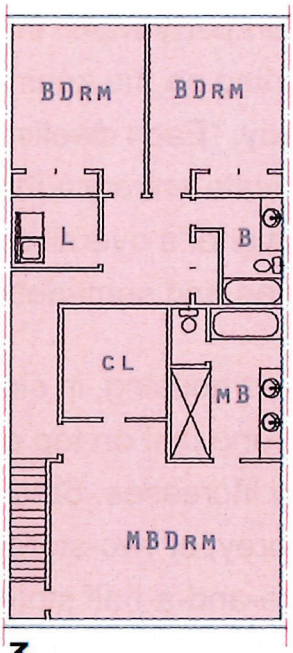

3

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

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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

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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

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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

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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)

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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

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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

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

January 8, 2025

By e-mail to bgarmon@hallcounty.org

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure

RE: Scott Puckett, Inc. Rezoning Application
Ridge Road, Mixed-Use Development

Dear Beth,

This letter is to request that the Scott Puckett, Inc. rezoning application, currently scheduled to be heard at the January 9, 2025 Hall County Commission Meeting, be tabled to the Hall County Commission Meeting scheduled for January 23, 2025.

Please let me know if you need anything further to allow for the application to be tabled. Thank you for your consideration.

Truly Yours,

M. Tyler Smith

c: Katie Greenway, Planning and Zoning Administrator (by e-mail)
Kristie Turner, Principal Planner *(by e-mail)*
Scott Puckett, Scott Puckett, Inc. *(by e-mail)*
Chad Lagomarsino, The Agency *(by e-mail)*

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

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 23, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Jan 15, 2025 10:26:54
4320 Ridge Road
Buford
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: 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 23, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6986
Jan 15, 2025 10:31:19
4470 Bennett Road
Buford
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 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 (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 38/2025

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** Note: Heard at the January 9, 2025 Voting Meeting. For decision only.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

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
KE	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 Photo
Email from Steve Gilliam - Basin Map/Pond Flows

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: David Gibbs, 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
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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
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** ✓ I have not____

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

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

Name of Official(s): _____ Office: _____

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

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

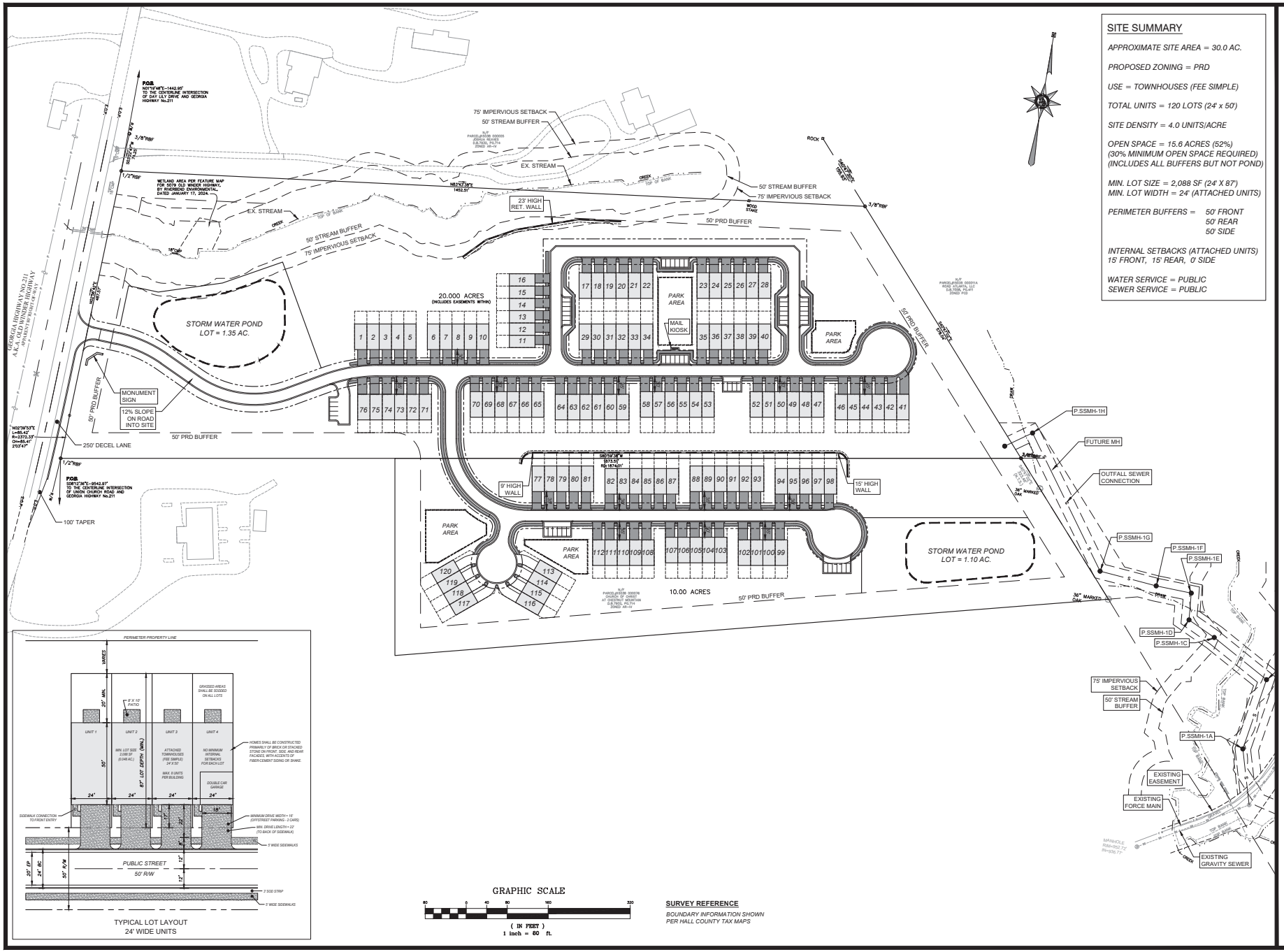
Sincerely,

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.



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

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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

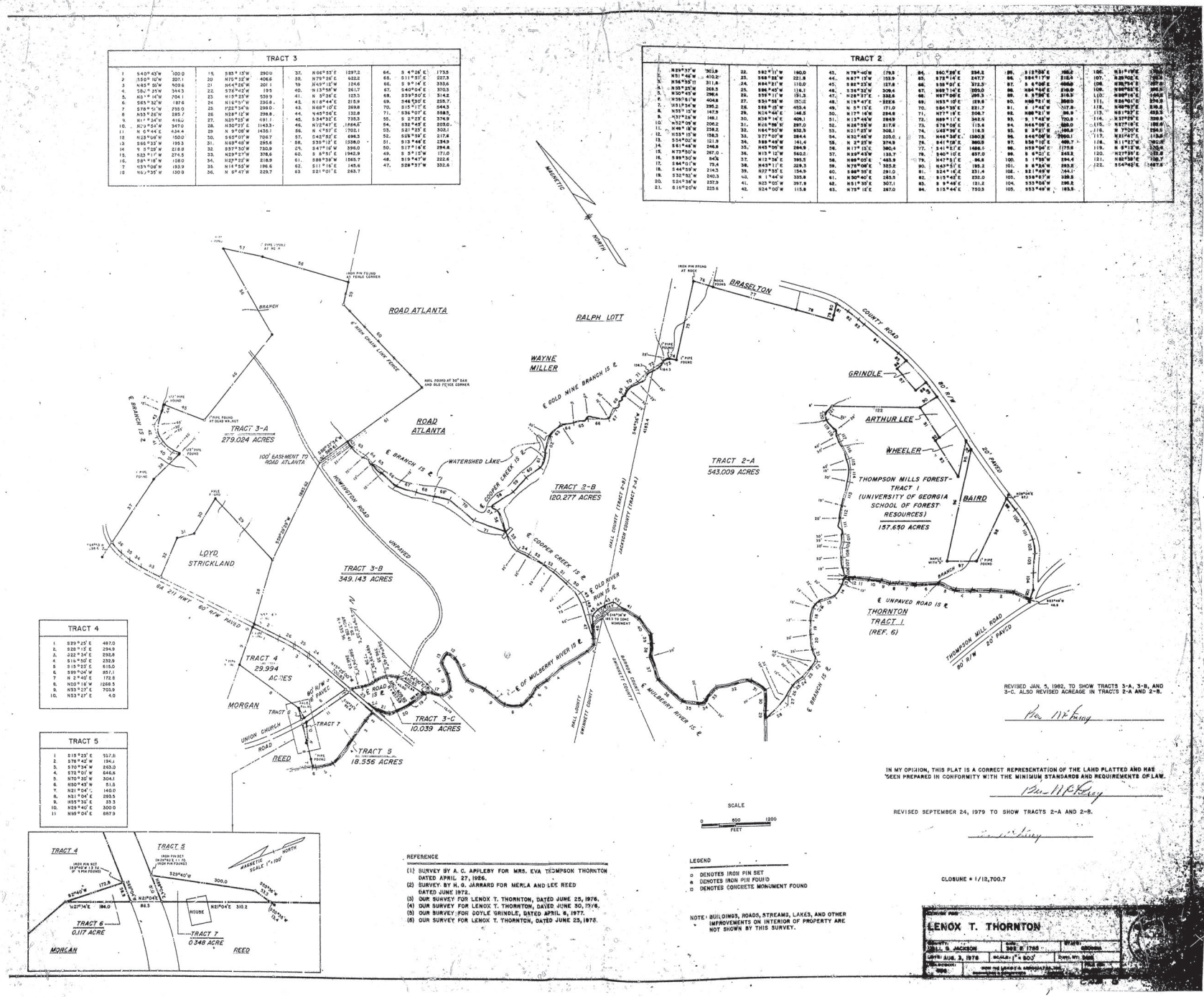
CONCEPTUAL SEWER PLAN

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.

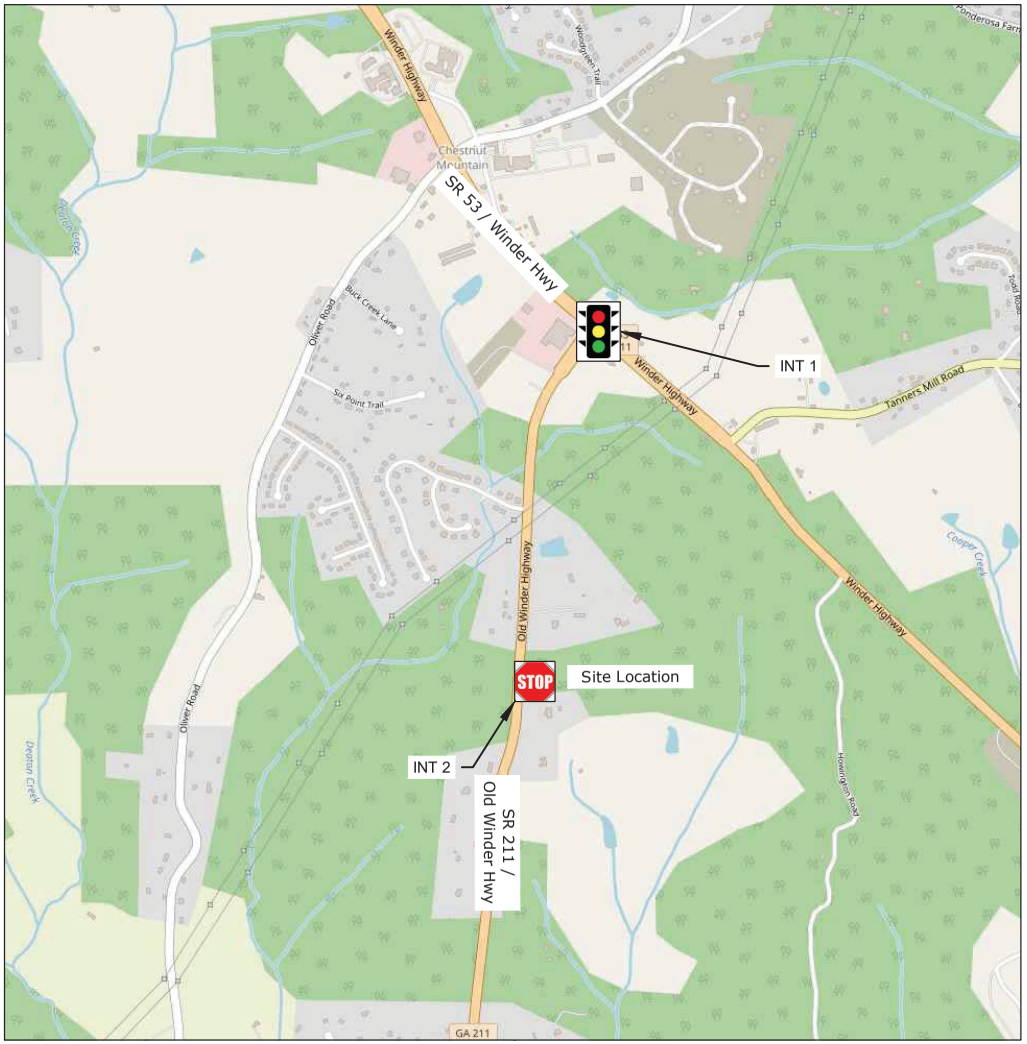
EXISTING TRAFFIC CONDITIONS

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**.

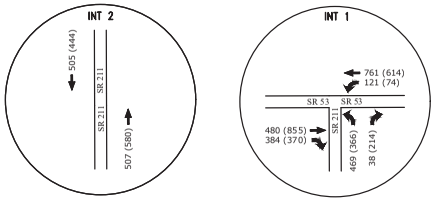
Table 1: Existing Traffic Volumes

Location	Volume		Total
	Northbound	Southbound	
SR 211 / Old Winder Hwy south of Daylily Dr	6,211	5,986	12,197

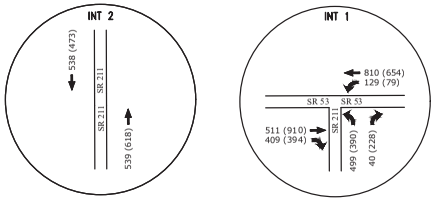
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY	1326-24-009		



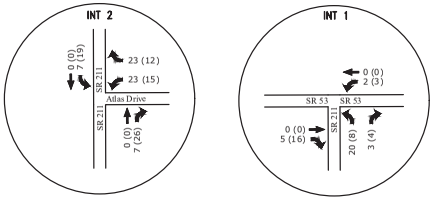
EXISTING CONDITION (2024)



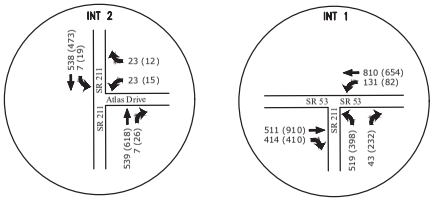
NO-BUILD CONDITION (2027)



SITE-GENERATED TRIPS



BUILD CONDITION (2027)



Legend: AM (PM)

FIGURE 3

SEI
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
PLOT DATE - TIME:Sep. 09, 2024 - 11:27 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

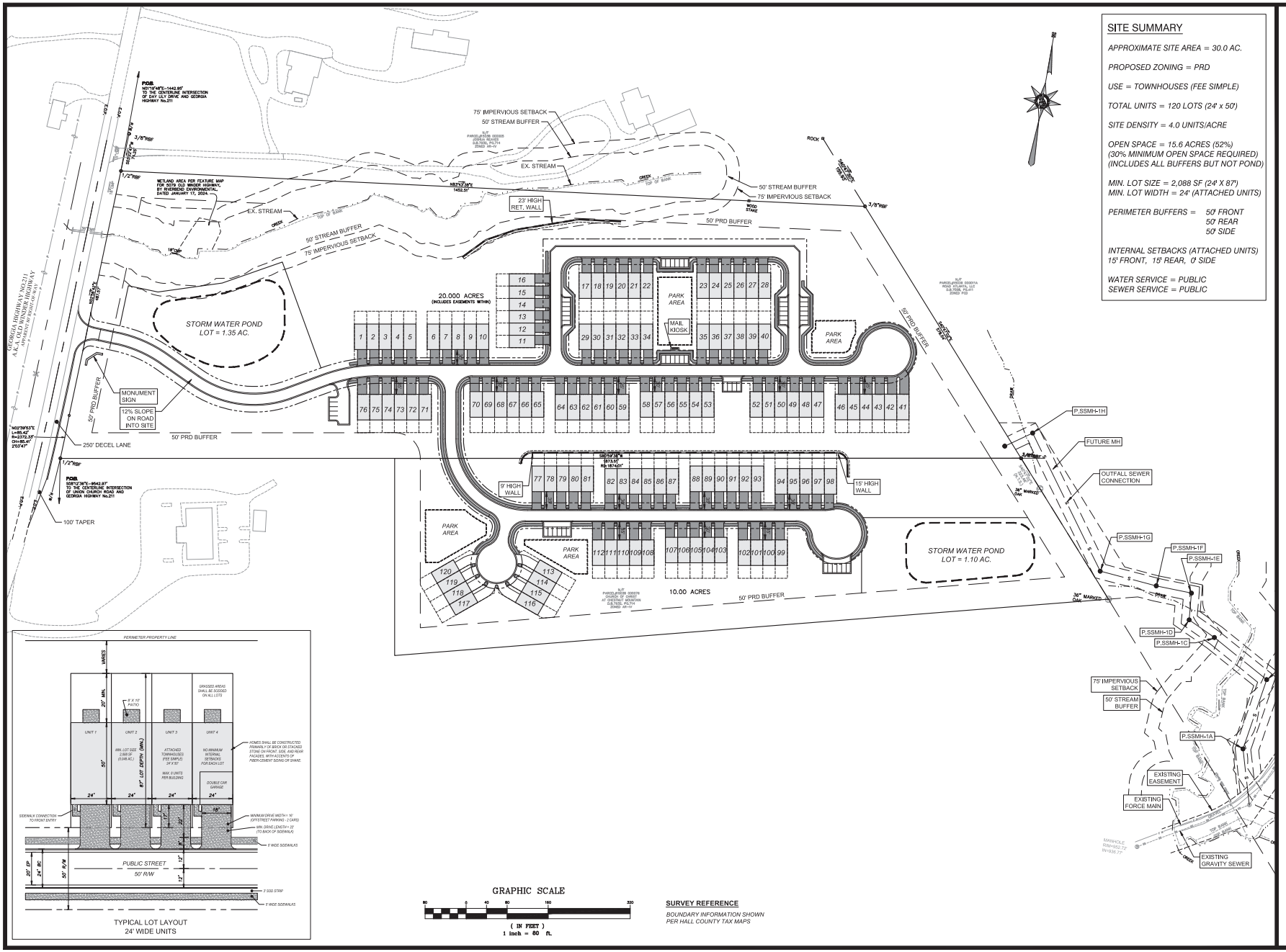
- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions 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

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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)

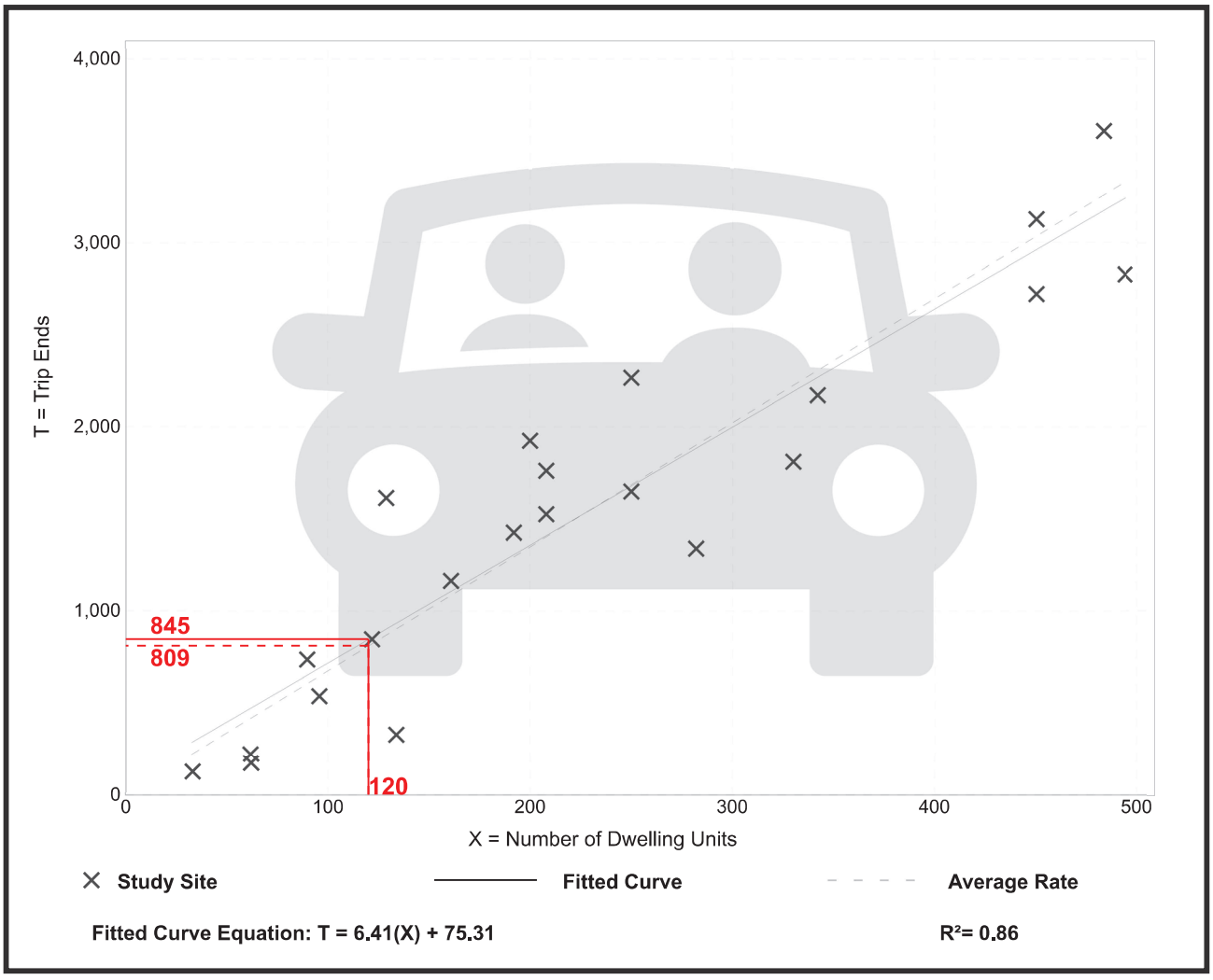
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



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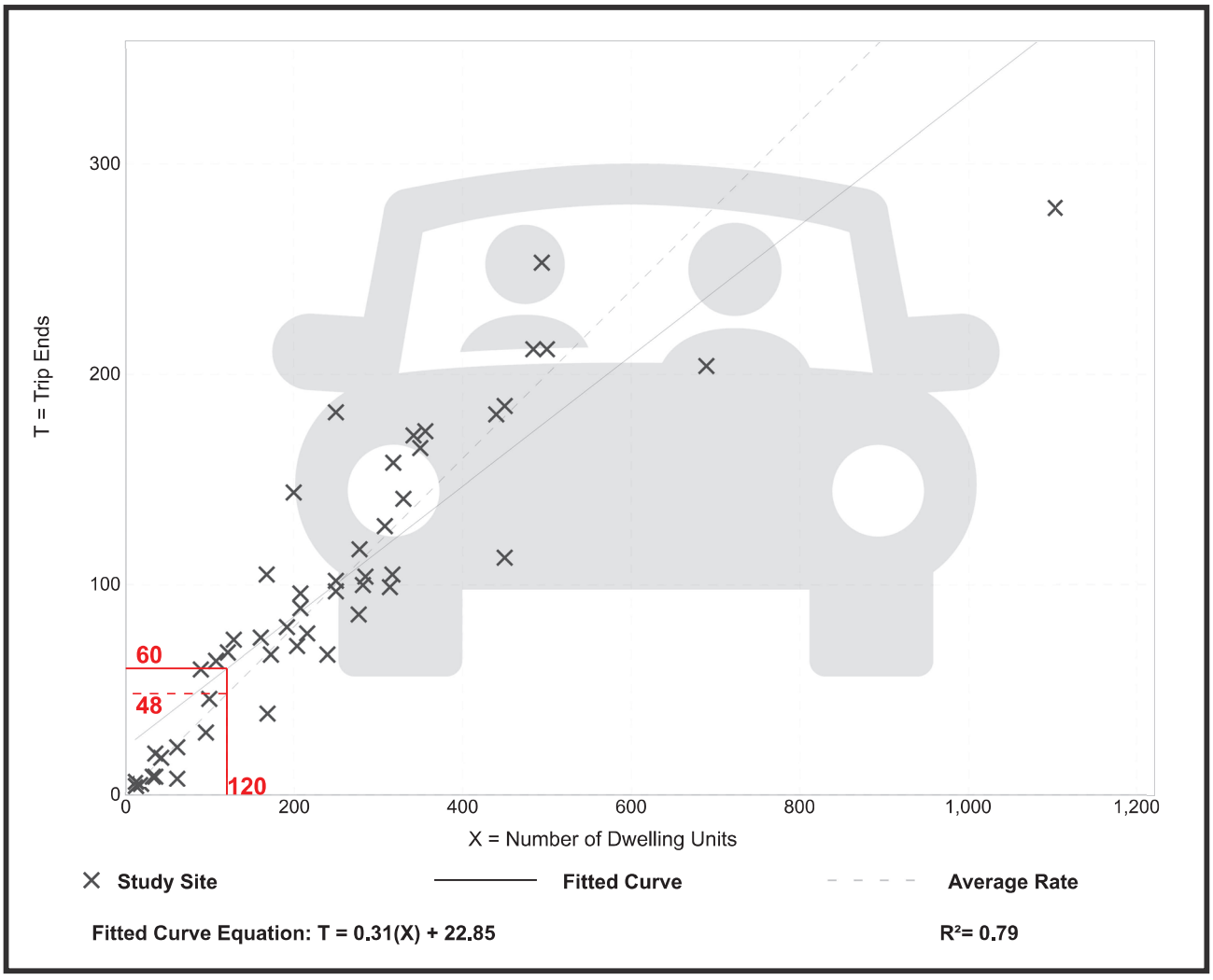
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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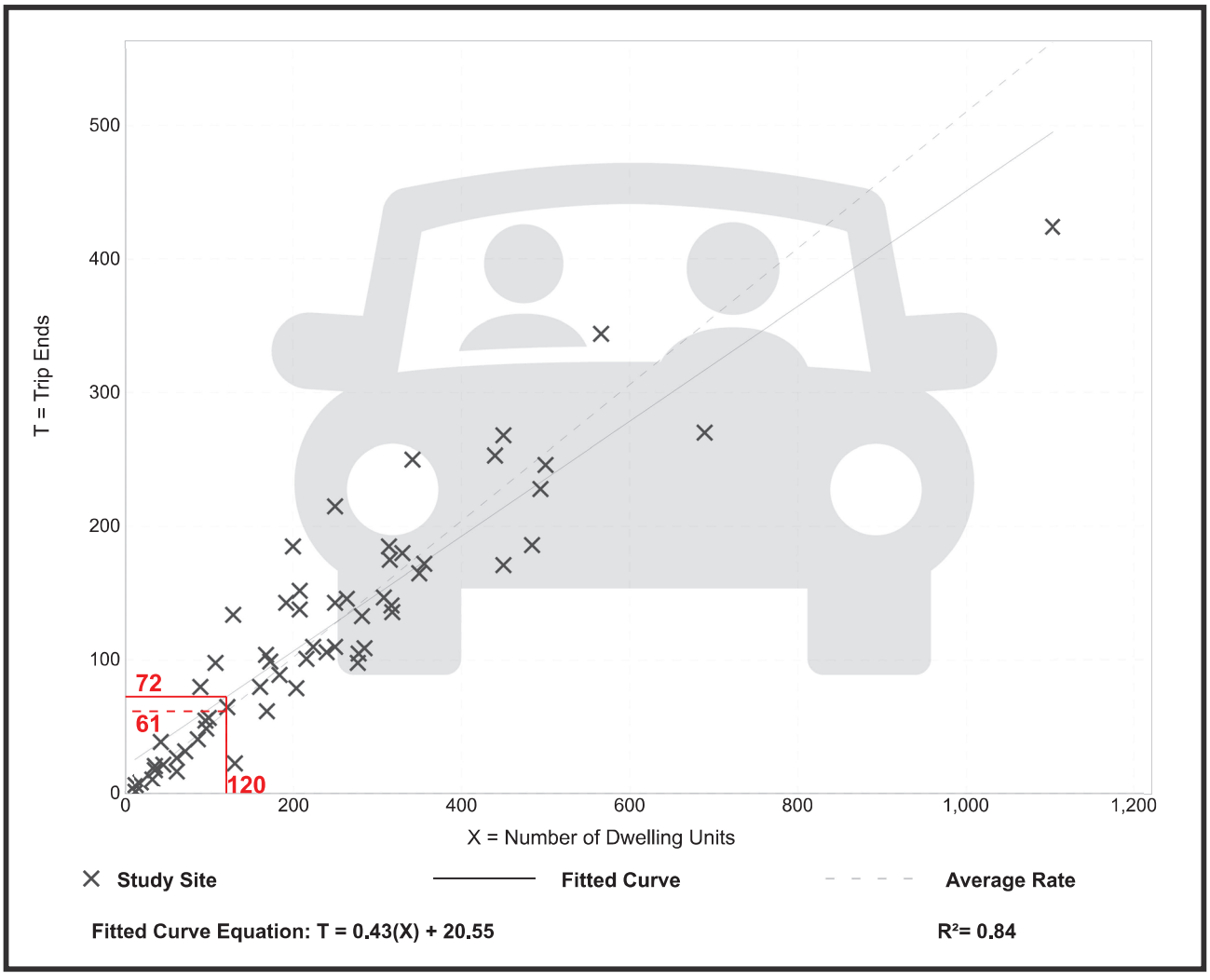
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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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:

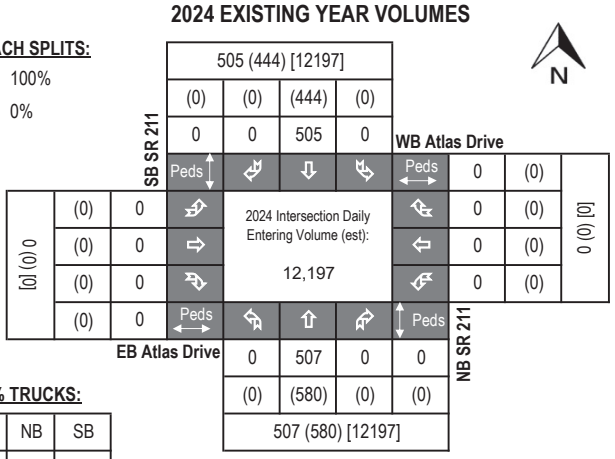
SR 211: 100%

Atlas Drive: 0%

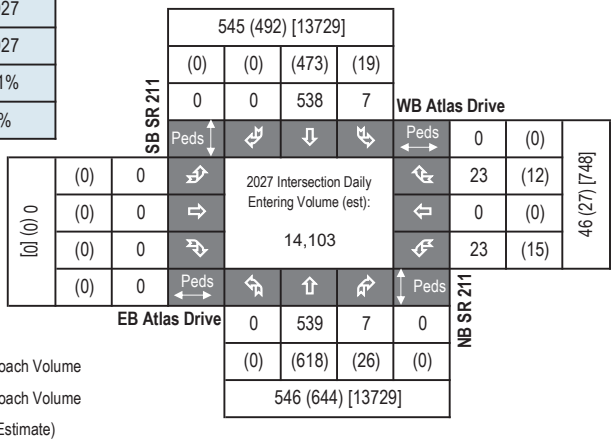
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	2%	4%

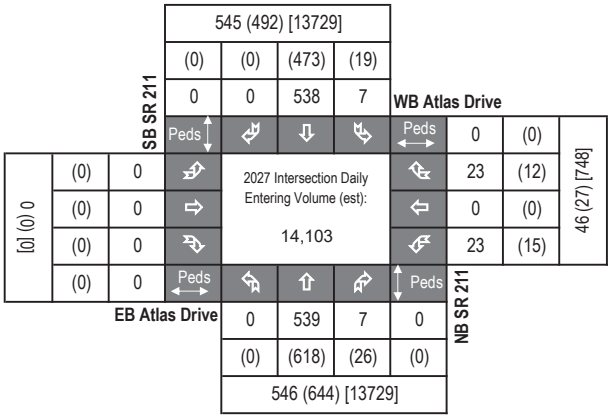
2024 EXISTING YEAR VOLUMES



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

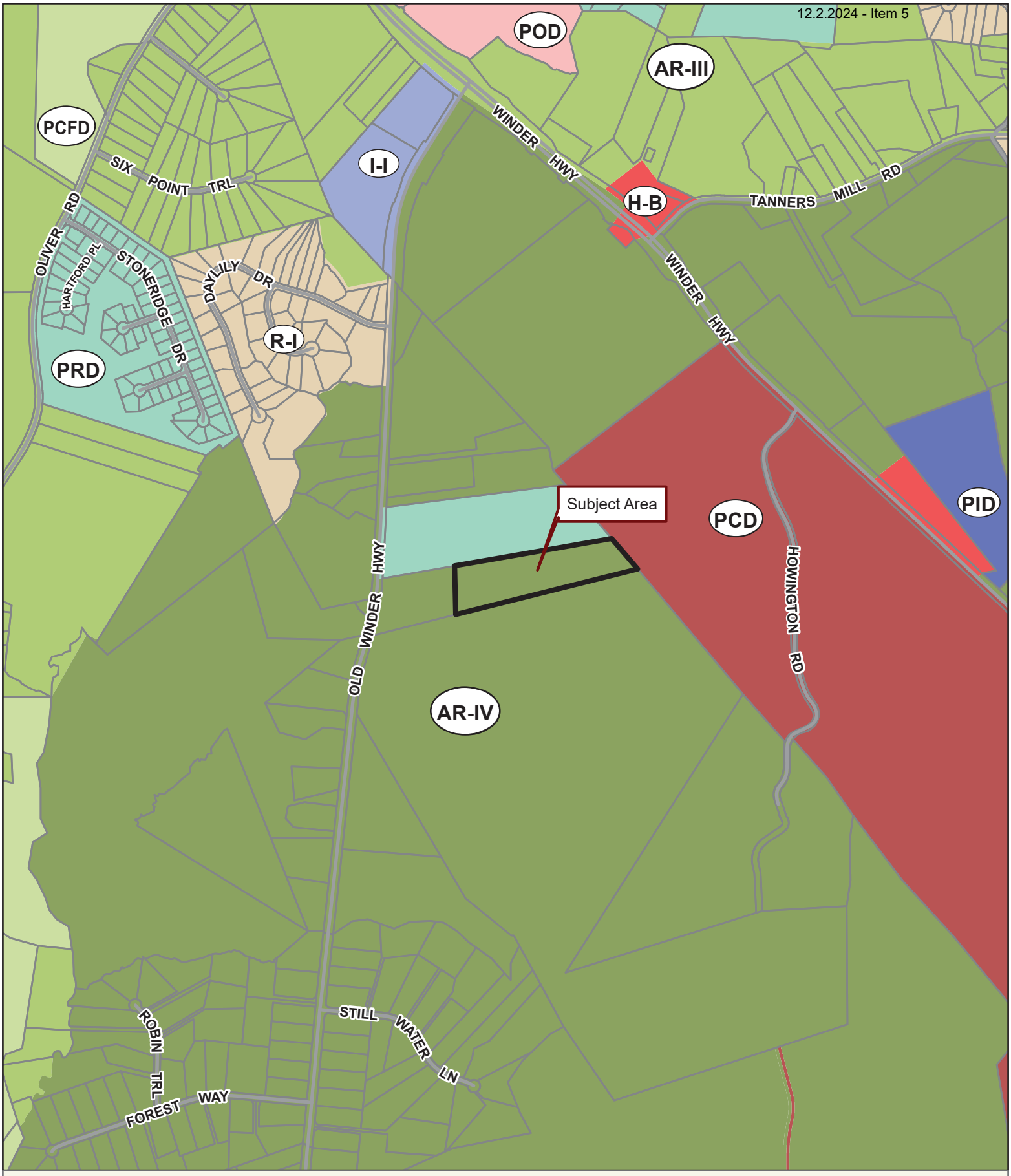
Intersection	
Int Delay, s/veh	0.7

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	-

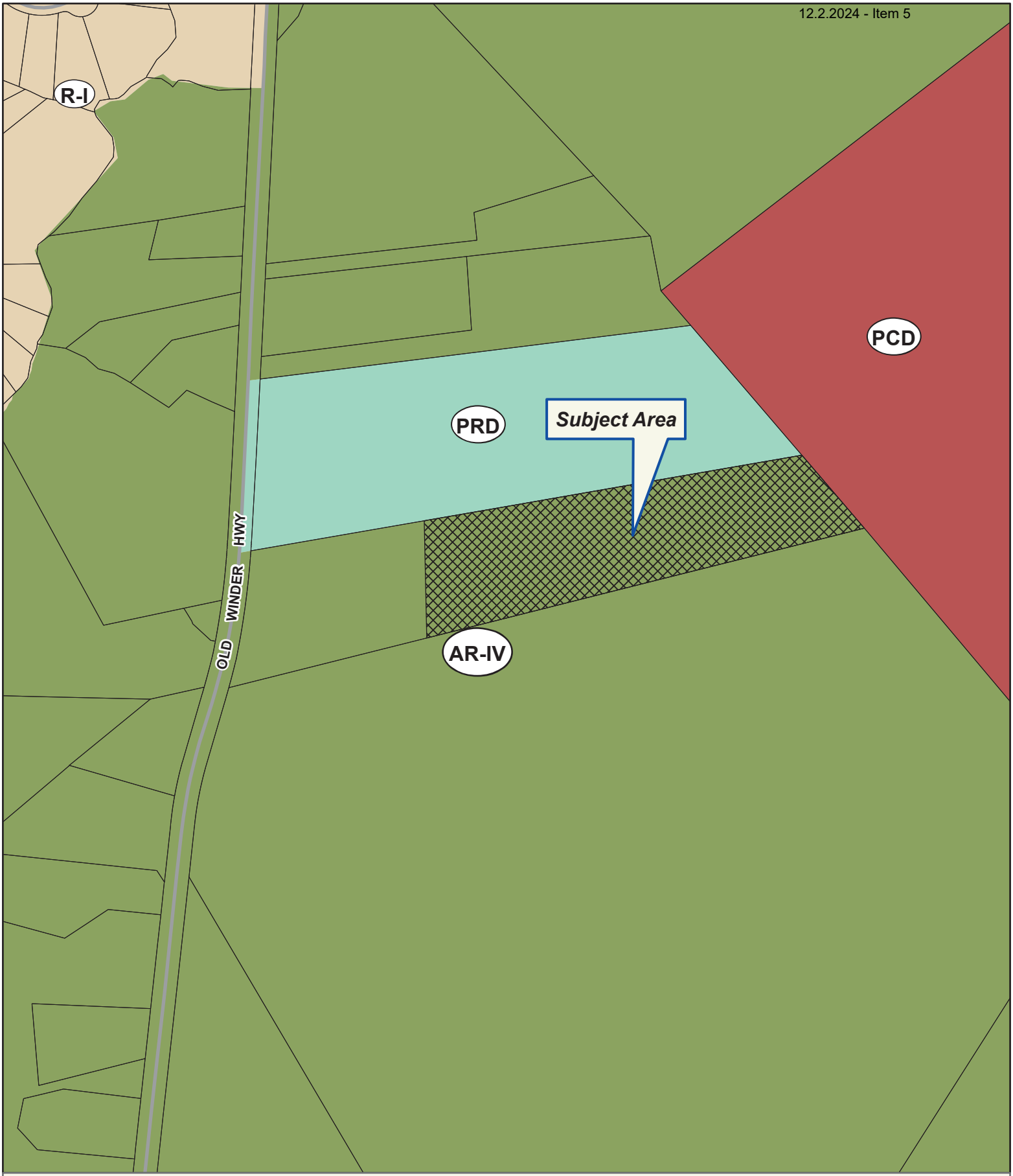


Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000076 (PT.)
Location: 5111 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

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
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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: 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 23, 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Jan 15, 2025 10:52:18
5062 Old Winder Highway
Braselton
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: AMEND CONDITIONS OF PRD FOR A 120 LOT SUBDIVISION (ADDITIONAL PARCEL & LOTS)
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 03 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6309
Jan 15, 2025 10:54:24
5100 Old Winder Highway
Braselton
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 AR-IV TO PRD FOR A 120 LOT SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 03, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Jan 15, 2025 10:49:57
5047 Stoneridge Drive
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
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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

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Friday, January 3, 2025 4:38 PM
To: Jennifer Rivera (Administration)
Cc: Casey Ramsey (Administration); Zachary Propes (Administration)
Subject: FW: 5111 Hwy 211 Zoning
Attachments: BasinMap.pdf; 5111 Old Winder Highway - Condition 27- Detention Pond

Jennifer,

Would you please add this email and the attachments to the application files for both 5079 and 5111 Old Winder Highway?

Thank you,
Beth

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.

HALL COUNTY
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From: Steve Gilliam <sgilliam@sgwmfirm.com>
Sent: Friday, January 3, 2025 4:15 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Amanda Graham <agraham@sgwmfirm.com>; Cameron Henderson <cameron@atlaslanddev.com>
Subject: FW: 5111 Hwy 211 Zoning

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

Beth- please see attached Email and Basin Map from Kevin Reed, PE showing why Condition 27 is substantially impractical both physically, regulatorily, environmentally, and financially to avoid releasing pond flows in the direction of Tax Parcel 15038000010. This is to request that you distribute

these to the County Commissioners for their review prior to the hearing on January 9, 2025 and if any questions please contact me. Thanks and Happy New Year.

Steve Gilliam
Smith Gilliam Williams & Miles
sgilliam@sgwmfirm.com
(O) 770-536-3381

From: Cameron Henderson <cameron@atlaslanddev.com>
Sent: Thursday, January 2, 2025 1:00 PM
To: Steve Gilliam <sgilliam@sgwmfirm.com>
Cc: Amanda Graham <agraham@sgwmfirm.com>
Subject: Fwd: Hwy 211 Zoning

---------- Forwarded message ---------
From: <jkreed.rpd@gmail.com>
Date: Thu, Jan 2, 2025, 12:21 PM
Subject: Hwy 211 Zoning
To: Cameron Henderson <cameron@atlaslanddev.com>

Cameron –

As requested, I have reviewed the drainage possibilities for the offsite pond located approximately 150'-200' downstream of the property boundary. You had asked if there was a possibility of releasing runoff from our site from the pond directly to the rear of the site (to the Raceway property) and not to the existing pond. I do not believe this is a realistic or wise option for several reasons as listed below –

1. Standard engineering practice is to collect runoff from a newly developed site in a stormwater pond and then releasing at a safe location (preferably at the same location as pre-develop flow exits the property).

This standard typically provides the best solution to maintain downstream flows (but not increase them) and to follow the natural drainage patterns. Hall County requires storm water ponds to be designed in accordance with the Georgia Stormwater Management Manual such the pond will provide water quality measures through TSS reductions, channel protection measures through slower release rates for smaller storms, and then stormwater detention measures to ensure post-developed peak flow runoff rates are not increased above pre-developed peak flow runoff rates. It is important to try and maintain the natural drainage flows and basins as much as possible. Furthermore, the proposed pond is typically

located in the low area of a property so as to outlet the pond at the best possible location. In our case, the proposed pond would outlet to a natural drainage channel which is ideal to accept such concentrated flows as generally produced by a required stormwater pond.

2. The offsite pond has an estimated basin size of 21.7 acres. If the pond is not fed by a springhead or a well, then the runoff from the 21.7 acres is the primary source of flow to the pond. Our design would aim to maintain this source of inflow to be able to maintain the water surface elevations in the pond. Approximately 14.8 acres of the pond basin lies on the new townhouse property. If the new pond for the development is not routed to the pond, the pond would lose more than 2/3 of its water source which may significantly impact the ability to maintain the water surface levels of the pond (unless pond is fed by a spring or well).

3. It appears to be physically impractical to release runoff from the pond to the rear onto the Raceway property. The natural drainage channel elevation for the pond outlet is approximately 976 at the property line. There is a natural ridge line running along the rear of the subject property which at its lowest point near the rear property corner has an approximate elevation of 1014. This is a minimum of 42 feet above the where the pond outlet would be making it impractical construct a ditch or pipe through this ridge line. Geotech borings indicate solid rock along this ridge line at about 15'-16' deep.

4. If it the pond were able to be released to the rear onto the Raceway property (which is not a wise option due to manipulation of the natural drainage patterns and other items listed above), it presents more issues. Primarily, Hall County and the Georgia Stormwater Management Manual both require the post-developed are not increased beyond pre-developed flows. Due to the ridge running along the rear of the property, pre-developed flows from our site are 0 toward the Raceway property. Release flows from the pond cannot be 0, so there will be an increase in runoff to the raceway property. You would need easements, studies, and agreements from the adjacent property owner to allow increased flows across their property all the way to an established flood plain that could accept such flows without impact. However, such increased flows could also cause serious erosion control issues on the raceway property particularly since there is a 50'+ high slope on the other side of the ridge line mentioned above.

Again, it seems to be substantially impractical both physically, regulatory, environmentally, and financially to release pond flows in this direction.

As a last note, it will be imperative to maintain excellent erosion control BMPs, monitoring, and repairs to prevent sediment from leaving the property boundary. This can help prevent silt from entering the downstream pond area.

Thanks. Please let me know if you would like to discuss this further.

J. Kevin Reed, PE

Reed Planning & Design, Inc.

Dawsonville, GA 30534

Jkreed.rpd@gmail.com

706-531-8428

Disclaimer

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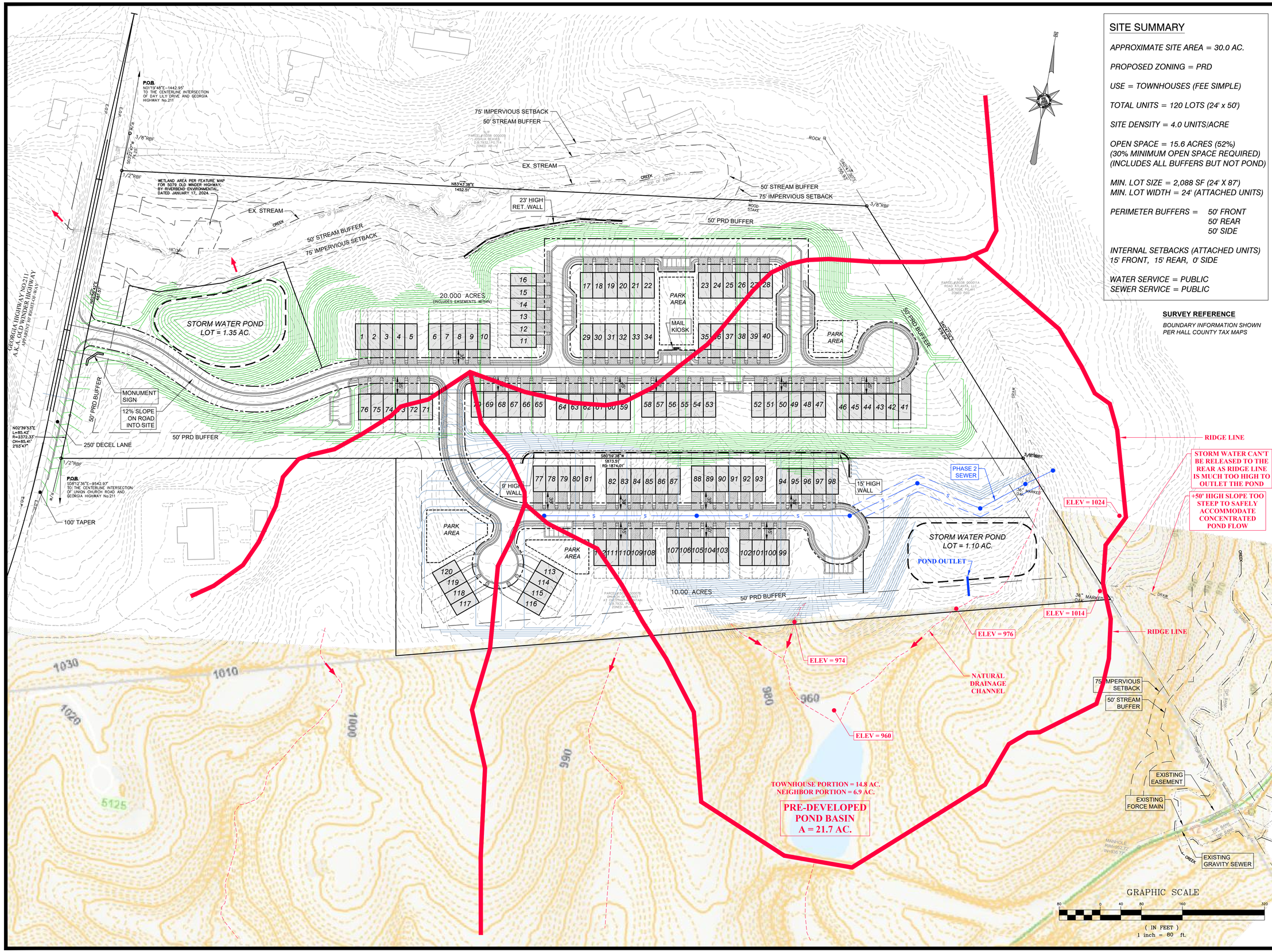

SITE SUMMARY

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

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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

BASIN MAP EXHIBIT

JOB NUMBER	DATE
24103	12-31-2024

DATE	NO	REVISION

1

Jennifer Rivera (Administration)

From: scanner <scanner@sgwmfirm.com>
Sent: Friday, January 3, 2025 4:00 PM
To: Steve Gilliam
Subject: 5111 Old Winder Highway - Condition 27- Detention Pond
Attachments: 20250103155944856.pdf

This E-mail was sent from "RNP5838792628B5" (IM C6000).

Scan Date: 01.03.2025 15:59:44 (-0500)
Queries to: scanner@sgwmfirm.com

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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

December 6, 2024

Steven Gilliam
P.O. BOX 1098
Gainesville, GA 30503

Dear Applicant:

On December 2, 2024 the Hall County Planning Commission voted to recommend approval, with conditions the application of:

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**

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.

The Board of Commissioners will hold a public hearing for final determination of this request at their meeting scheduled for **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.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Board of Commissioners' final decision.

It is necessary that either you or your representative attend this meeting.

If you have any questions, please call this office.

Sincerely,

Beth Garmon,
Director of Planning and Zoning

/ke

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 39/2025

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** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

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
KE	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

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

To: David Gibbs, 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.

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

HALL COUNTY
GEORGIA
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
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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
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓_____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 8/23/2024

Applicant's/Owner's Name (Printed): Steven P. Gilliam, Attorney

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

~~Applicant's/Owner's Signature:~~ 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

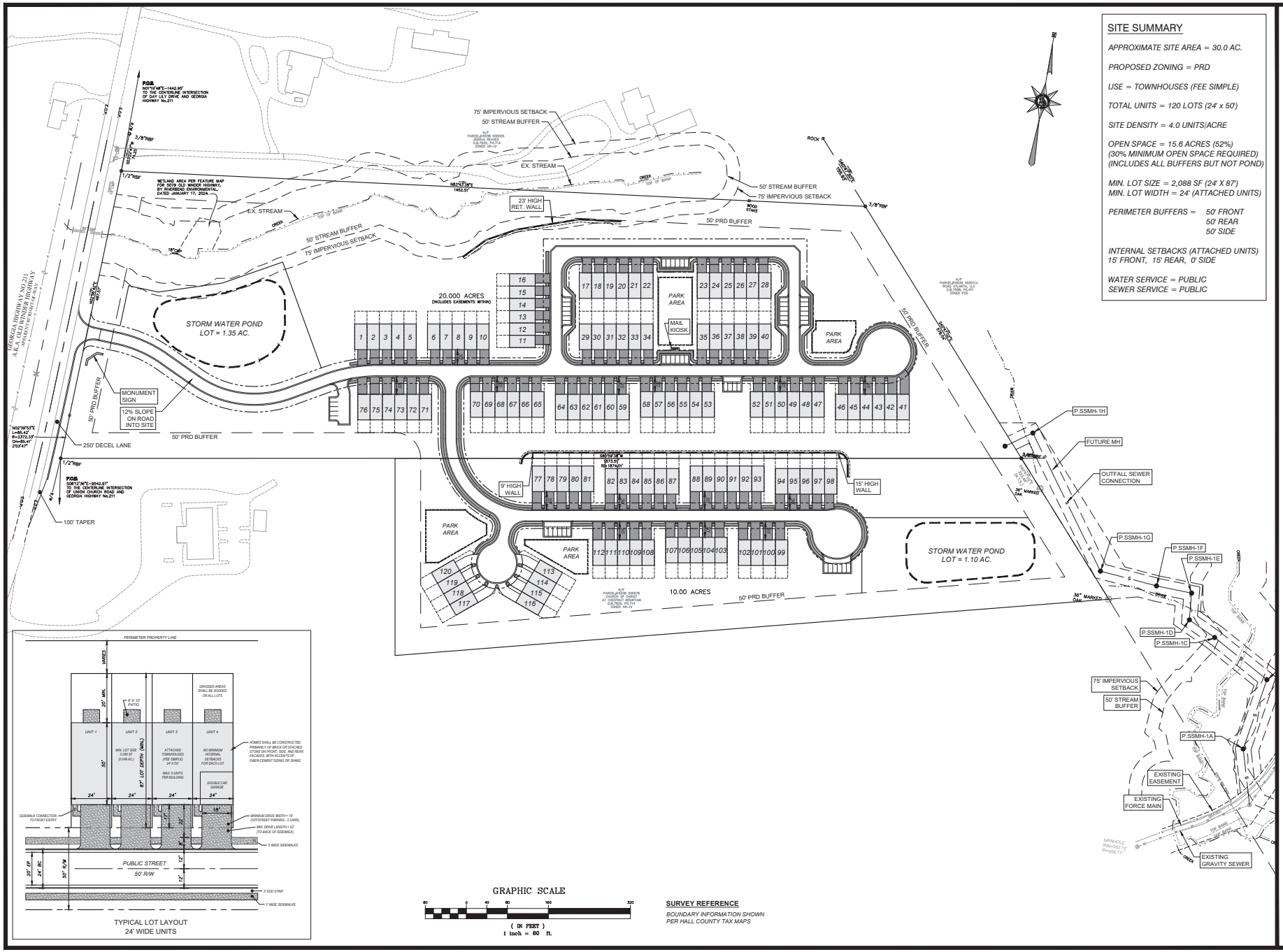
For the foregoing reasons, the Applicant respectfully requests that this requested Conditional Use to the existing PRD zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

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

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100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

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CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

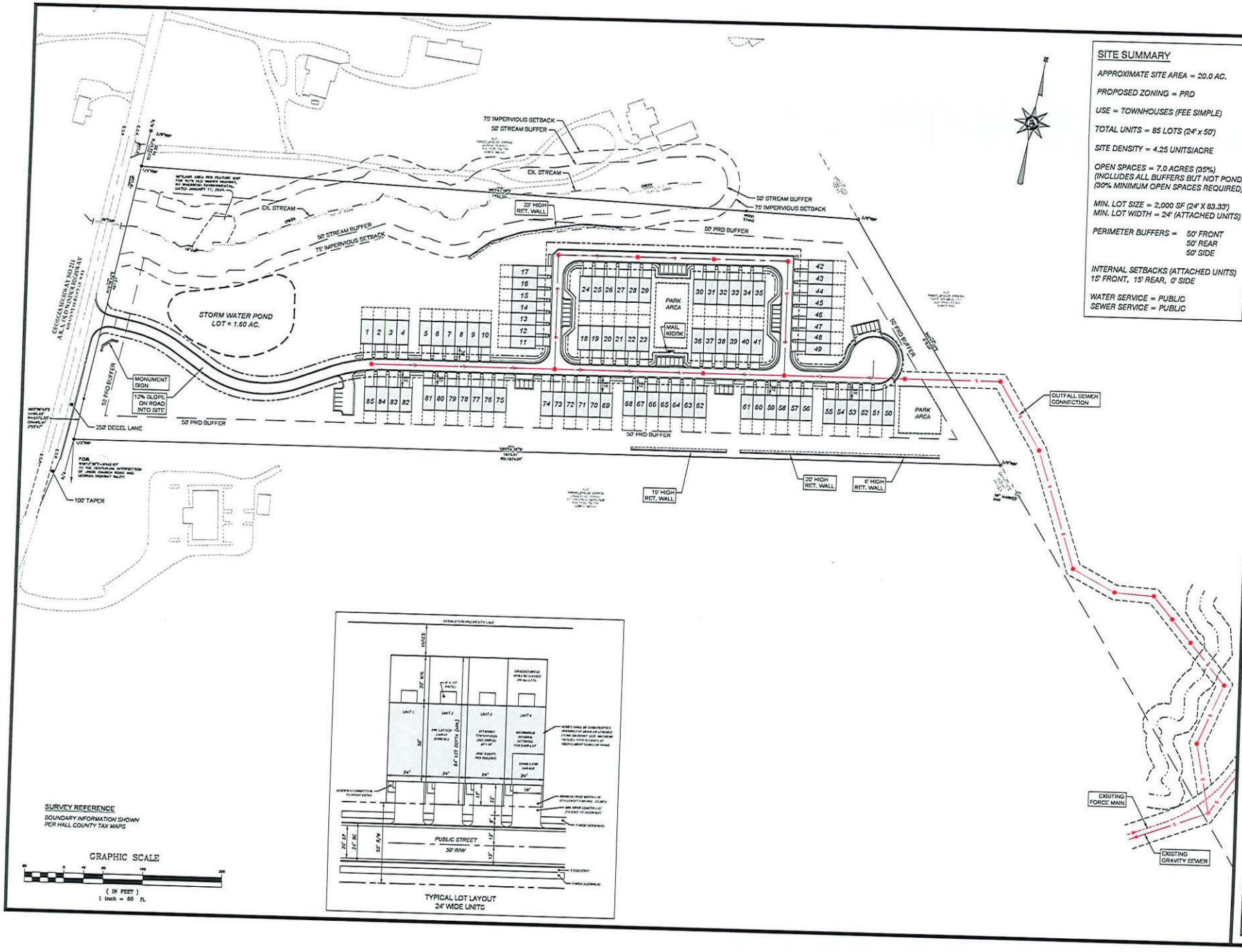
CONCEPTUAL SEWER PLAN

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

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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.

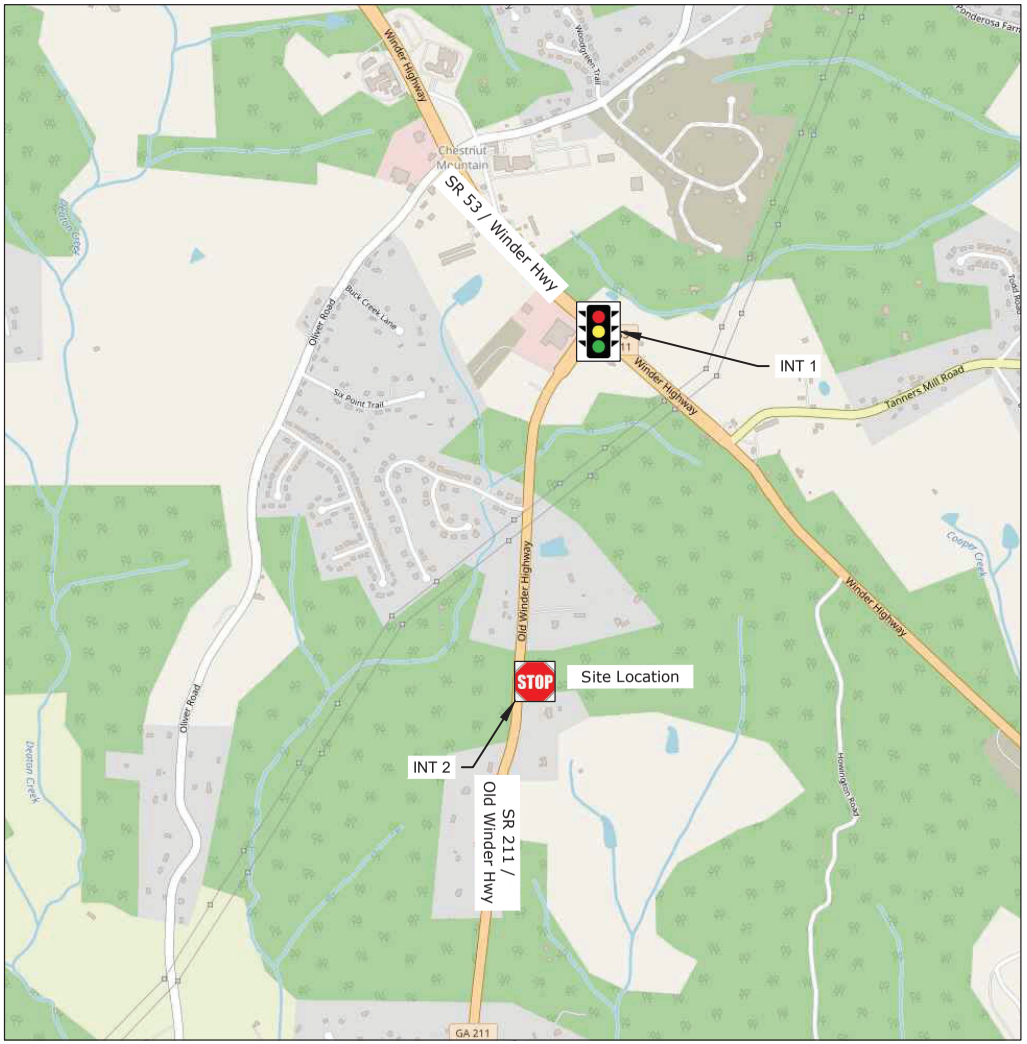
EXISTING TRAFFIC CONDITIONS

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**.

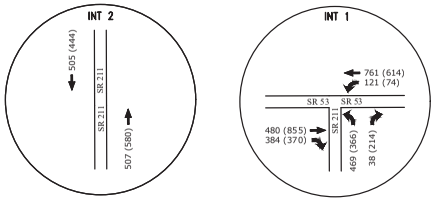
Table 1: Existing Traffic Volumes

Location	Volume		Total
	Northbound	Southbound	
SR 211 / Old Winder Hwy south of Daylily Dr	6,211	5,986	12,197

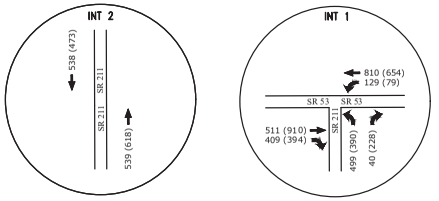
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY	1326-24-009		



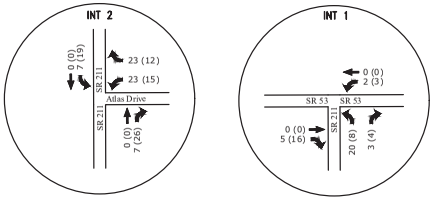
EXISTING CONDITION (2024)



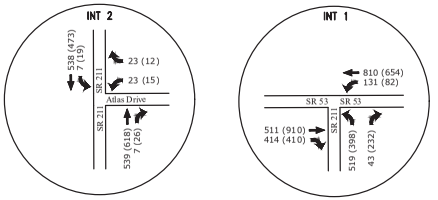
NO-BUILD CONDITION (2027)



SITE-GENERATED TRIPS



BUILD CONDITION (2027)



Legend: AM (PM)

FIGURE 3

SEI
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
PLOT DATE - TIME:Sep. 09, 2024 - 11:27 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

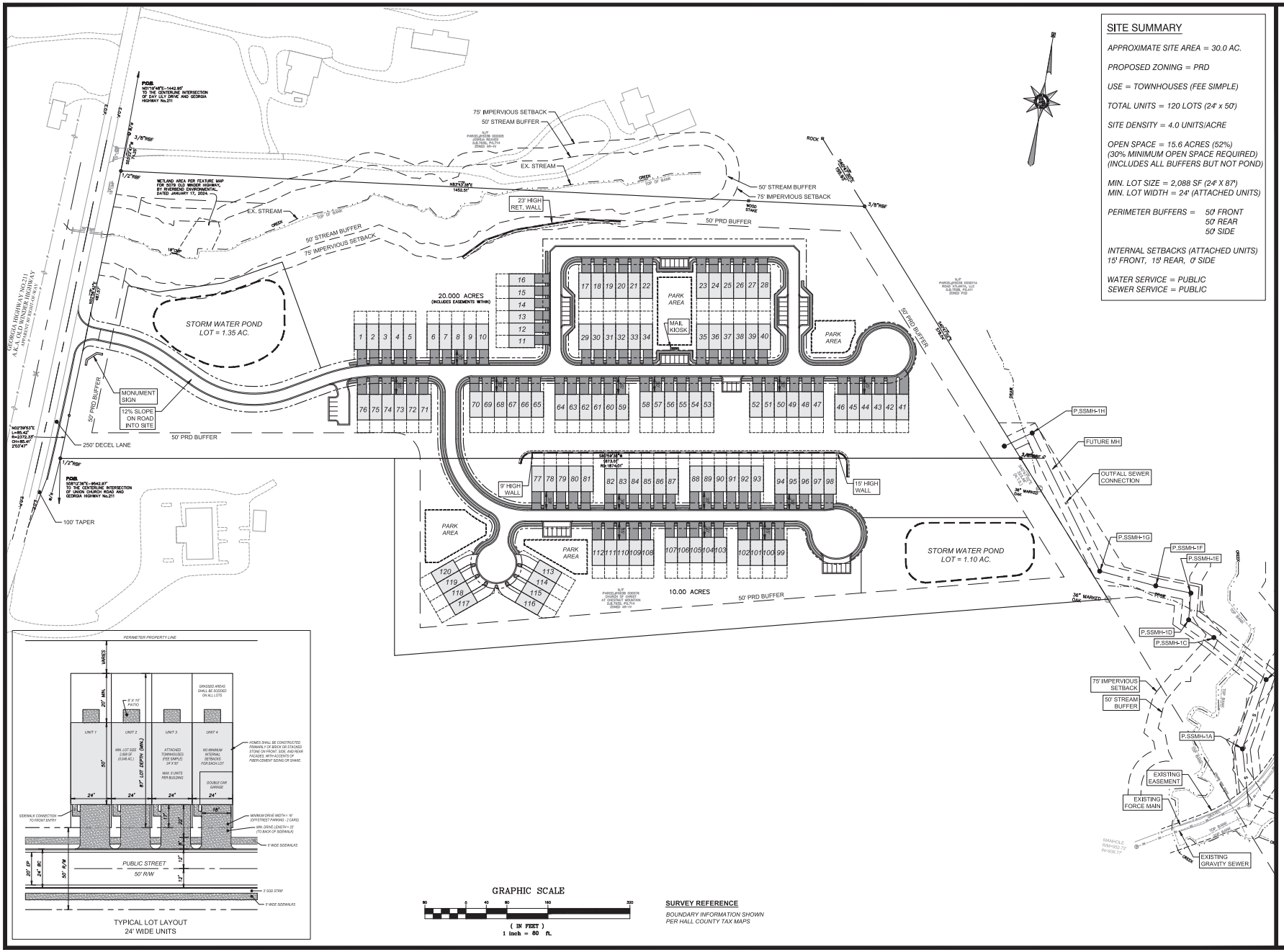
- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions 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

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PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

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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)

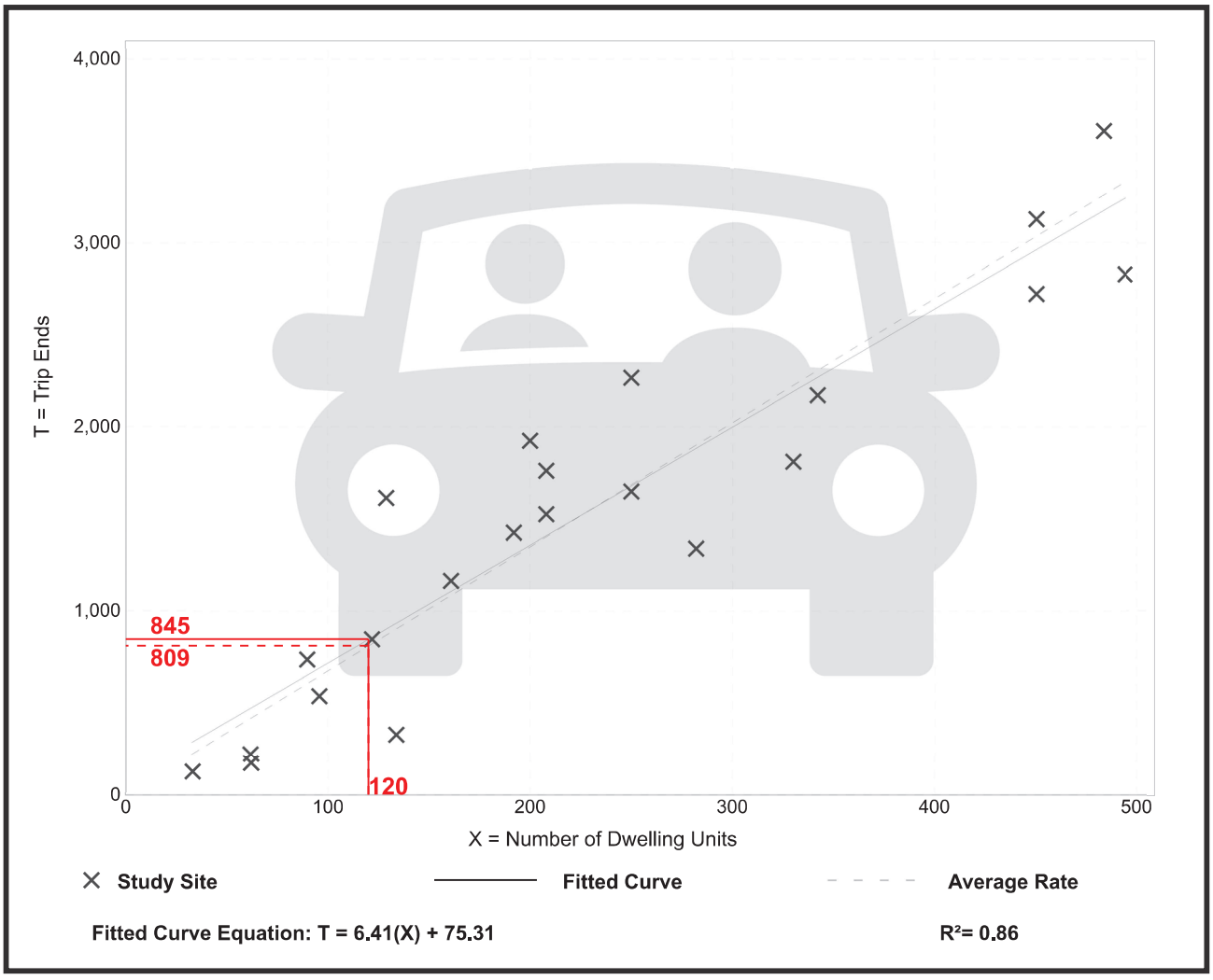
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



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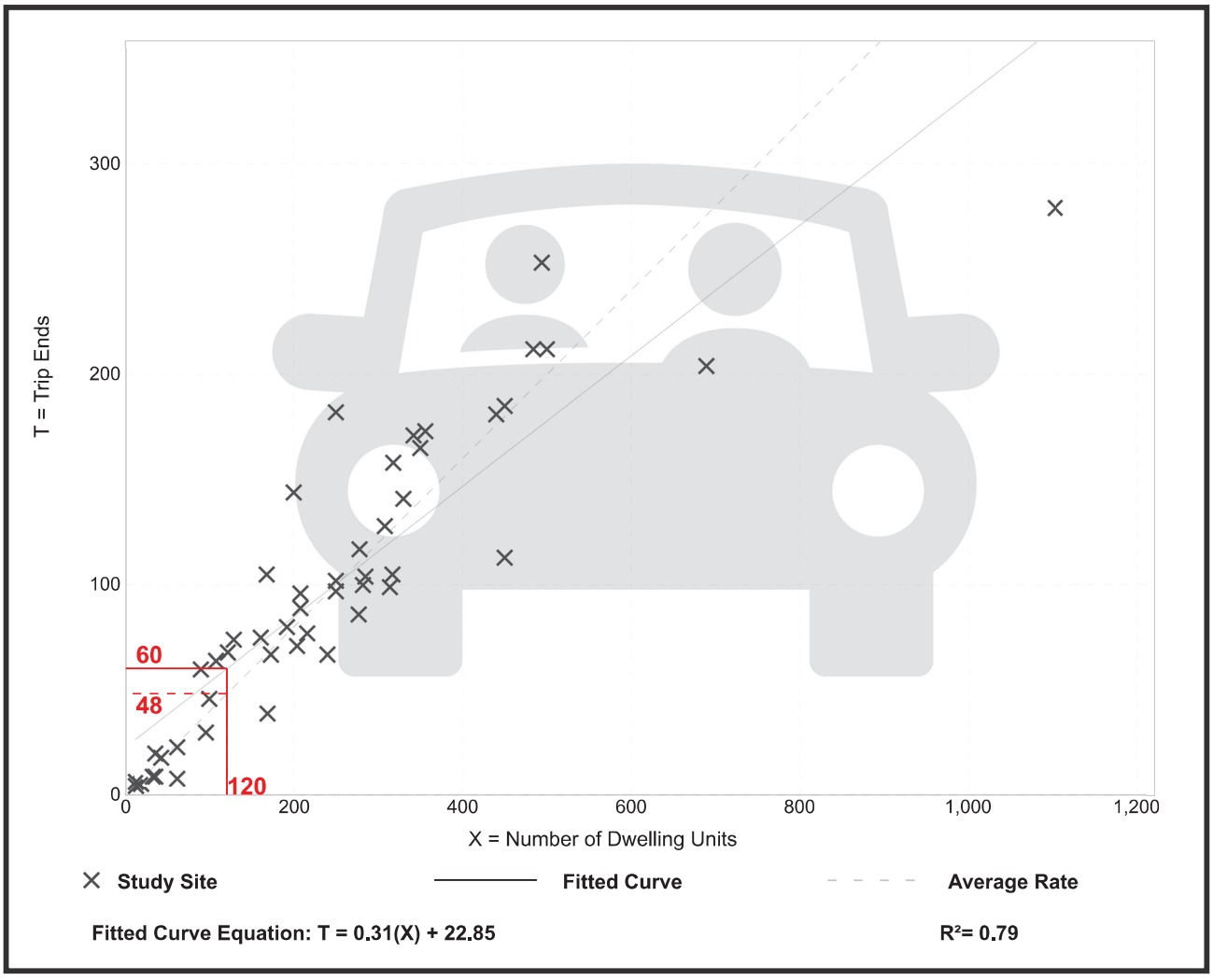
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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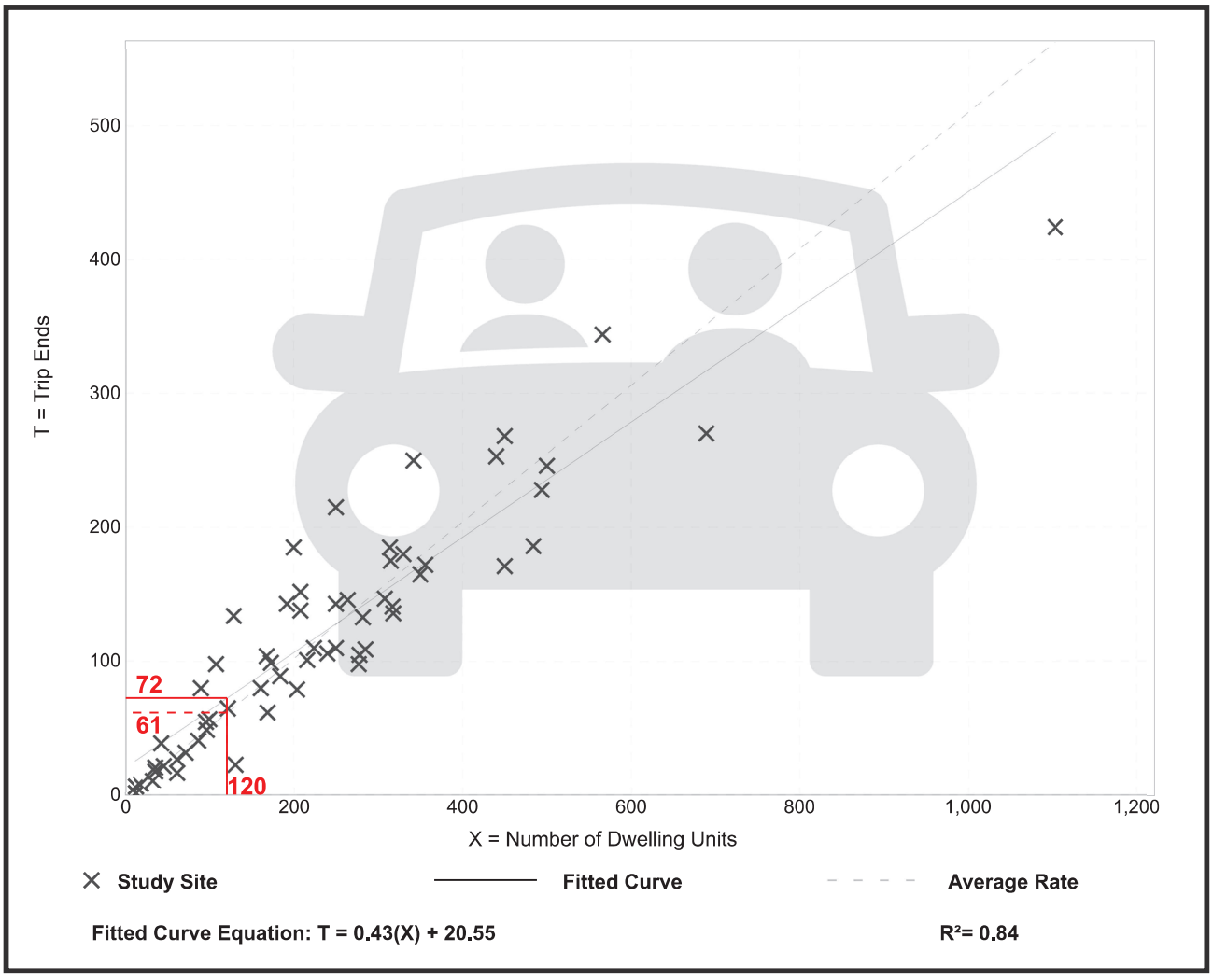
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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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:

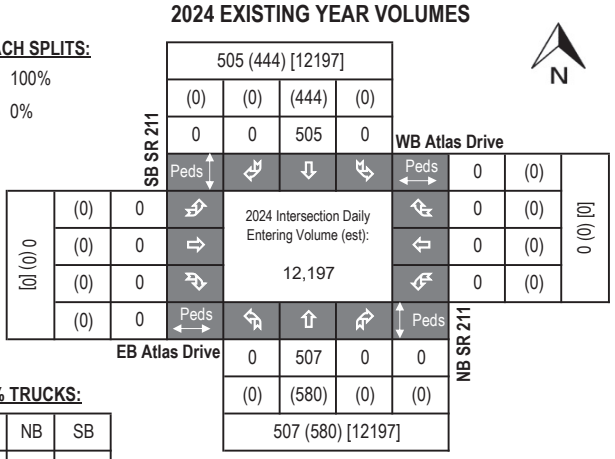
SR 211: 100%

Atlas Drive: 0%

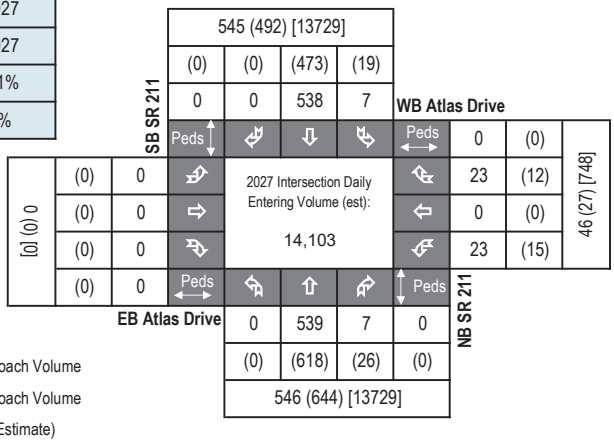
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	2%	4%

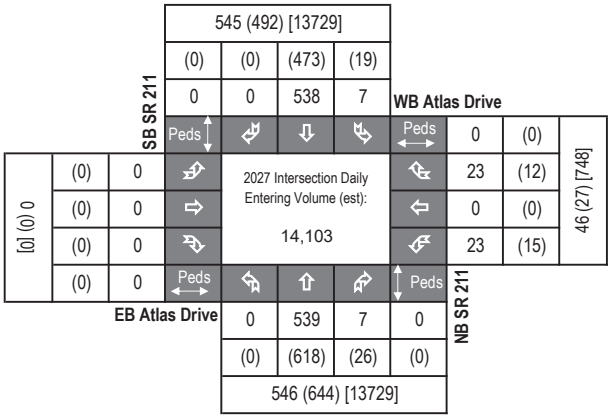
2024 EXISTING YEAR VOLUMES



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

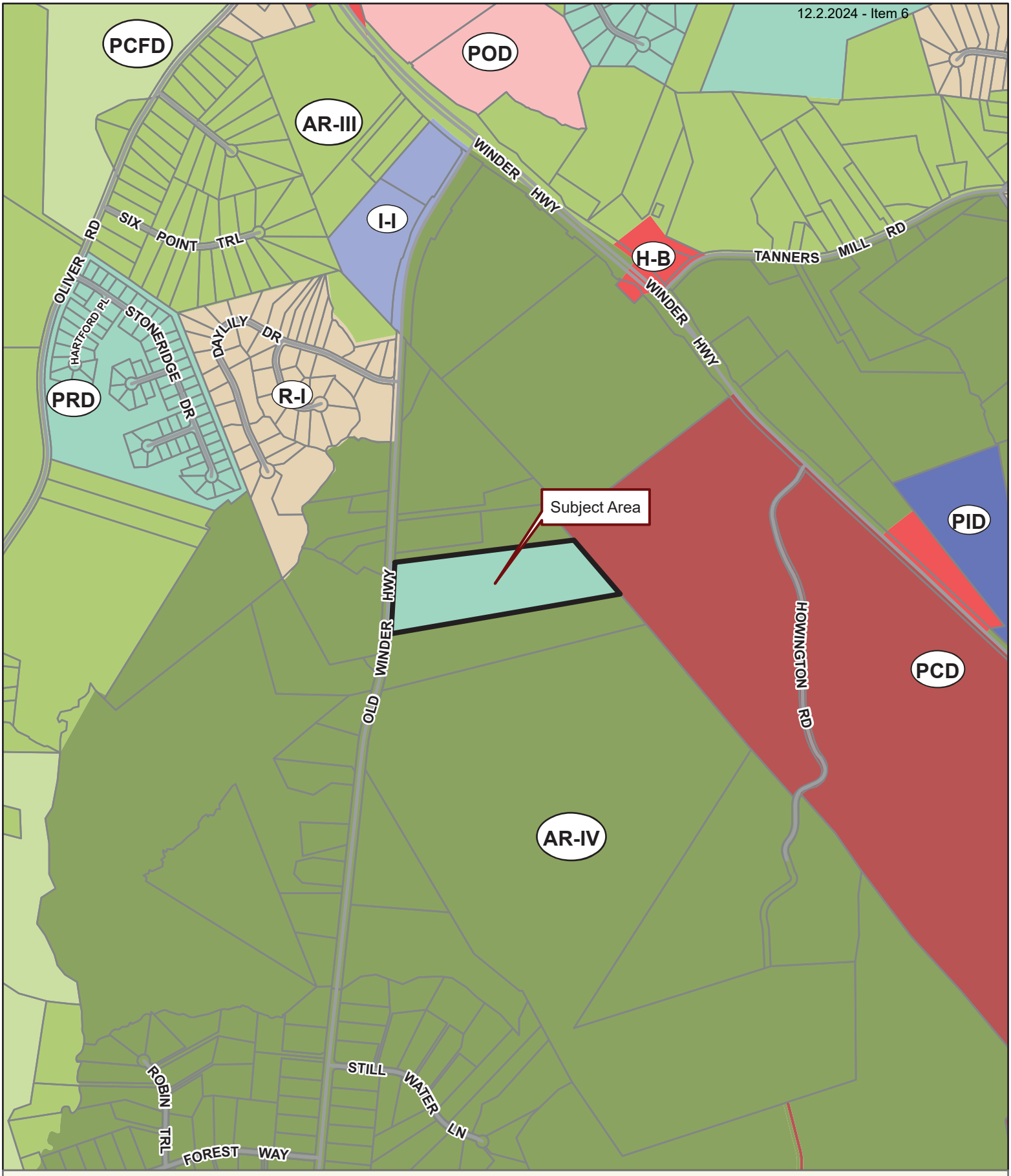
Intersection	
Int Delay, s/veh	0.7

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	-

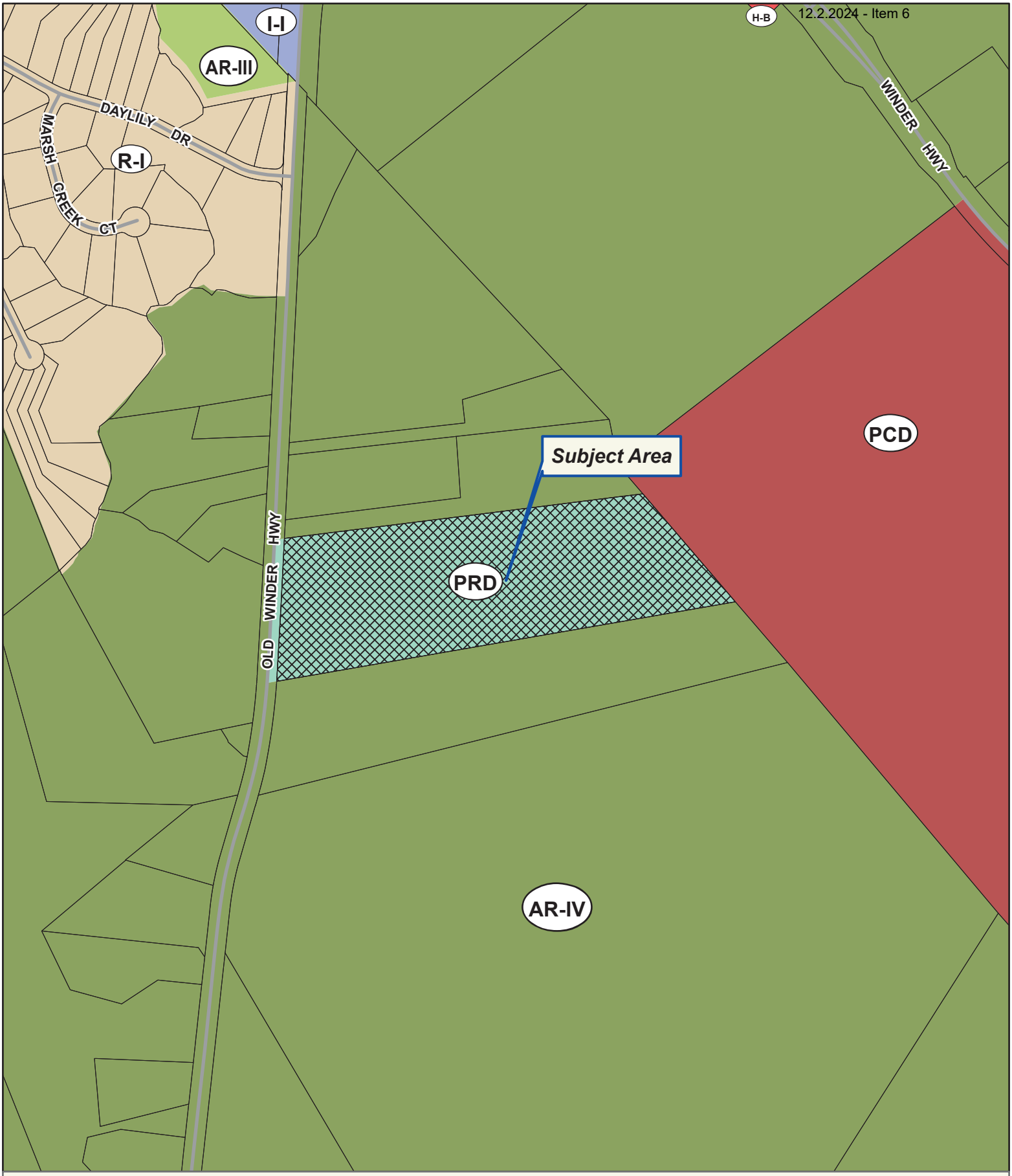


Applicant: STEVEN P. GILLIAM
Tax Parcel #: 15038 000059
Location: 5079 OLD WINDER HIGHWAY, BRASELTON, GA 30517
Commission District 1 **PC Mtg. Date: 11/04/2024**

0 250 500 1,000
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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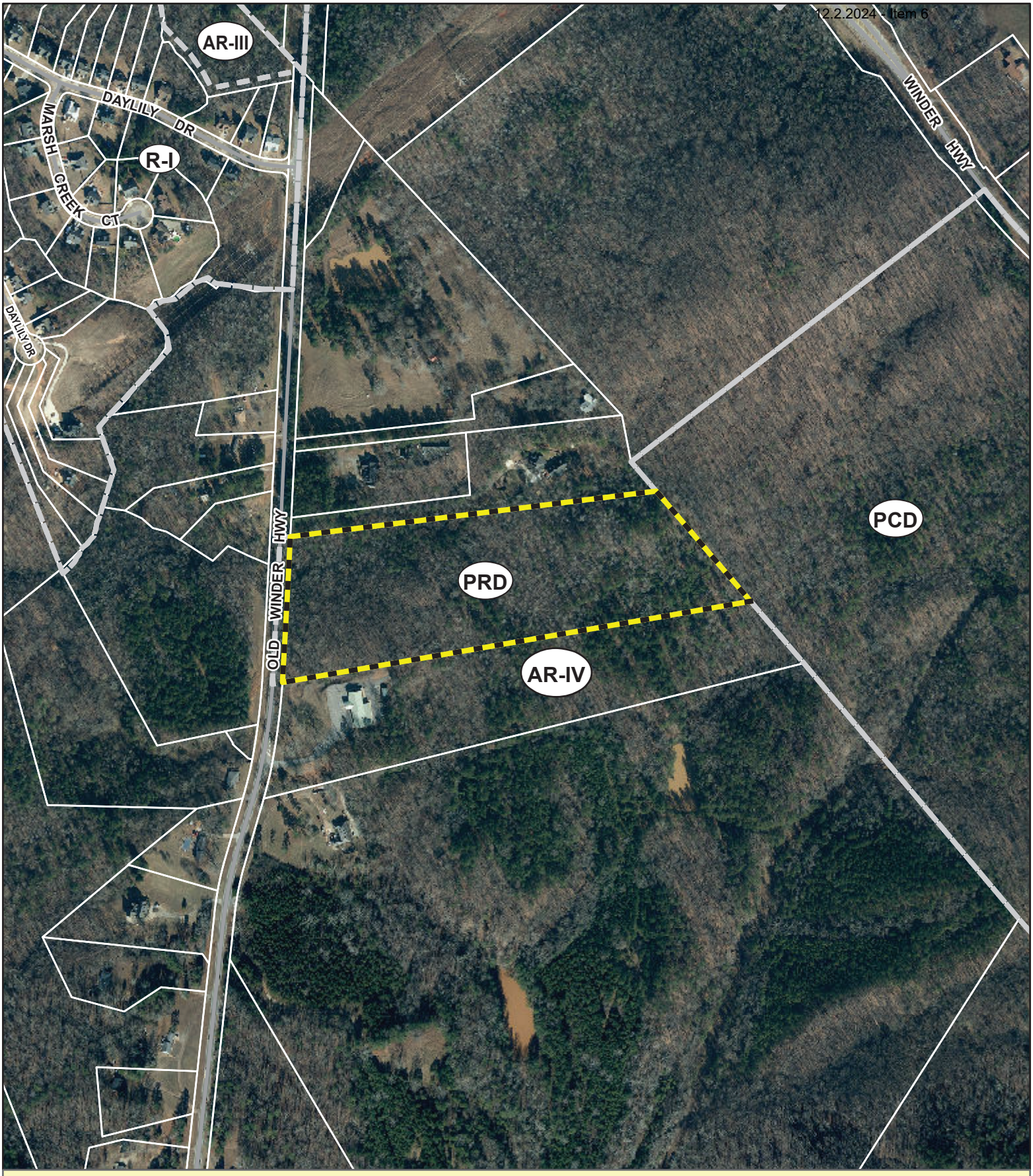
0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: STEVEN P. GILLIAM
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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

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Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

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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)

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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: 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 23, 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Jan 15, 2025 10:52:18
5062 Old Winder Highway
Braselton
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: AMEND CONDITIONS OF PRD FOR A 120 LOT SUBDIVISION (ADDITIONAL PARCEL & LOTS)
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 03 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6309
Jan 15, 2025 10:54:24
5100 Old Winder Highway
Braselton
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 AR-IV TO PRD FOR A 120 LOT SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 03, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Jan 15, 2025 10:49:57
5047 Stoneridge Drive
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
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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 (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 1/2025

SUBJECT: **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, applicant**

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BG

Recommendation:

Approve, with conditions:

1. The property shall be developed in accordance with the site plan received October 18, 2024, and as described in the project narrative, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
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 Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3042 Beards Road | Rezone | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, 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
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

HALL COUNTY
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GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

To: David Gibbs, 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: January 6, 2025

Subject: **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract | Zoned PCD; Tax parcel 07329 003012 **| Proposed Use: Single-family residence | Tim Mooney, applicant**

The request before you is from Tim Mooney to rezone from a Planned Commercial District (PCD) to an Agricultural Residential III (AR-III) for a single family residence. This item is located within Commission District 2.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the Lakeside Residential future land use designation of adjacent property

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 received October 18, 2024, and as described in the project narrative, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants,

and users of the property shown on this plat should be prepared to expect the effects of such practices."

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 Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant ..... Tim Mooney

Request ..... Rezone | from Planned Commercial Development (PCD) to Agricultural Residential 1 (AR-1)

Proposed Use ..... Single-family residence

Size ..... 2.50± acres

Zoning ..... Current: Planned Commercial Development (PCD) | Proposed: Agricultural Residential 1 (AR-1)

Location ..... **3042 Beards Road** | Tax Parcel 07329 003012

Commission District ..... Two

Planning Commission Date ..... December 16, 2024

Staff Recommendation ..... **Approval**, as the proposed use is consistent with the Lakeside Residential future land use designation of adjacent property

Record Number HZON24-0039

Planning Commission Recommendations ..... **Approve, with conditions**

Vote: 3-0 (Hunt and Sosebee absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan received October 18, 2024, and as described in the project narrative, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

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 Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Excerpts from the minutes of the December 16, 2024 meeting

Applicant's Presentation:

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

Wes Robinson, 200 E.E. Butler Parkway, Gainesville, presented the request. The applicant is requesting to rezone 2.50± acres zoned Planned Commercial Development (PCD, 6.1.6.C.) to Agricultural Residential 1 (AR-1, 3.2) for a single-family residence and farm. The subject property was rezoned from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) in 2018 for a single-family subdivision (ZON2018-00041). The property was then rezoned again from Planned Residential Development (PRD, 6.1.6.A.) to Planned Commercial Development (PCD, 6.1.6.C.) in 2019 for boat storage (ZON2019-00121). In September of 2024, an application was approved for a residential grading permit (HRLDP24-0086).

Public Forum:

There were no comments in support or opposition.

***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 received October 18, 2024, and as described in the project narrative, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
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

Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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 received October 18, 2024, and as described in the project narrative, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

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 Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

<u>Summary Analysis</u>

The applicant is requesting to rezone 2.50± acres zoned Planned Commercial Development (PCD, 6.1.6.C.) to Agricultural Residential 1 (AR-1, 3.2) for a single-family residence and farm.

The subject property was rezoned from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) in 2018 for a single-family subdivision (ZON2018-00041). The property was then rezoned again from Planned Residential Development (PRD, 6.1.6.A.) to Planned Commercial Development (PCD, 6.1.6.C.) in 2019 for boat storage (ZON2019-00121). In September of 2024, an application was approved for a residential grading permit (HRLDP24-0086).

The property is currently undeveloped. According to the site plan and narrative, there is a 100-foot Georgia Power easement that bisects the lot. The applicant plans to construct a single-family home with a detached garage and various accessory buildings to support the farm use. The applicant will maintain

the existing screening along the eastern boundaries of the property which adjoins commercial development.

Adjacent property to the north is zoned Light Industrial and developed with an equipment storage and repair business. Property to the east is zoned Agricultural Residential 1 (AR-1) and developed with a single-family home. Property to the south is zoned Planned Residential Development (PRD) and developed with single-family residences. Property to the west is within the city limits of Buford and is zoned residential.

Based on the future land use plan, staff finds the conditional use request *is consistent* with the Comprehensive Plan's future land use map. Although the property is designated as Business Nodes & Corridors, adjacent property is zoned Lakeside Residential, which supports low-density residential uses. Other properties in the area are also designated as Business Nodes & Corridors, which is 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.

The subject property exists at the convergence of various existing uses and development, as well as several different future land use designations; staff finds that the proposed use is compatible with the existing adjacent uses, and recognizes that the change in zoning would be less intense and more restrictive than it is currently.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must 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 must be considered:

a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The zoning proposal is suitable given the context of the surrounding area. The surrounding area consists of a variety of land uses, which include residential, agricultural, industrial, and commercial uses.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed development would not adversely affect the existing use or usability of adjacent or nearby properties.**

c. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to have reasonable economic use as currently zoned Planned Commercial District (PCD).**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use should not cause an excessive or burdensome use of the existing infrastructure.**

e. 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 aligns with the adjacent property's future land use designation of Lakeside Residential. The requested modification reduces the intensity of the potential use of the property.**

f. 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.**

g. 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.**

h. 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.**

i. 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.**

j. 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.**

k. Whether the change would create an isolated district unrelated to the surrounding districts**; The surrounding parcels consist of AR-1, PRD, L-1, and H-B zoning. No isolated zoning district would be created if approved.**

l. 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.**

m. 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 immediate neighborhood or the county as a whole.**

n. 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 are zoned Agricultural Residential 1 (AR-1); however, this property is undeveloped due to constraints that would not impact an agriculturally zoned property as heavily.**

o. 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.**

p. 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.**

q. 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

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec. 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must 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.**

2. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **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 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 the requirement. The applicant has provided a site plan and included much of the necessary information to properly assess the development.**

    c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, 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 must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This is not applicable to this property.**

Development Support and Constraints

Hall County Environmental Health
In an email dated November 12, 2024, Emily McGahee stated "Must meet all residential permitting requirements."

Hall County Fire Marshal
In an email dated November 8, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments: "The Hall County Fire Marshal's office has no comments as proposed."

Hall County Public Works and Utilities
In a memo dated November 14, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comments

Traffic:
Driveway will need to meet Hall County driveway regulations. Due to horizontal cures in the area, applicant should verify required sight distance can be at proposed driveway location.

Utilities:
Buford sanitary sewer district

Georgia Department of Transportation
In an email dated November 14, 2024, Henry Stevens, GDOT Civil Engineer 2, 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

ZONING APPLICATION

Applicant (Name & Mailing Address)

Tim Mooney
3441 Shoreland Drive
Buford, GA 30518
Phone 404-642-2422
Email Address timwmooney@gmail.com

Property Owner (Name & Mailing Address)

Tim Mooney
3441 Shoreland Drive
Buford, GA 30518
Phone 404-642-2422
Email Address timwmooney@gmail.com

Proposed Use small farm and accessory uses

Contact Person (Name & Mailing Address)

Wes Robinson
200 E.E. Butler Parkway
Gainesville, GA 30501
Phone 770-532-6312
Email Address twr@homlaw.com

Status of Applicant

Y Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: PCD
Rezone to: AR-III
Fee:$
Receipt #:
Check #:

Tax Parcel Number 07329 003012
Acreage 2.501
Location Address 3042 Beards Road

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

Sign [signature] Date: 10-16-24

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 ✓

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 Date of Contribution: _____

Applicant's/Owner's Signature: T Mooney **Date:** 10-16-24

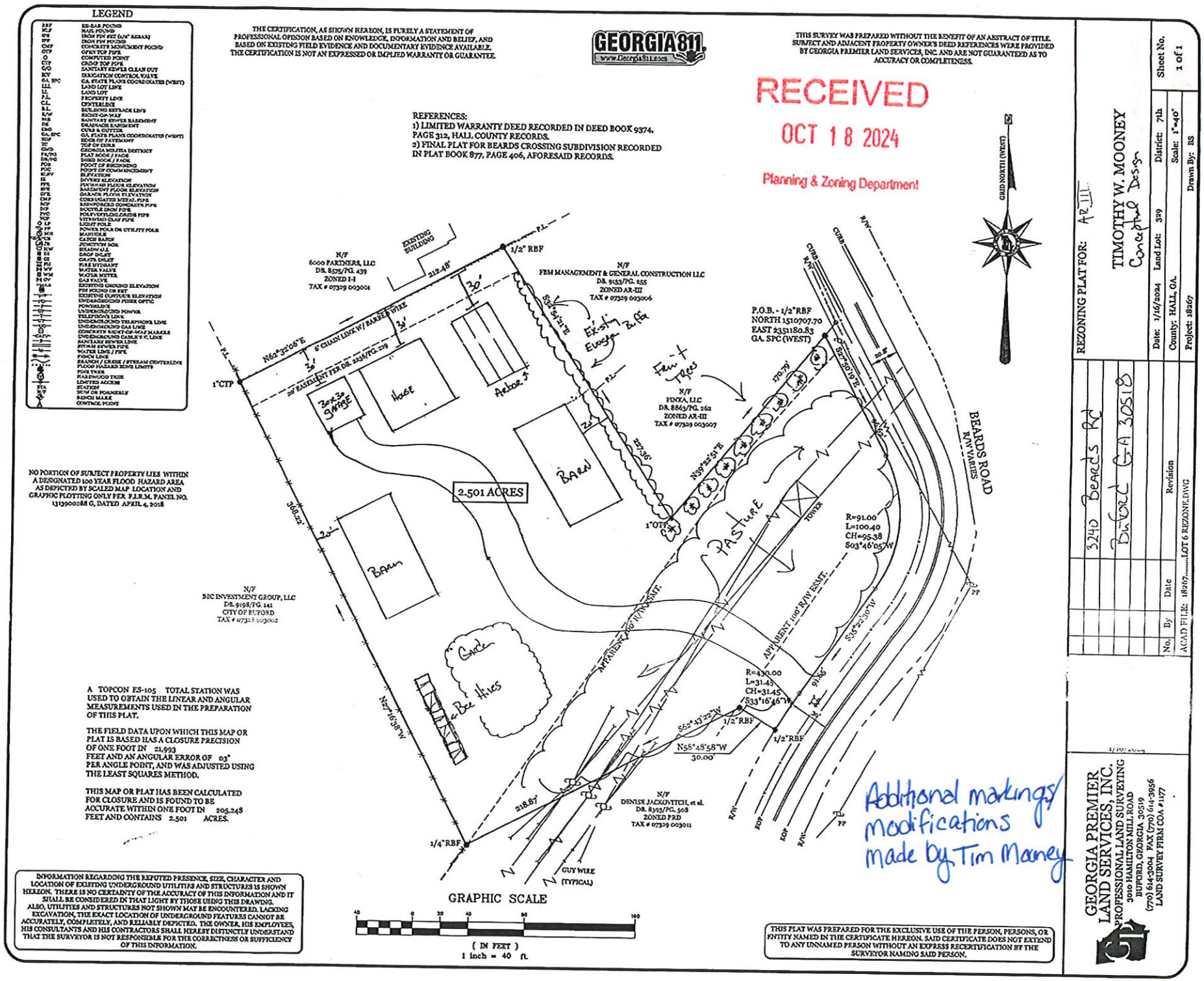
Applicant's/Owner's Name(Printed): Timothy Wade Mooney

RECEIVED
OCT 21, 2024
Planning & Zoning Department

Narrative

Applicant is Tim Mooney, the owner of the property. Property is currently zoned PCD and consists of a 2.5-acre tract located on Beards Road. The property directly to the South along Beards Road is currently zoned PRD. The property directly North along Beards Road is currently zoned AR-III. On Lake Lanier Islands Parkway, property is zoned Light Industrial. The property has a large power line crossing it. There is additionally a large right of way easement along Beards Road. The powerline on that right of way easement severely restricts the usable area of the property.

Applicant proposes to rezone the property to an AR-III category to allow for use as a small farm. Applicant has prepared a drawing showing the proposed use including a small house, garage and two barn structures. There would be no commercial activity conducted on the property. There would be no signage or lighting. Applicant will propose to leave screening along the adjoining property as shown on the attached plat.



12.16.2024 - Item 4.

eFiled & eRecorded
DATE: 10/17/2019
TIME: 8:18 AM
PLAT BOOK: 00877
PAGE: 00407
RECORDING FEES: $8.00
PARTICIPANT ID: 3153517043
CLERK: Charles Baker
Hall County, GA
NOTE: by ch 2 of 3

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

If residential property is subdivided into seven lots or more with all lots accessing existing Hall County, Georgia roads, then stormwater management is required for compliance. (Hall County Code § 8.180.120 and § 8.180.130)

This property IS located in a flood hazard area as shown on flood insurance rate map #13139900288 G, Hall County Georgia, dated 04/04/2018

This property IS located in the Hall County Future Flood Zone per Hall County GIS

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.

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)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

REFERENCES:
1) QUITCLAIM DEED RECORDED IN DEED BOOK 1795, PAGE 198, HALL COUNTY RECORDS.
2) QUITCLAIM DEED RECORDED IN DEED BOOK 5334, PAGE 334, HALL COUNTY RECORDS.
3) WARRANTY DEED RECORDED IN DEED BOOK 499, PAGE 211, HALL COUNTY RECORDS.
4) EASEMENT FOR RIGHT-OF-WAY AS PROVIDED BY GEORGIA POWER COMPANY.
5) WARRANTY DEED RECORDED IN DEED BOOK 8154, PAGE 500 HALL COUNTY RECORDS.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

OWNER/SUBDIVIDER
SILVERSTAR CONSTRUCTION AND HOME, LLC
410 THUNDER ROAD
BUFORD, GA. 30518
PHONE: 770-318-7330

LOT 1 1.903 AC.
LOT 2 1.562 AC.
LOT 3 1.238 AC.
LOT 4 0.694 AC.
LOT 5 1.037 AC.
LOT 6 2.501 AC.

LINE TABLE		
LINE	LENGTH	BEARING
L1	96.62	S27°59'19"E
L2	91.65	S35°22'30"W
L3	78.40	S04°42'21"W
L4	100.13	S04°42'21"W
L5	98.67	S50°02'14"W
L6	37.94	S50°02'14"W
L7	292.76	S08°11'34"W
L8	12.16	N39°22'23"E
L9	36.96	S26°37'17"E
L10	70.63	S25°41'20"E
L11	27.66	S21°53'12"E
L12	26.72	S10°29'21"E
L13	23.53	S1°16'41"W
L14	28.23	S25°44'19"W
L15	55.13	S39°05'26"W
L16	36.21	S39°36'40"W
L17	50.27	S29°38'17"W
L18	54.25	S23°48'43"W
L19	39.76	S22°11'40"W
L20	43.20	S15°38'57"W
L21	40.66	S09°09'17"W
L22	33.60	S02°32'40"W
L23	38.24	S02°02'42"E
L24	46.03	S00°32'01"E
L25	33.49	S02°42'07"W
L26	29.31	S07°25'20"W
L27	34.14	S13°02'49"W
L28	34.62	S15°49'57"W
L29	35.76	S19°49'38"W
L30	21.39	S30°46'13"W
L31	40.16	S43°57'15"W
L32	58.13	S50°16'18"W
L33	52.11	S50°16'03"W
L34	49.37	S48°03'05"W
L35	48.96	S46°47'34"W
L36	39.68	S39°08'20"W
L37	38.48	S28°25'04"W
L38	31.81	S15°00'36"W
L39	60.70	S06°45'03"W
L40	52.98	S05°11'31"W
L41	66.40	S09°48'59"W
L42	65.81	S08°23'14"W
L43	57.64	S09°28'05"W
L44	45.33	S09°44'13"W
L45	28.88	S15°19'36"W
L46	27.01	S26°20'36"W
L47	12.37	S37°00'42"W
L48	17.37	N30°18'10"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	91.00	100.40	95.38	N03°46'05"E
C2	430.00	31.45	31.45	S33°16'46"W
C3	430.00	198.72	196.95	S17°56'42"W
C4	240.00	63.84	63.66	N12°19'36"E
C5	240.00	126.04	124.60	N34°59'32"E
C6	220.00	136.13	133.97	S32°18'36"W
C7	220.00	24.54	24.52	S11°23'16"W
C8	250.00	107.20	106.38	N20°28'57"E

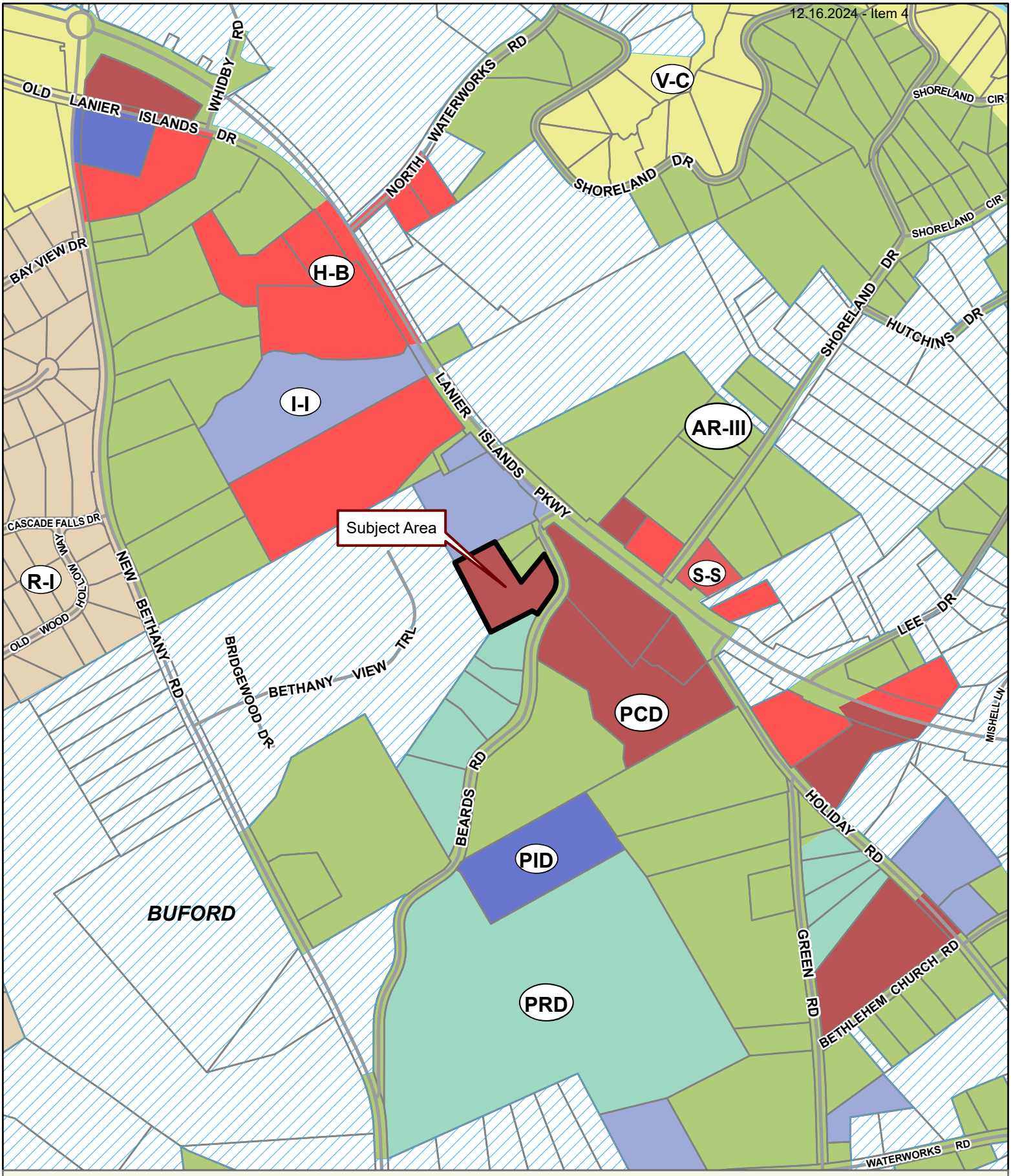
FINAL PLAT FOR:
SILVERSTAR CONSTRUCTION AND HOME, LLC
PARENT PARCEL NO. 07329 003002A

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3958
LAND SURVEY FIRM COA #001277

No.	By	Date	Revision

Cadd File No: 18\18267\BeardRoad\267FINAL2.DWG

Date: 09.26.2019 Land Lot: 329 District: 7th Sheet No.
County: HALL, GEORGIA Scale: 1"=60'
Project: 18267 Drawn By: AS/BS
2 OF 3

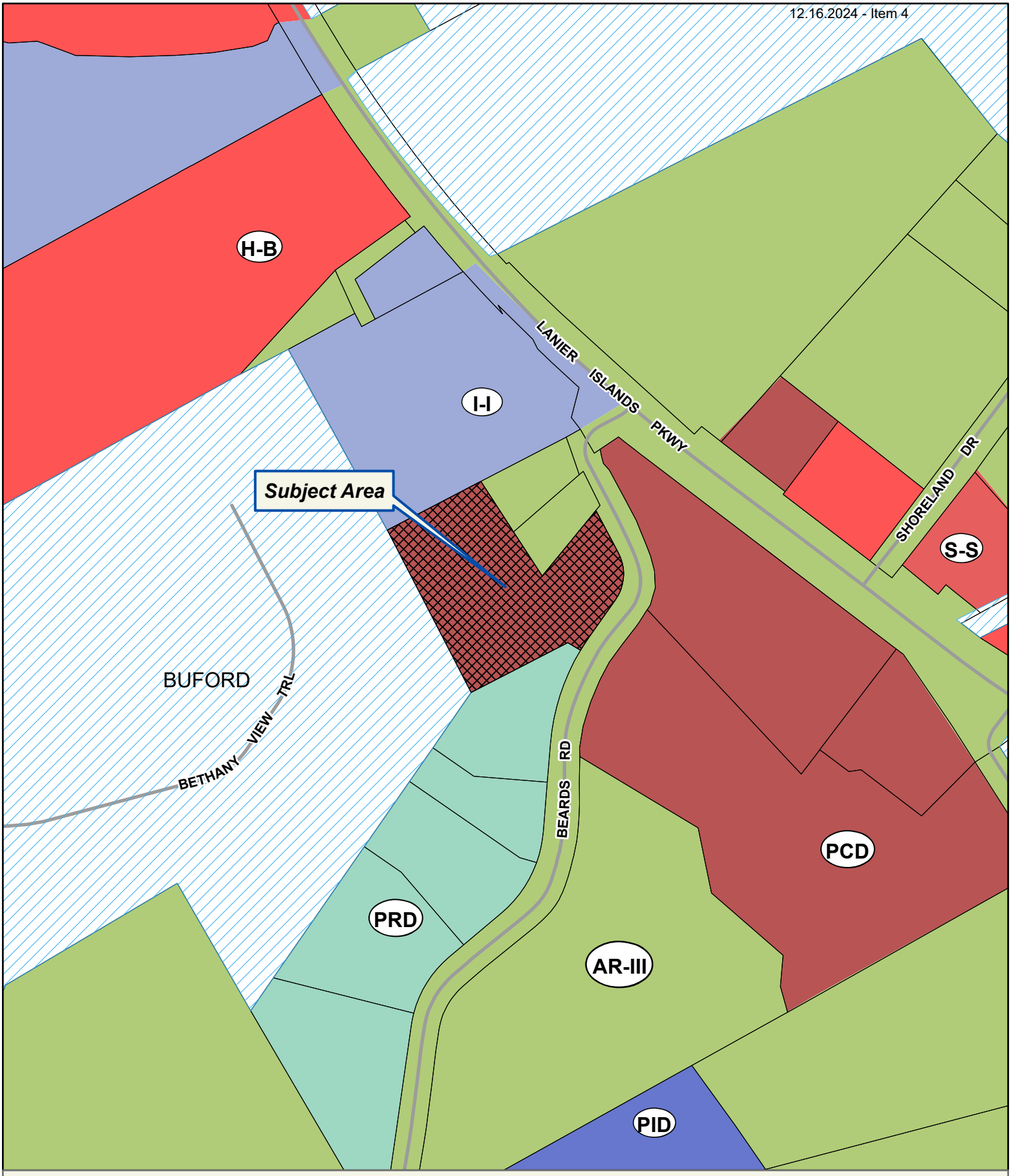


Applicant: TIM MOONEY
Tax Parcel #: 07329 003012
Location: 3042 BEARDS ROAD, BUFORD, GA 30518
Commission District 2 **PC Mtg. Date: 12/16/2024**

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: TIM MOONEY
Tax Parcel #: 07329 003012
Location: 3042 BEARDS ROAD, BUFORD, GA 30518
Commission District 2 **PC Mtg. Date: 12/16/2024**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: TIM MOONEY
Tax Parcel #: 07329 003012
Location: 3042 BEARDS ROAD, BUFORD, GA 30518
Commission District 2 **PC Mtg. Date: 12/16/2024**

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N

eFiled and eRecorded
DATE: 09/27/2023
TIME: 10:59 AM
DEED BOOK: 9374
PAGE: 312 - 315
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 9616363157
PT61: 069-2023-006703
RECORDED BY: EAR
CLERK: 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 #3751-0059(jrm/gth)

Tax Parcel No.: 07329 003012

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF HALL

THIS INDENTURE, made the 27th day of September, in the year two thousand and twenty-three, between

DALE BROWN,
an individual resident of Georgia,

as party or parties of the first part, hereinafter called Grantor, and

TIMOTHY W. MOONEY,
an individual resident of Georgia

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 of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

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.

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.

GRANTOR:

Signed, sealed and delivered this
27th day of September, 2023,
in the presence of:

_____
Unofficial Witness

_____(SEAL)
Dale Brown

_____
Notary Public
My Commission Expires: _____

[NOTARY PUBLIC SEAL AFFIXED]

NICOLE GILMORE NOTARY PUBLIC EXP. Nov. 8, 2024 GWINNETT COUNTY, GA

Exhibit "A"
Legal Description

All that tract of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described as Lot 6 containing 2.501 acres as shown on that certain Final Plat for Beards Crossing Subdivision, recorded at Plat Book 877, pages 406-408, in the real estate records of the Clerk of Court of Hall County, Georgia, said plat being incorporated herein by this reference for a more complete description.

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, November 12, 2024 3:50 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 12.16.24

Please find Environmental Health comments below:

Item 1, 3835/3875 Cornelia Hwy, Rochester: Connection to public sewer is required as public sewer is available within 200' of the property.

Item 2, 3042 Beards Road, Mooney: Must meet all residential permitting requirements.

Item 3, 4767 E. Reed Road, Henderson: 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 and review of proposed subdivision will be made during the plat review process and not during Zoning application/approval. All proposed property corners/lines must be staked (with lot numbers labeled) at time of plat submittal to Hall County Plat Review Team for review. Additional requirements/revisions may apply after initial review during Plat Review Team review.

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)

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Kaitlyn Elliott (Planning)

From: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Thursday, November 14, 2024 2:42 PM
To: Beth Garmon (CDI: Planning); Kaitlyn Elliott (Planning)
Cc: Chavers, Veronica E
Subject: FW: Tentative Planning Agenda for December 16, 2024

Some people who received this message don't often get email from hstevens@dot.ga.gov. Learn why this is important

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

See comments from GDOT in red.

NEW BUSINESS

1. **3835 & 3875 Cornelia Highway | Amend conditions of zoning** | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant** **GDOT COORDINATION REQUIRED**

2. **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant** **NO GDOT COORDINATION REQUIRED**

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 | **Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 | **Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

Thanks,

Henry Stevens, E.I.T.
GDOT Civil Engineer 2
Georgia Department of Transportation
District 1 Traffic Operations- Gainesville
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.663.1807 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, November 7, 2024 8:33 AM
Subject: Tentative Planning Agenda for December 16, 2024

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: November 14, 2024

Subject: December 16, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 3835 & 3875 Cornelia Highway | Amend conditions of zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** No comment
c. **Utilities:** All sanitary sewer adjustments shall be approved by Hall County Public Works.

2. 3042 Beards Road | Rezone | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant**

a. **Engineering:** No comments
b. **Traffic:** Driveway will need to meet Hall County driveway regulations
Due to horizontal cures in the area, applicant should verify required sight distance can be at proposed driveway location.

c. **Utilities**: Buford sanitary sewer district

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   a. **Engineering:** No comment
   b. **Traffic:** An access easement for the existing access to Platt Park across lot 5 to be provided to Hall county
   Driveways will need to meet Hall County driveway regulations
   Recommend a shared driveway for proposed lots 4 $ 5 so as to not interfere with access to Plat Park
   Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways
   c. **Utilities**: Hall County Sewer district
   No Sewer service infrastructure nearby.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, November 8, 2024 3:02 PM
To: Beth Garmon (CDI: Planning)
Cc: Kaitlyn Elliott (Planning)
Subject: Fire Comments

Monday, December 16, 2024 Hall County Planning Commission Meeting.

1. **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 **| Proposed Use: Single-family residence | **** Commission District 2 **| Tim Mooney, 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: TIM MOONEY
REQUEST: REZONE FROM PCD TO AR-III
FOR A SINGLE FAMILY RESIDENCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC. 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23, 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: TIM MOONEY
REQUEST: REZONE FROM RCD TO AR-III FOR A SINGLE FAMILY RESIDENCE
PLANNING COMMISSION
Date: DEC 19 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 28 2025
Time: 6:00 PM
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
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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 NOV 07, 2024 AND NO LATER THAN NOV 17, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOV 17, 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, Timothy W Mooney (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** 10-11-24 (Date) **for** Timothy Wade Mooney (Name application filed as)

Signature _____ (The original document is required)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 713/2024

SUBJECT: **3835 & 3875 Cornelia Highway | Amend Conditions of Zoning |** on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | Commission District 3 | **Rochester | DCCM, applicant**

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BG
Recommendation:

Approve, with conditions:

1. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.
2. All building materials and colors shall be approved by the Director of Planning and Zoning prior to the issuance of any building permits.
3. The property shall be developed in accordance with the site plan dated October 15, 2024, and as described in the project narrative dated November 1, 2024, modified as necessary for compliance with development standards enforced at the time of site plan approval.
4. No other uses unless listed below shall be part of this development. The following uses shall be specifically included:
    a. Cold storage warehousing, wholesaling, transfer and distribution, including offices
    b. Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
    c. One manager's office/apartment per tract to support the primary uses
    d. Outdoor storage
    e. Industrial accessory uses subject to the review and approval of the Director of Planning and Zoning or their designee.
5. Interparcel access shall not be required, however, access to the development from Cornelia Highway 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.
6. There shall be a 50 foot wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
7. All structures which are not part of the cold storage facility shall meet the standards of the Gateway Corridors Overlay District (GCOD).
8. All building materials and colors shall be approved by the Director of Planning & Zoning or their designee prior to the issuance of any building permits.
9. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
10. All conditions of zoning shall appear on any plats or building plans created for the subject property.
11. The screening materials for the roof mechanical equipment may be a different material than the primary façade. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
12. Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet from the right-of-way of Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6 feet, or other equivalent arrangement. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
13. The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space may vary over time. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
14. Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
15. The development may be exempt from interparcel access.
16. Buildings may range from 1-5 stories and the maximum height shall not exceed 65 feet.
17. Allowable building materials may include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

Purpose of Request:

3835 & 3875 Cornelia Highway | Amend Conditions of Zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | Commission District 3 | **Rochester | DCCM, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	

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

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Legal Description
Maps
Water Availability
Sewer Availability
2021 BOC Letter
2021 BOC Site Plan
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

To: David Gibbs, 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: January 6, 2025

Subject: **3835 & 3875 Cornelia Highway | Amend conditions of zoning |** on a combined 80.03± acre tract | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 **| Proposed Use: Amend site plan and expand uses | Rochester | DCCM, applicant**

The request before you is from Rochester | DCCM for a use subject to county commission approval to amend the site plan and expand the uses of a cold storage facility. This item is located within Commission District 3.

At their December 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with seventeen (17) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions,** as the proposed amendment and expansion is consistent with the future land use designation of "Inland Port" in the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.
2. All building materials and colors shall be approved by the Director of Planning and Zoning prior to the issuance of any building permits.
3. The property shall be developed in accordance with the site plan dated October 15, 2024, and as described in the project narrative dated November 1, 2024, modified as necessary for compliance with development standards enforced at the time of site plan approval.
4. No other uses unless listed below shall be part of this development. The following uses shall be specifically included:

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c. One manager's office/apartment per tract to support the primary uses
d. Outdoor storage
e. Industrial accessory uses subject to the review and approval of the Director of Planning and Zoning or their designee.

5. Interparcel access shall not be required, however, access to the development from Cornelia Highway 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.
6. There shall be a 50 foot wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
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HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Rochester | DCCM

Request ..... Amend conditions of zoning

Proposed Use ..... Amend site plan and expand uses

Size ..... 80.03± acres

Zoning ..... Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD)

Location ..... **3835 & 3875 Cornelia Highway** | Tax Parcels 15007 000095A & 000276

Commission District ..... Three

Planning Commission Date ..... December 16, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed amendment and expansion is consistent with the future land use designation of "Inland Port" in the Comprehensive Plan.

Record Number..... HZCU24-0054

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

Vote: 3-0 (Hunt and Sosebee Absent)

Planning Commission Conditions:

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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.

Bradley Dunckel, 425 Oak Street, Gainesville, presented the request. The applicant is requesting to amend zoning conditions on an 80.03± acre tract, currently zoned Planned Industrial Development (PID, 6.1.6.D), to modify the previously approved site plan and expand allowed uses. The subject property was approved for rezoning from Light Industrial (L-1) and Agricultural Residential III (AR-III) to Planned Industrial Development (PID) on August 26, 2021, for a cold storage facility with 6 conditions (ZON2021-00060).

Public Forum:

There were no comments in support or opposition.

Motion: A motion to approve, with conditions was made by Gina Pilcher and seconded by Johnny Varner. Vote: 3-0 (Hunt and Sosebee absent)

Conditions:

1. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.

2. All building materials and colors shall be approved by the Director of Planning and Zoning prior to the issuance of any building permits.

3. The property shall be developed in accordance with the site plan dated October 15, 2024, and as described in the project narrative dated November 1, 2024, modified as necessary for compliance with development standards enforced at the time of site plan approval.

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9. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

10. All conditions of zoning shall appear on any plats or building plans created for the subject property.

11. The screening materials for the roof mechanical equipment may be a different material than the primary façade. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

12. Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet from the right-of-way of Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6 feet, or other equivalent

arrangement. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

13. The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space may vary over time. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

14. Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

15. The development may be exempt from interparcel access.

16. Buildings may range from 1-5 stories and the maximum height shall not exceed 65 feet.

17. Allowable building materials may include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.

2. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

3. The property shall be developed in accordance with the site plan dated October 15, 2024, and as described in the project narrative dated November 1, 2024, modified as necessary for compliance with development standards enforced at the time of site plan approval.

4. No other uses unless listed below shall be part of this development. The following uses shall be specifically included:
    f. Cold storage warehousing, wholesaling, transfer and distribution, including offices
    g. Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
    h. One manager's office/apartment per tract to support the primary uses
    i. Outdoor storage
    j. Industrial accessory uses subject to the review and approval of the Director of Planning and Zoning or their designee.

5. Interparcel access shall not be required, however, access to the development from Cornelia Highway 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.

6. There shall be a 50-foot-wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.

7. All structures which are not part of the cold storage facility shall meet the standards of the Gateway Corridors Overlay District (GCOD).

8. All building materials and colors shall be approved by the Director of Planning & Zoning or their designee prior to the issuance of any building permits.

9. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

10. All conditions of zoning shall appear on any plats or building plans created for the subject 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:

1. **Chapter 6.2.5.b - Rooftop mechanical equipment -** Rooftop mechanical equipment including HVAC and utility equipment, greater than four (4) feet in height and within 150 feet of a public road right-of-way, and visible above a horizontal sightline from the roadway, if any, 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 of the same color as of one of the materials used on the primary facade of the principal structure.
    - The applicant requests that the use of the same material on the roof as on the primary façade not be required.

2. **Chapter 6.2.5.d – Outdoor storage -** Outdoor storage or sales displays are prohibited from front yards unless granted special use approval by the Board of Commissioners pursuant to the procedures of this UDC. Outdoor storage or sales displays must be screened from view from public streets and adjacent property by a solid fence or wall at least 8 feet in height.
    - The applicant proposes the following: Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet

from Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6 feet, or other equivalent arrangement approved by the Director.

3. **Chapter 6.2.5.C.1.b – Parking lot design: Maximum number of parking spaces -** The maximum number of parking spaces that may be constructed on impervious surfaces may be no more than 125 percent of the minimum number of parking spaces required in Sec. 8.1
   - The applicant proposes the following: The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space may vary over time.

4. **Chapter 6.2.5.C.2.d – Parking lot design: Surface -** All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
   - The applicant proposes the following: Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete.

5. **Chapter 6.2.5.E.1 – Interparcel Access -** Inter-parcel access, joint driveways, cross access drives and access easements for non-residential development that abuts other nonresidential development should be provided.
   - The applicant states: The location and topography of the stream and configuration of the parcels and adjoiners are site-specific constraints that render the property unfeasible for interparcel access, joint driveways, cross access drives and access easement.

6. **Chapter 6.2.6.A.4 – Building Height -** All buildings along State Route 365 (Cornelia Highway) are limited to no more than 50 feet in height as defined in Sec. 2.1.
   - The applicant states: Because of the unique nature of modern cold storage facilities, including but not limited to the need to accommodate automated storage and retrieval systems the number of “stories” within portions of each building may range from one (1) to five (5) stories, provided the average height of buildings on each tract does not exceed 56 feet and the maximum height for any building component (e.g., elevators, etc.) does not exceed 65 feet.

7. **Chapter 6.2.6.B – Building Materials -** 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 nonresidential building.
iv. Stucco is restricted to no more than 50 percent of the surface area of each side of a building.
v. Glass and glass block.
vi. Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.
vii. Precast or prestressed concrete may be used for industrial buildings.
viii. Exposed concrete block or painted concrete block are considered prohibited materials for any exterior wall.

- The applicant proposes the following: Allowable building materials shall include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance.

Summary Analysis

The applicant is requesting to amend zoning conditions on an 80.03± acre tract, currently zoned Planned Industrial Development (PID, 6.1.6.D), to modify the previously approved site plan and expand allowed uses.

The subject property was approved for rezoning from Light Industrial (L-1) and Agricultural Residential III (AR-III) to Planned Industrial Development (PID) on August 26, 2021, for a cold storage facility with the following 6 conditions (ZON2021-00060):

1. Development shall generally occur in conformance with the submitted site plan and narrative.
2. All improvements shall comply with county and state regulations at time of development.
3. The developer shall work with Georgia Department of Transportation to permit driveways on Cornelia Highway.
4. All conditions of zoning shall be made part of any plats of the property.
5. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.
6. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

The property is developed with a 268,030 square foot cold storage facility that has been operational since October 2024. It is bordered by industrially-zoned properties to the south, west, and east and by the Norfolk Southern Railroad along the northern border.

Per the submitted narrative, the applicant is requesting to amend conditions of the original rezoning (ZON2021-00060) as well as seeking minor design variances related to the Gateway Corridors Overlay District (GCOD,) for this partially developed property. Specifically, the intent is to expand the first phase cold storage facility on the eastern portion of the property, identified as being on Tract 1, and to develop another building for similar uses on the western portion of the property, identified as future Tract 2. A unified set of standards is proposed for both tracts. Water service will be provided by the City of Gainesville Department of Water Resources as confirmed in a letter submitted November 12, 2024.

The Environmental Health Department requires the property to connect to public sewer as it is within 200 feet of the property. Sewer availability was confirmed by Hall County Public Works in a letter dated October 18, 2024.

Per the site plan, the existing building on Tract 1 would be expanded by approximately 128,000 square feet and would maintain previously approved setbacks and buffers. For Tract 2, which is undeveloped, an approximate 240,000 square-foot cold storage/further processing facility is proposed with its own employee parking and truck loading areas. As there are significant changes in the topography between the two tracts, the narrative states that it is impossible for any use on Tract 2 to share the driveway with Tract 1. The applicant will need to obtain approval from the Georgia Department of Transportation for independent access from Cornelia Highway. A 50 foot front building setback is proposed along with 20 foot side and rear setbacks, consistent with development on Tract 1. The same building materials and height as the structure on Tract 1 are proposed. All development is shown outside of the impervious setback from the wetlands area dividing the property and the stream on the western side of the property.

The applicant has provided in the narrative a list of uses to be specifically included, and a list of uses otherwise permitted by right or requiring Conditional Use approval in the Light Industrial (I-1) zoning district that will be specifically excluded:

Uses to be specifically **INCLUDED**:

- Cold storage warehousing, wholesaling, transfer and distribution, including offices
- Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
- One manager's office/apartment per tract to support the primary uses
- Outdoor storage*
- Accessory uses

*As identified above, applicant proposes the following condition:

> Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet from Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6 feet, or other equivalent arrangement approved by the Director.

Uses allowed by right to be specifically **EXCLUDED**:

- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations
- Automobile repair garages
- Bus stations
- Churches
- Drive-In theaters
- Hotels, motels or tourist courts
- Laboratories
- Junk yards
- Radio and television studios

- Residential subdivisions
- Service stations
- Family day care home
- Group day care home

Uses identified as Conditional Uses in the Gateway Corridors Overlay District which are not being requested, and therefore are not approved:

- Self-storage warehouse
- Vehicle sales lots, new or used
- Automobile repair and maintenance
- Commercial outdoor recreation
- Car wash

The following prohibited uses in the Gateway Corridors Overlay District are also prohibited within this request:

- Adult establishments
- Junk yards
- Billboard signs

Based on the future land use plan, staff finds the proposal *is consistent* with the Hall County Comprehensive Plan's future land use map. The property's future land use designation is "Inland Port," which is identified as the area immediately surrounding the Georgia Port Authority's facility, the Blue Ridge Connector, and also includes the intermodal yard as well as the major freight corridors supporting the flow of goods. This area is expected to experience growth with regards to industrial development as well as the potential for new supportive businesses.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must 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 must be considered:

a. 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 rezoning of the property on August 26, 2021 (ZON2021-00060).**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed development will adversely affect adjacent properties. Coordination with and approval from the Georgia Department of Transportation is required to ensure access meets all regulations.**

c. 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 Planned Industrial Development (PID).**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved,**

the amendment of conditions is not anticipated to cause an excessive or burdensome use of existing infrastructure or services.

e. 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 which is consistent with the Hall County Comprehensive Plan land use designation of Inland Port.**

f. 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.**

g. 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.**

h. 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 and conditioned.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is developed with a 268,030 square foot cold storage facility that has been operational since October 2024.**

j. 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; T**his development is supported by the Hall County Comprehensive Plan as the property's future land use designation is Inland Port.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an existing Planned Industrial Development (PID), and the property is surrounded by industrially-zoned property, this amendment does not create an isolated district unrelated to surrounding zoning.**

l. 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.**

m. 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 immediate neighborhood or the county as a whole.**

n. 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 condition requires approval by the Board of Commissioners.

o. 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.**

p. 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.**

q. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

The intent of a Planned Development District is to permit for the development of property which allows for greater flexibility in development standards and site planning considerations; is in the best interest of Hall County in terms of its long range development plans; and encourages a mixture of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts. A Planned Industrial Development (PID) is designed to consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards must be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses.

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must 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.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal does provide a narrative outlining amendment of conditions requested; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. 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 may 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 as defined in 7.6.9.D.1, additional requirements apply. **This standards 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 must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This is not applicable to this property.**

Development Support and Constraints

Hall County Environmental Health
In an email dated November 12, 2024, Emily McGahee stated "Connection to public sewer is required as public sewer is available within 200' of the property."

Hall County Fire Marshal
In an email dated November 15, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, stated the following: "The development shall meet Fire code with relation to the International Fire Code, Georgia State Modifications, and applicable NFPA Standards."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated November 14, 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. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:
No comment

Utilities:

All sanitary sewer adjustments shall be approved by Hall County Public Works.

Georgia Department of Transportation
In an email dated November 14, 2024, Henry Stevens, GDOT Civil Engineer 2, 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

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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Rochester & Associates, LLC
425 Oak St.
Gainesville, GA 30501
Phone 770-363-1997
Email Address bdunckel@dccm.com

Property Owner (Name & Mailing Address)

GA Lula Cornelia Hwy, LLC
201 Riverplace, Suite 400
Greenville, SC 29601
Phone 404-310-0815
Email Address jnash@rlcold.com

Proposed Use Industrial Buildings (cold storage warehouse and further processing)

Contact Person (Name & Mailing Address)

Bradley Dunckel
425 Oak St.
Gainesville, GA 30501
Phone 770-363-1997
Email Address bdunckel@dccm.com

Status of Applicant

Owner
Option to Purchase
Area Resident
✓ Other

Requested Action

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

Zoning: PID
Acreage 80.03 +/- acres

Tax Parcel Number 15007 000030 & 15007 000031
Location Address 3825 & 3875 Cornelia Hwy, Lula, GA

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

Sign Bradley Dunckel Date: 10/18/24

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:

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) GA Lula Cornelia Hwy, LLC

Address 201 Riverplace, Suite 400

Greenville, SC 29601

Phone Number 404-310-0815

Name of applicant(s) Rochester | DCCM

Address 425 Oak St.

Gainesville, GA 30501

Phone Number 770-363-1997

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Philip J. Wilson

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

Heather Jones
Notary Public

October 15, 2024
Date

HEATHER JONES NOTARY PUBLIC My Commission Expires 12/08/2033 SOUTH CAROLINA

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Bradley Dunckel **Date:** 10/18/24

Applicant's/Owner's Name (Printed): Rochester | DCCM

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 10/15/24

Applicant's/Owner's Name (Printed): GA Lula Cornelia Hwy, LLC

Rochester | DCCM

RECEIVED
NOV 1 2024
Planning & Zoning Department

Project Narrative for RL Cold PID

LOCATION – 3835 & 3875 Cornelia Highway (GA SR 365), Lula, GA 30554
ACREAGE – 80.03 acres +/- in Land Lot 7 of the 15th District, Hall County
APPLICANT – Rochester | DCCM on behalf of RL Cold

Summary
The accompanying application seeks zoning district amendment from PID (with conditions of 2021) to PID (with conditions of 2024), and minor design variances related to the GCOD for partially developed property on Cornelia Highway (GA SR 365) in north Hall County. The Property is located on the north side of SR 365, a four-lane divided median highway, approximately 2,300 linear feet (LF) west of the intersection of Cornelia Highway (SR 365) and Cagle Road. Growth in this corridor from initial zoning approval argues strongly in favor of efficient land use to maximize utility and beneficial economic impact to the County for the entire site.

This application also seeks concurrent preliminary plat approval to allow the Owner the option of:

(1) recombining the two existing parcels into a common parcel, or
(2) the option to subdivide the Property into two tracts of new configuration, which may be held under common or separate ownership(s). Approval of the preliminary plat will not require a specific action.

The intent is to expand the first phase cold storage facility on the eastern portion of the Property (existing Tract 1) and to develop a similar building for similar uses on the western portion of the Property (future Tract 2). This narrative proposes a unified set of standards for both Tracts. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as an "Employment Corridor" and appropriate for Hall County's Planned Industrial District (PID) with conditions. Completion of development is anticipated by 2027.

Property Description

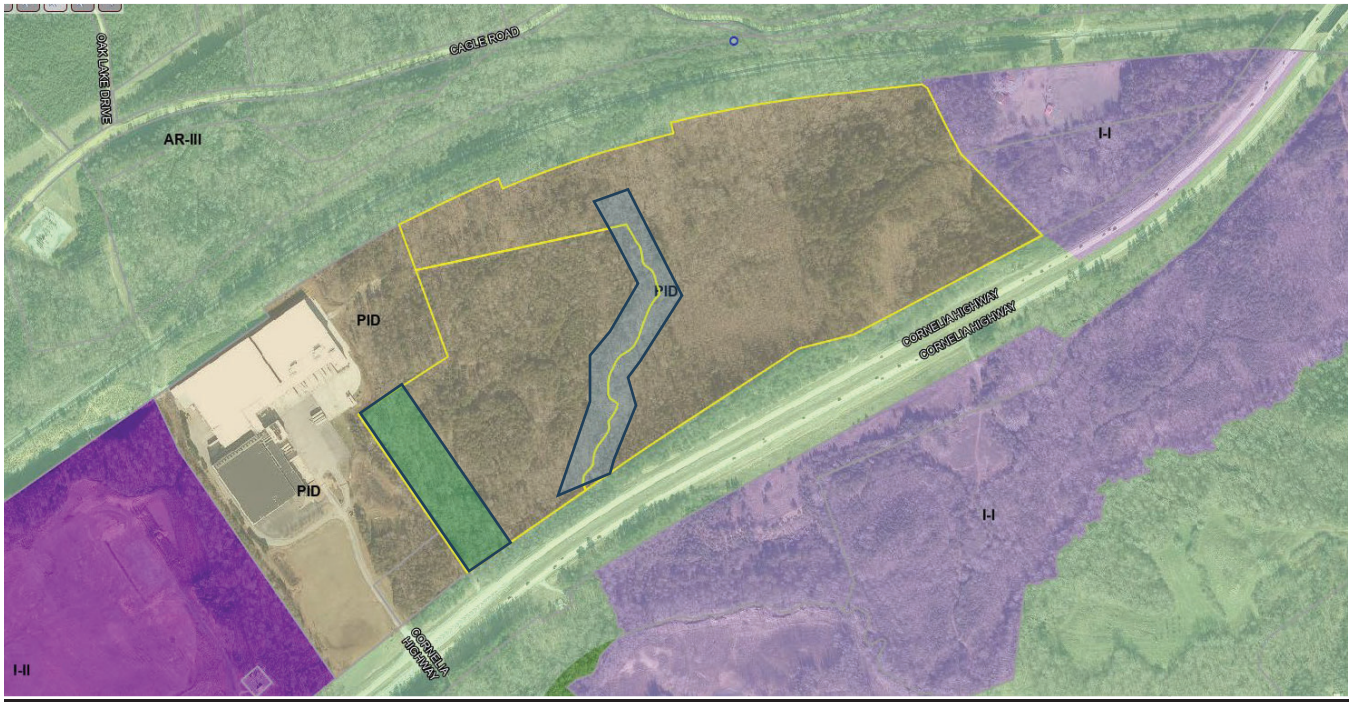
The Property has approximately 3,000 LF of frontage along Cornelia Highway (SR 365) and 2,500 LF along the railroad right-of-way. Only two entrances are planned from the GA 365 frontage and no rail crossings are planned. Either or both Tracts might be served by rail spur in the future, if permitted by Norfolk-Southern.

The Property is roughly rectangular in shape with a maximum depth of 1,450 LF and maximum width of 3,000 LF. It is roughly bisected by a stream into two large Tracts suited for industrial development. After zoning approval in 2021 the eastern portion of the Property has been cleared, graded, and developed with infrastructure. The large cold storage/distribution building for Tract 1 is under construction. Tract 2 is undeveloped and contains regrowth non-climax mixed hardwood forest typical for the area. Approval of this request would allow construction of an expansion to the building on Tract 1 and construction of another large cold storage warehouse (237,226 SF +/- freezer storage area and dock). GDOT gave approval for private commercial access to Tract 1. Tract 2 will be similarly accessed by private commercial access to be permitted through GDOT.

Domestic water is provided by the City of Gainesville and is located in the Cornelia Highway (SR 365) right-of-way and already serves Tract 1. Tract 2 will be served by Gainesville water and an on-site sewage management system or Hall County sewer, if accessible. All other dry utilities are located within a reasonable distance for service extensions. A stream is located midway through the Property. It commences flow near the railroad and flows south under Cornelia Highway (SR 365). Anticipated impacts to the stream will be limited to approximately 33 LF within the SR 365 right-of-way to accommodate extension of the existing concrete culvert. This extension is needed to avoid constructing a retaining wall in the right-of-way to accommodate site grading.

Along Tract 2's boundary with Tract 1 there is a planned 100' undisturbed buffer and 150' impervious setback on both sides of the meandering stream consistent with 17.225.040 A. This means 200 feet width along the stream corridor will remain undisturbed and 300 feet width will have no parking lots, buildings, or walls. Approximately 3.5 acres along the west boundary of Tract 2 will not be developed in the first phase of development of Tract 2 but may be developed in the future. There are no known physical impediments that would prevent the successful development of both Tracts for the uses proposed.

Aerial View with Zoning



Adjacencies

The property is bordered to the southwest by property used for cold storage by Americold Logistics owned by Lanier Freezer, LLC at 3801 Cornelia Highway. That site is zoned PID with conditions and is already used for a cold storage facility. Along its western and northern sides, the subject property adjoins Norfolk-Southern railroad right-of-way which is generally 300 or more feet wide. The railroad in this portion of Hall County is still zoned AR-III, which is a legacy district that does not reflect the rapidly changing character of the GA 365 corridor.

The eastern property line borders approximately 16 acres of property granted rezoning approval by the Hall County Board of Commissioners on September 10, 2024, from AR-III to Light Industrial (4518 and 4520 Cagle Road). The southeastern property line adjoins the public right-of-way for GA SR 365 which varies from 300 to 400 or more feet in vicinity of the property. Beyond the right-of-way, approximately 133 acres of privately owned property is zoned Light Industrial (I-I). With existing PID uses to the west, recently approved I-I zoning to the east and large rights-of-way for rail and highway to the east and west, there is no nearby property actually used for residential purposes for the developments to potentially impact.

Access

Truck and passenger vehicle access to Tracts 1 and 2 will be only from Cornelia Highway (SR 365), which has been approved for Tract 1 by GDOT and is subject to GDOT approval for Tract 2. Because of the stream channel and natural topography, the existing right in/right out driveway serving Tract 1 cannot provide joint access to Tract 2 without adverse environmental impact or at unreasonable cost.

Tract 2 has more than 650 feet of frontage and will be served via a new right in/right out driveway to serve the building site. There will be no roadway connections between Tracts 1 and 2 and no roadway connections from either Tract will be made to adjacent properties. No public roads will be created. In the future either or both tracts may make use of freight rail spur access provided by Norfolk-Southern via rail dock(s).

Comprehensive Plan Consistency

The 2022 Comprehensive Plan for Hall County depicts the project as within the GA 365 “Employment Corridor” of the Future Land Use Map. One of its goals is to “[create] employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.” It emphasizes interstate and rail access, which both Tracts have. The primary future land uses noted for “Employment Corridor” are:

- Industrial Uses, business parks, technology based operations.

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to conflict with any of its provisions.

The Draft 2024 Update to the Comprehensive Plan is under review by the Georgia Department of Community Affairs. Relative to the 2022 Comprehensive Plan, the GA 365 Corridor is even more heavily referenced in the Update for industrial development near the Inland Port.

GDOT ICE Study

It is anticipated that GDOT will require a standard ICE Study in conjunction with a driveway permit to access the site. If this is required, it will be provided to Hall County.

Proposed Uses

Each tract may contain a variety of uses over time consistent with those allowed in the Light Industrial (I-I) district and/or the Gateway Corridor Overlay District and the Project Dimensional Standards outlined below. Uses will be confined to the area in the site plan shown for grading, development of permanent parking lots and construction of buildings.

Uses to be specifically included:

- Cold storage warehousing, wholesaling, transfer and distribution, including offices
- Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
-
- One manager's office/apartment per Tract to support the primary uses
- Outdoor storage
- Accessory uses

Otherwise permitted uses allowed by right in the Light Industrial (I-I) district that will be specifically excluded include:

- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations
- Automobile repair garages
- Bus stations
- Churches
- Drive-In theaters
- Hotels, motels or tourist courts
- Laboratories
- Junk yards
- Radio and television studios
- Residential subdivisions
- Service stations
- Family day care home
- Group day care home

The following, otherwise allowed Conditional uses of the Gateway Corridor District, are not being requested and are not approved:

- Self-storage warehouse
- Vehicle sales lots, new or used
- Automobile repair and maintenance
- Commercial outdoor recreation
- Car wash

Prohibited Uses in the Gateway Corridor District will also be prohibited within the RL Cold PID. These are:

- Adult establishments
- Junk yards
- Billboard signs

Hours of Operation

Operations may occur on a 24/7 basis.

Project Dimensional Standards

RL Cold PID Development Standards

For reference the 2021 zoning approval was for 331,872 square feet cold storage warehouse facility (including warehouse and office space) with guard shack, loading docks, 110 +/- parking spaces, 161 +/- truck trailer parking spaces (variance) and associated site improvements, subject to zoning conditions on Tract 1 only. At time of initial zoning in 2021 Tract 2 was believed to contain substantial wetlands which were subsequently determined not to be as extensive or limiting as first assumed.

			PID 2024	
			Tract 1	**Tract 2**
	Comparison District Light Industrial (I-I)	**PID 2021**	Developed site with building under construction	New facility
Minimum Lot Area	15,000 sf	15,000 sf	20 ac	20 acres
Minimum Lot Frontage	100’	500’	500’	500’
Front S/B from SR 365 ROW	50’	50’	50’	50’
Side S/B: I-I and I-II	20’ / 30’	20’	50’	20’
Rear S/B: I-I and I-II	20’ / 30’	20’	20’	20’
Width of Transitional Buffer to Residential Zoned Property	25-50’	None	N/A	N/A
Maximum Height / # of floors	75’ / 3	56’ Ave 65’ Max	56 ’ Ave 65’ Max	56’ Ave 65’ Max
Maximum Floor Area (SF) including expansions		331,872	396,060*	240,000*
Parking Ratio	Per code	2021 variance	Per 2024 GCOD variance as part of PID	

**These totals represent a net increase of 304,188 above the original approval of 331,872, for a total of 636,060.*

Uses and Project Timeline

Tract 1 has been cleared and construction of the originally planned building is underway. An expansion of the building on Tract 1 is in design for a total area not to exceed 396,060 SF. Tract 2 will be developed in similar manner and improvements will include a building planned for initial construction that will be built in a single phase not to exceed 240,000 SF of building footprint.

If economic conditions warrant use of either or both Tracts for other than cold storage use, the land, building(s) and related improvements may be used for general warehousing, storage, and distribution of goods, and for tractor trailer parking and shipping container storage. If the site is to be used for short- or long-term storage of shipping containers, the storage use will be neatly organized with high security standards in place. Security fencing with opaque slats would be installed along storage areas which face the perimeter.

North Oconee Reservoir Watershed Protection District

The Property is located within the North Oconee Reservoir Watershed Protection District and within seven (7) miles of the water supply intake. Required perennial stream buffers, where applicable, have been increased in the accompanying site plan per Chapter 17.25.040.A. Consistent with Hall County practice the impervious restriction described in Chapter 17.25.040.C.1 is monitored on the basis of the overall watershed and not for individual sites.

Gateway Corridor Overlay District

The property lies within the Hall County Gateway Corridor Overlay District. The GCOD portion of the Hall County UDC details eleven pages of requirements. Specific variances to the GCOD's requirements within the RL Cold PID Tracts are limited only to the following (in sequence as they occur in the UDC):

Chapter 17.420.050 D. 4. b. - Rooftop mechanical equipment, including HVAC and utility equipment, greater than four (4) feet in height and within 150 feet of a public road right-of-way, and visible above a horizontal sightline from the roadway, if any, 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 of the same color as of one of the materials used on the primary facade of the principal structure. Use of the same material on the roof as on the primary façade shall not be required.

Chapter 17.420.050 D. 4. d – Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet from Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6', or other equivalent arrangement approved by the Director as referenced in Chapter 17.420.05.C.3.

Chapter 17.420.050 E. b - The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each Tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each Tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space may vary over time.

Chapter 17.420.050 G. – The location and topography of the stream and configuration of the parcels and adjoiners are site-specific constraints that render the Property unfeasible for interparcel access, joint driveways, cross access drives and access easement. None shall be required.

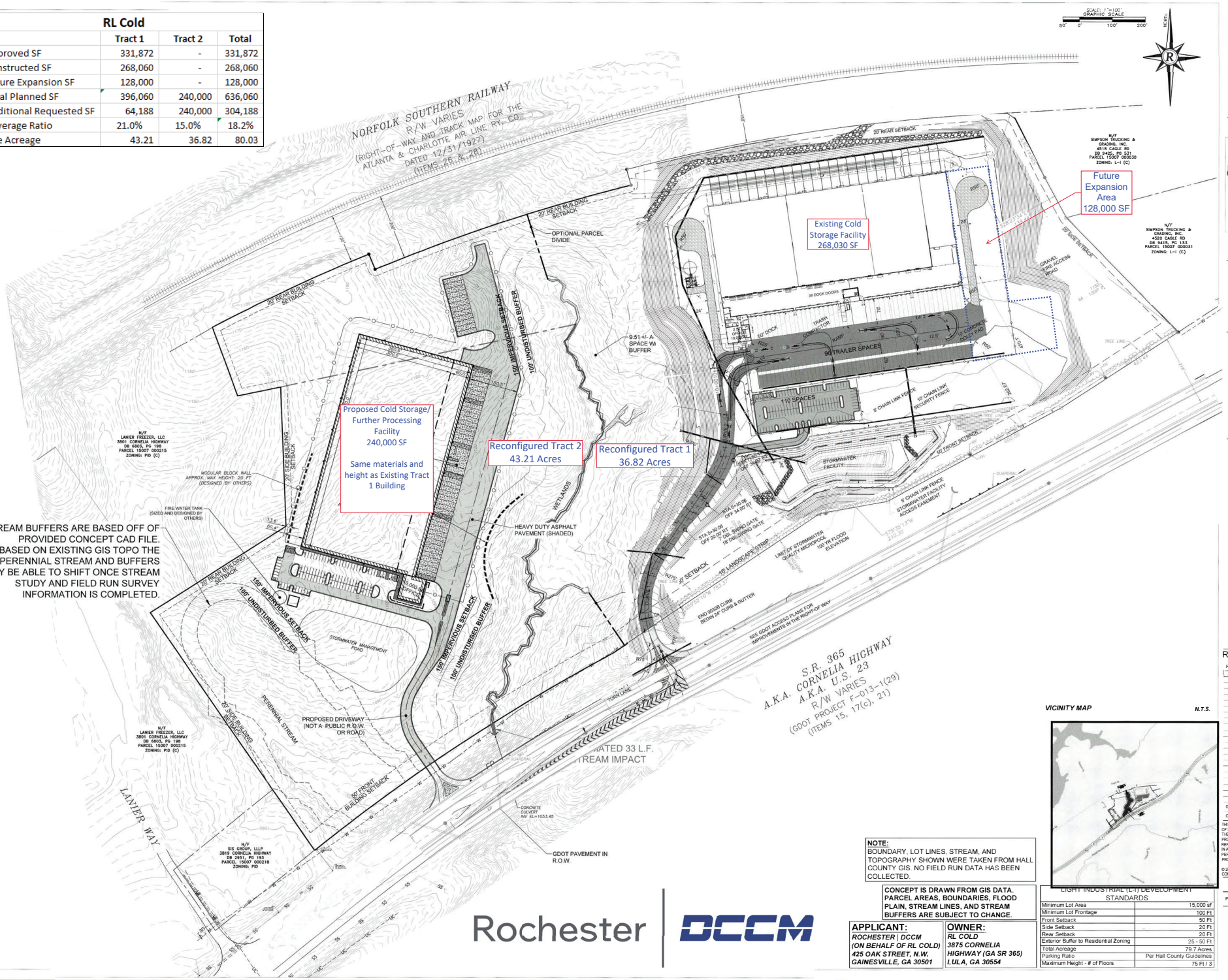
Chapter 17.420.050 H. 1. b – Because of the unique nature of modern cold storage facilities, including but not limited to the need to accommodate automated storage and retrieval systems the number of "stories" within portions of each building may range from one (1) to five (5) stories, provided the average height of buildings on each Tract does not exceed 56 feet and the maximum height for any building component (e.g., elevators, etc.) does not exceed 65 feet.

Chapter 17.420.050 H. 2. c – Allowable building materials shall include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance.

Chapter 17.420.050 H. 3 – Allowable roof materials shall include TPO membrane roofing.

Chapter 17.420.050. E. 3 – Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete.

RL Cold			
	Tract 1	Tract 2	Total
Approved SF	331,872	-	331,872
Constructed SF	268,060	-	268,060
Future Expansion SF	128,000	-	128,000
Total Planned SF	396,060	240,000	636,060
Additional Requested SF	64,188	240,000	304,188
Coverage Ratio	21.0%	15.0%	18.2%
Site Acreage	43.21	36.82	80.03



NOTE:
BOUNDARY, LOT LINES, STREAM, AND TOPOGRAPHY SHOWN WERE TAKEN FROM HALL COUNTY GIS. NO FIELD RUN DATA HAS BEEN COLLECTED.

CONCEPT IS DRAWN FROM GIS DATA. PARCEL AREAS, BOUNDARIES, FLOOD PLAIN, STREAM LINES, AND STREAM BUFFERS ARE SUBJECT TO CHANGE.

APPLICANT:
ROCHESTER | DCCM
(ON BEHALF OF RL COLD)
425 OAK STREET, N.W.
GAINESVILLE, GA 30501

OWNER:
RL COLD
3875 CORNELIA HIGHWAY (GA SR 365)
LULA, GA 30554

LIGHT INDUSTRIAL (L-I) DEVELOPMENT STANDARDS

Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100 Ft
Front Setback	50 Ft
Side Setback	20 Ft
Rear Setback	20 Ft
Exterior Buffer to Residential Zoning	25 - 50 Ft
Total Acreage	79.7 Acres
Parking Ratio	Per Hall County Guidelines
Maximum Height - # of Floors	75 Ft / 3

VICINITY MAP N.T.S.

RLCOLD
A REALTYLINK COMPANY

ZONING PLAN AND PRELIMINARY PLAT
RL COLD PID
GA HWY 365

REZONING

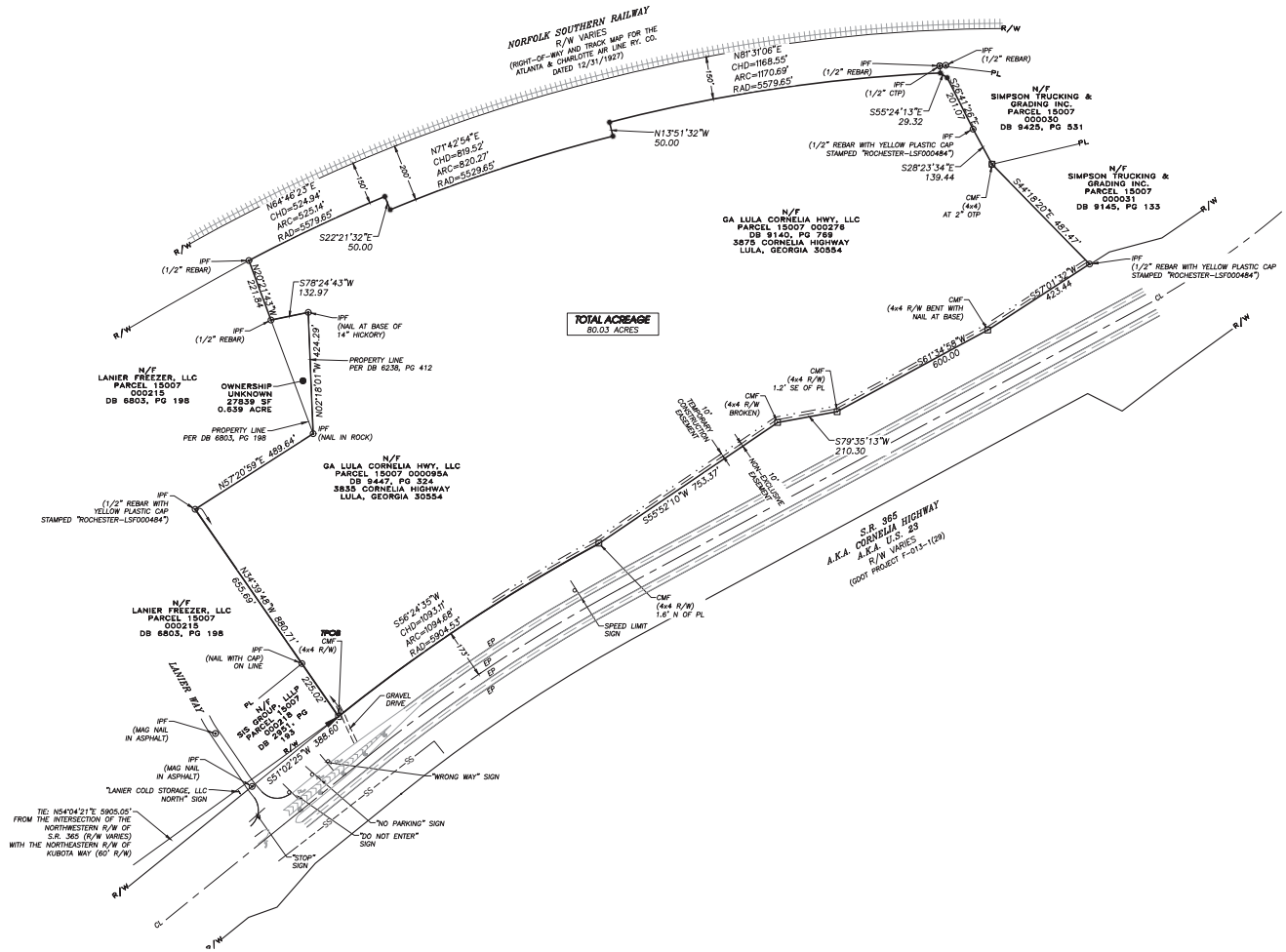
REVISION	DATE
1	

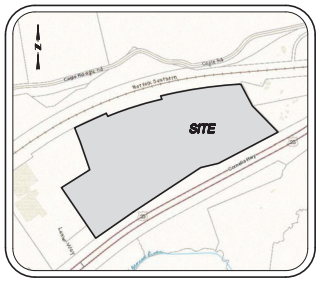
DRAWN BY: MDS
CHECKED BY: MDS

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANYWAY WITHOUT THE PERMISSION OF THE DESIGN PROFESSIONAL.
© 2024 CARROLL DANIEL CONSTRUCTION CO.

10/15/2024

PROJECT #: XX-XXX





VICINITY MAP
SCALE: NTS

NOTE
THIS PLAT IS NOT FOR RECORDING. THIS PLAT DOES NOT CONTAIN THE SURVEYOR'S CERTIFICATION REQUIRED BY O.C.G.A. SECTION 15-6-16 FOR RECORDING. THIS SURVEY COMPLIES WITH ALL OTHER REQUIREMENTS OF THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTE
THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO TRANSFER PROPERTY.

LEGEND

AIF	– ANGLE IRON FOUND	HDPE	– HIGH DENSITY POLYETHYLENE PIPE	PP	– POWER POLE
AKA	– ALSO KNOWN AS	HW	– HEADWALL	PLP	– POWER & LIGHT POLE
CBG	– CURB & GUTTER	ICV	– IRRIGATION CONTROL VALVE	PTP	– POWER & TELEPHONE POLE
CI	– CURB INLET	INV	– INVERT ELEVATION	PVC	– POLYVINYLCHLORIDE PIPE
CL	– CENTERLINE	IPF	– IRON PIN FOUND	RCP	– REINFORCED CONCRETE PIPE
CLF	– CHAIN LINK FENCE	IPS	– IRON PIN SET (1/2"REBAR)	R/W	– RIGHT OF WAY
CMF	– CONCRETE MONUMENT FOUND	JB	– JUNCTION BOX	RY.	– RAILWAY
CMP	– CORRUGATED METAL PIPE	LL	– LAND LOT	-SS-	– SANITARY SEWER LINE
CTP	– CRIMPED TOP PIPE	LLC	– LIMITED LIABILITY COMPANY	SWCB	– SINGLE-WING CATCH BASIN
DB, PG	– DEED BOOK, PAGE	LLL	– LAND LOT LINE	TBM	– TEMPORARY BENCHMARK
DE	– DRAINAGE EASEMENT	LLP	– LIMITED LIABILITY PARTNERSHIP	TBX	– TELEPHONE BOX
DI	– DROP INLET	LLLP	– LIMITED LIABILITY LIMITED PARTNERSHIP	TP	– TELEPHONE POLE
DIP	– DUCTILE IRON PIPE	LP	– LIGHT POLE	TPOB	– TRUE POINT OF BEGINNING
DWCB	– DOUBLE-WING CATCH BASIN	MAG NAIL	– MAGNETIC MASONRY NAIL	-UC-	– UNDERGROUND COMMUNICATION
EP	– EDGE OF PAVEMENT	MH	– MANHOLE	-W-	– WATER LINE
FES	– FLARED END SECTION	N/F	– NOW OR FORMERLY	WM	– WATER METER
FH	– FIRE HYDRANT	OTP	– OPEN TOP PIPE	WV	– WATER VALVE
-G-	– GAS LINE	PB, PG	– PLAT BOOK, PAGE		
GM	– GAS METER	PBX	– POWER BOX		
G.M.D.	– GENERAL MILITIA DISTRICT	PJB	– POWER JUNCTION BOX		
GP	– GUY POLE	PL	– PROPERTY LINE		
GV	– GAS VALVE	PM	– POWER METER		
GW	– GUY WIRE	POB	– POINT OF BEGINNING		

REFERENCES
1. REFERENCE IS HEREBY MADE TO THAT CERTAIN SURVEY FOR ROY SWEAT, PREPARED BY HUBERT LOVELL, DATED 11/5/73, LAST REVISED 11/15/85, RECORDED IN PLAT BOOK 108, PAGE 78 IN HALL COUNTY, GEORGIA RECORDS.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR KAYNE INVESTMENTS, INC., IVIE INVESTMENT RE, LLC, GA LULA CORNERLIA HWY, LLC, RENASANT BANK & STEWART TITLE GUARANTY COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 9/9/21, LAST REVISED 2/9/22.
3. REFERENCE IS MADE HEREIN TO THE FOLLOWING PLATS AND DEEDS USED IN THE PREPARATION OF THIS SURVEY:
   a. GDOT RIGHT-OF-WAY PROJECT F-013-1(29)
   b. DEED BOOK 702, PAGE 147
   c. PLAT BOOK 872, PAGE 237
   d. PLAT BOOK 16, PAGE 127
   e. PLAT SLIDE 787, PAGE 202A

Rochester | BCCM
Rochester and Associates, LLC
412 E. Main Street | Canton, GA 30101
770.718.0600 p | rochester.bccm.com

ZONING EXHIBIT FOR
GA LULA CORNELIA HWY, LLC
LOCATED IN G.M.D. 1690 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE 0' 100' 200' 400' 600'

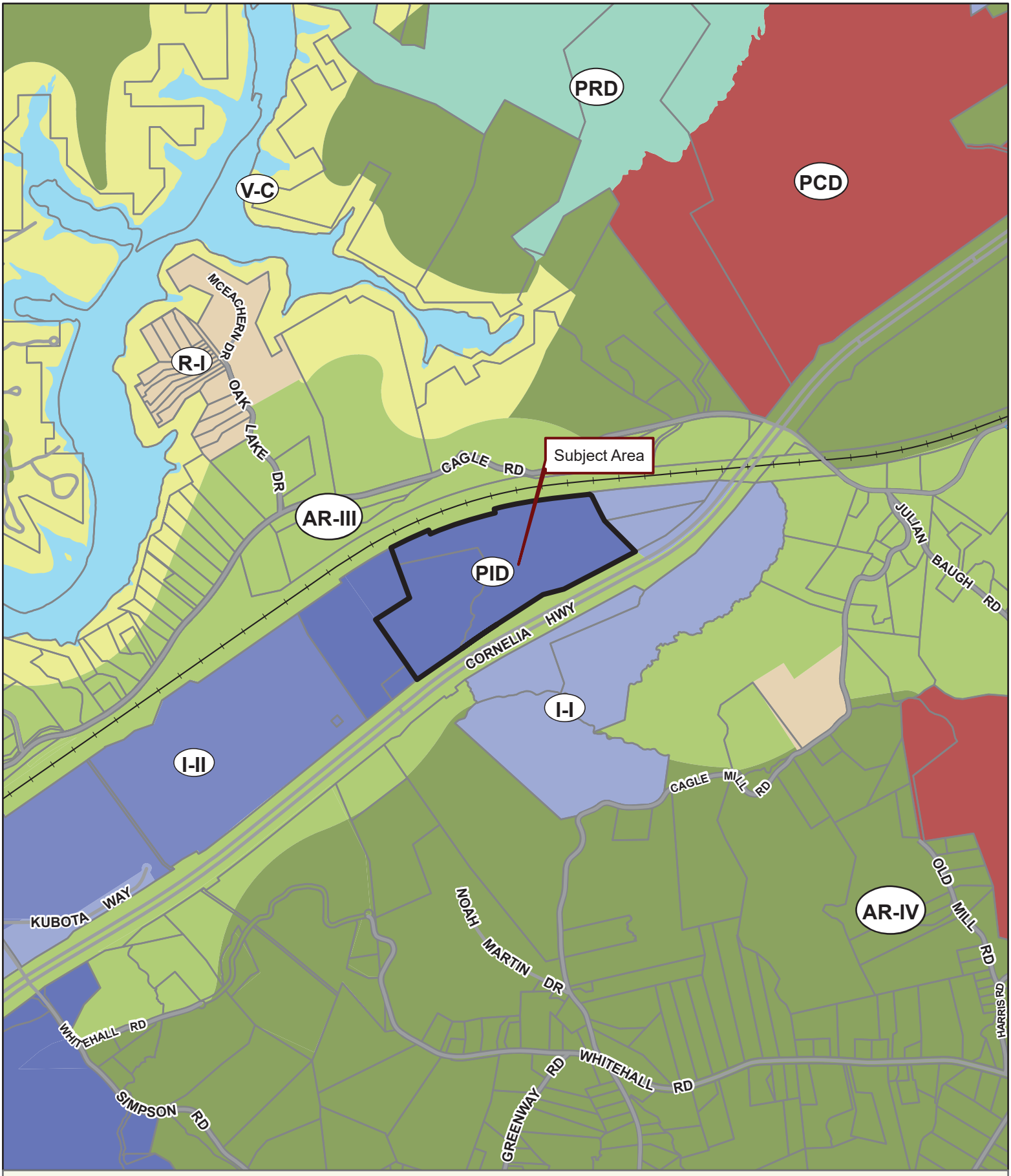
SHEET 1 OF 1
DATE: 10/15/24
SCALE: 1"=200'
JOB NO.: 9221.027
DRAWN BY: JJC
DWG NO.: COR-EXHIBIT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 1690, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF S.R. 365, A.K.A. CORNELIA HIGHWAY, A.K.A. U.S. 23 (R/W VARIES) WITH THE NORTHEASTERN RIGHT-OF-WAY OF KUBOTA WAY (60' R/W); THENCE NORTH 54°04'21" EAST, A DISTANCE OF 5905.05 FEET TO A (4"x4" R/W) CONCRETE MONUMENT FOUND ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID S.R. 365 BEING THE **TRUE POINT OF BEGINNING;** THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF SIS GROUP, LLLP NORTH 34°39'48" WEST, A DISTANCE OF 225.02 FEET TO A NAIL WITH CAP; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LANIER FREEZER NORTH 34°39'48" WEST, A DISTANCE OF 655.69 TO AN IRON PIN FOUND (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE NORTH 57°20'59" EAST, A DISTANCE OF 489.64 FEET TO A NAIL FOUND IN A ROCK; THENCE LEAVING THE PROPERTY OF SAID LANIER FREEZER, LLC NORTH 02°18'01" WEST, A DISTANCE OF 424.29 FEET TO A NAIL FOUND AT THE BASE OF A 14" HICKORY TREE; THENCE SOUTH 78°24'43" WEST, A DISTANCE OF 132.97 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LANIER FREEZER, LLC NORTH 20°21'43" WEST, A DISTANCE OF 221.84 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE SOUTHEASTERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: 525.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64°46'23" EAST, 524.94 FEET TO A POINT; THENCE SOUTH 22°21'32" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE 820.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5629.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 71°42'54" EAST, 819.52 FEET TO A POINT; THENCE NORTH 13°51'32" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE 1170.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 81°31'06" EAST, 1168.55 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF SIMPSON TRUCKING & GRADING INC. THE FOLLOWING COURSES AND DISTANCES: SOUTH 55°24'13" EAST, A DISTANCE OF 29.32 FEET TO A POINT; THENCE SOUTH 26°41'26" EAST, A DISTANCE OF 201.07 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE SOUTH 28°23'34" EAST, A DISTANCE OF 139.44 FEET TO A (4"x4") CONCRETE MONUMENT FOUND ; THENCE SOUTH 44°18'20" EAST, A DISTANCE OF 487.47 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSLF000484") ON THE NORTHERN RIGHT-OF-WAY OF SAID S.R. 365; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 57°01'32" WEST, A DISTANCE OF 423.44 FEET TO A (4"X4" R/W) CONCRETE MONUMENT FOUND BENT WITH NAIL AT BASE); THENCE SOUTH 61°34'58" WEST, A DISTANCE OF 600.00 FEET TO A POINT; THENCE SOUTH 79°35'13" WEST, A DISTANCE OF 210.30 FEET TO A (4"X4" R/W) CONCRETE MONUMENT FOUND ; THENCE SOUTH 55°52'10" WEST, A DISTANCE OF 753.37 FEET TO A POINT; THENCE 1094.68 FEET ALONG A THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5904.53 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 56°24'35" WEST, 1093.11 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID TRACT CONTAINS 80.030 ACRES.

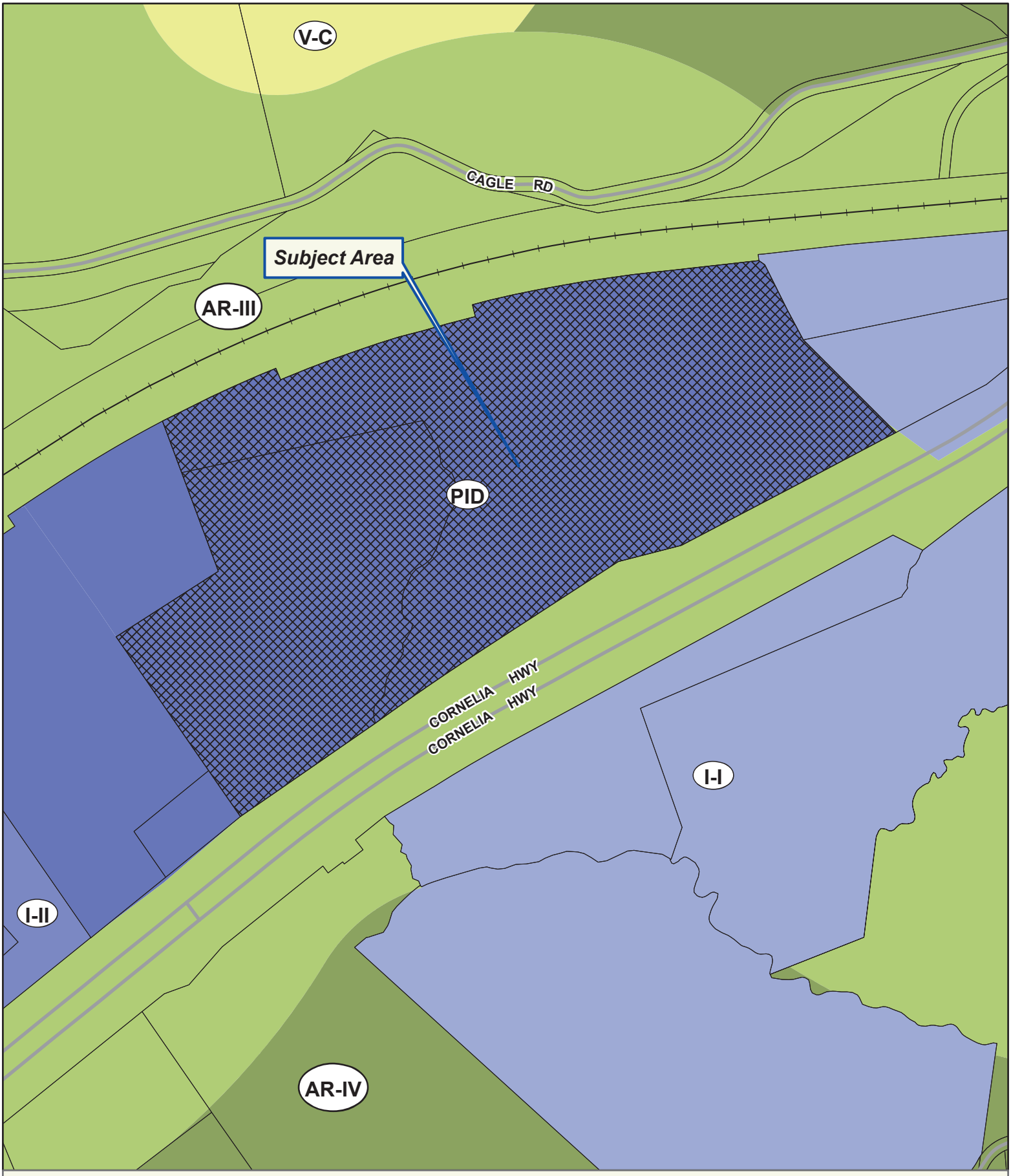


Applicant: ROCHESTER | DCCM
Tax Parcel #: 15007 000095A & 000276
Location: 3835 & 3875 CORNELIA HIGHWAY, LULA, GA 30554
Commission District 3 **PC Mtg. Date: 12/16/2024**

0 400 800 1,600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: ROCHESTER | DCCM
Tax Parcel #: 15007 000095A & 000276
Location: 3835 & 3875 CORNELIA HIGHWAY, LULA, GA 30554
Commission District 3 **PC Mtg. Date: 12/16/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: ROCHESTER | DCCM
Tax Parcel #: 15007 000095A & 000276
Location: 3835 & 3875 CORNELIA HIGHWAY, LULA, GA 30554
Commission District 3 **PC Mtg. Date: 12/16/2024**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

CITY OF
GAINESVILLE

WATER RESOURCES

November 12, 2024

Rochester | DCCM
Attn: Bill Schmid, AICP
425 Oak Street NW
Gainesville, GA 30501

Re: Water Availability
Proposed Industrial Development
3835 & 3875 Cornelia Hwy
Parcels: 15007 000095A, 276

Dear Bill,

The purpose of this letter is to confirm the availability of water service to the above referenced properties.

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Cornelia Highway along the frontage of the subject properties.

Currently, the City has adequate domestic water capacity to serve your proposed industrial 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

October 18, 2024

RL Cold c/o Judd Nash
201 Riverplace, Suite 400
Greenville SC 29601

Subject: Sanitary Sewer Letter of Availability
3835 & 3875 Cornelia Highway
Parcel Id. No.: 15007 000095A ,000276
Lula, GA. 30554

Dear Bradley Dunckel,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at Highway 365 and Cagle Road. The estimated average daily flow will be 10,805 GPD.

The existing sewer line is located along Cornelia Highway. An extension into the subject property is required to be performed by the developer at owner's 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: October 16, 2024

Name of Applicant: RL Cold c/o Judd Nash Contact Number: 864-603-1751

Address of Applicant: 201 Riverplace, Suite 400

City: Greenville State: SC Zip: 29601 E-mail: jnash@rlcold

Name of Agent: Bradley Dunckel Contact Number: 678-450-5175

Address of Agent: c/o Rochester | DCCM 425 Oak Street, NW

City: Gainesville State: GA Zip: 30503 E-mail: bdunckel@dccm.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 PID with conditions (2021) (Present Zoning) to PID with conditions (2024) (Requested Zoning)

For the Purpose of Economic Development - Adding 362. KSF Cold Storage & Warehouse Distribution (125 KSF Expansion and 237.3 KSF new) with 10 KSF offices near the NEGA Inland Port (Type of Development)

Address of Property: 3835 & 3875 Cornelia Highway (SR 365)

Nearest Intersection to Property: SR 365 at Cagle Road (2,000 feet +/- to the northeast)

Size of Tract: 80.03 acre(s), Lane Lot Number(s): 7, District(s): 15th

Development Estimate Average Daily Sewer Flow (GPD): 10,806 gpd - 3,125 for 125KSF, 5,930 for 237.3 KSF and 1,750 for 10KSF Offices

Property Tax Parcel Number: 15007 000095A / 000276 Proposed number of Lots: one or two

(Below: For properties within protected watershed districts only)

Gross Density: NA units per acre Net Density: NA units per acre

Estimated amount of impervious surface: 39.5 acres Minimum Lot Size: 15,000 SF

Patricia A. Millard
Notary

PATRICIA A MILLARD NOTARY PUBLIC BANKS COUNTY GEORGIA EXPIRES Notary JULY 5th 2028

Signature of Owner(s)/Agent(s)

Bradley Dunckel, as agent for RL Cold
Printed Name of Owner(s)/Agent(s)

Director of Development Strategies - Rochester | DCCM
Title of Agent

Gateway Corridor Overlay District

The property lies within the Hall County Gateway Corridor Overlay District. The GCOD portion of the Hall County UDC details eleven pages of requirements. Specific variances to the GCOD's requirements within the RL Cold PID Tracts are limited only to the following (in sequence as they occur in the UDC):

Chapter 17.420.050 D. 4. b. - Rooftop mechanical equipment, including HVAC and utility equipment, greater than four (4) feet in height and within 150 feet of a public road right-of-way, and visible above a horizontal sightline from the roadway, if any, 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 of the same color as of one of the materials used on the primary facade of the principal structure. Use of the same material on the roof as on the primary façade shall not be required.

Chapter 17.420.050 D. 4. d – Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, screening of storage areas, if any, within 150 feet from Cornelia Highway (SR 365) shall be accomplished by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6', or other equivalent arrangement approved by the Director as referenced in Chapter 17.420.05.C.3.

Chapter 17.420.050 E. b - The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each Tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each Tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space (cubic yards) may vary over time.

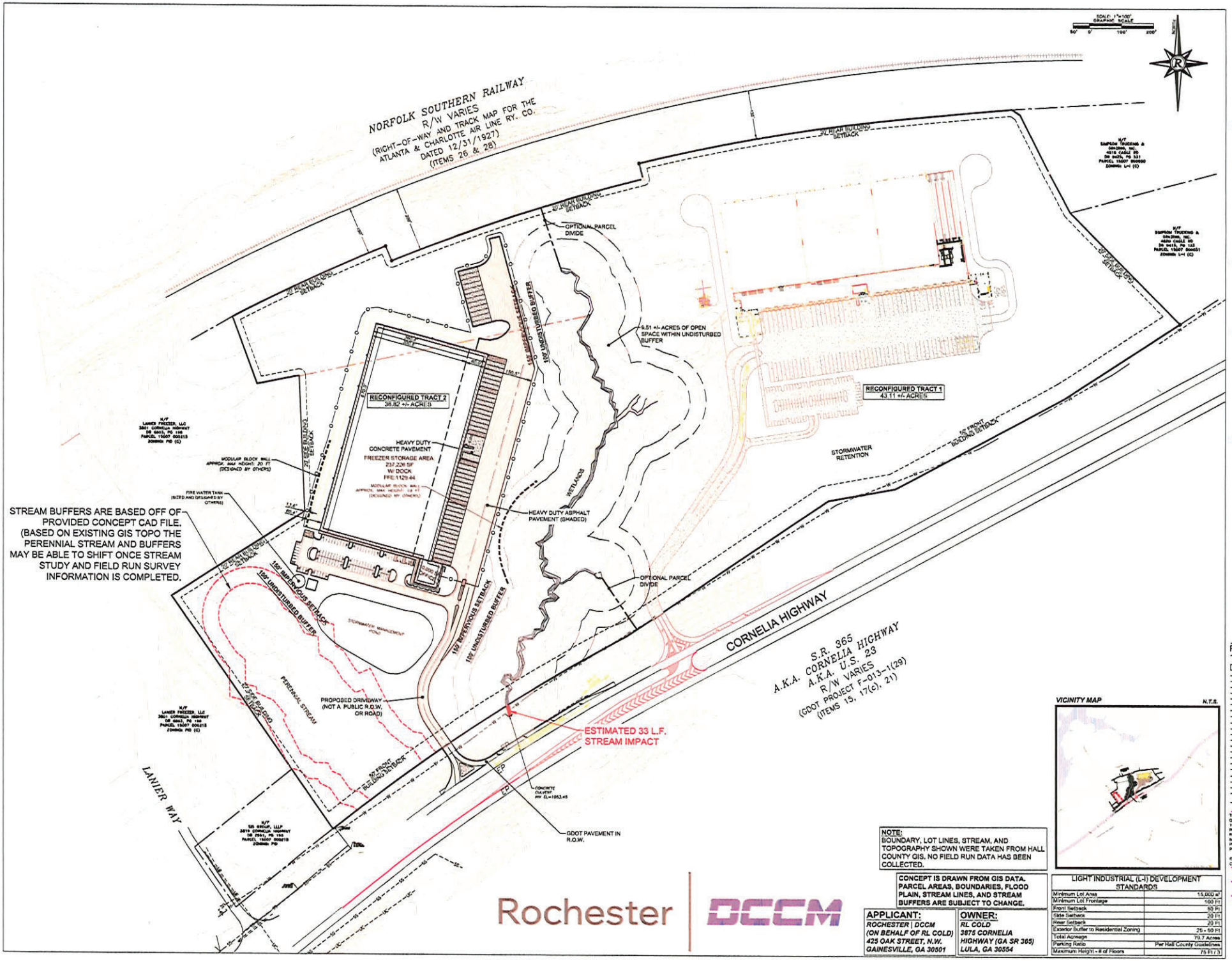
Chapter 17.420.050 G. – The location and topography of the stream and configuration of the parcels and adjoiners are site-specific constraints that render the Property unfeasible for interparcel access, joint driveways, cross access drives and access easement. None shall be required.

Chapter 17.420.050 H. 1. b – Because of the unique nature of modern cold storage facilities, including but not limited to the need to accommodate automated storage and retrieval systems the number of "stories" within portions of each building may range from one (1) to five (5) stories, provided the average height of buildings on each Tract does not exceed 56 feet and the maximum height for any building component (e.g., elevators, etc.) does not exceed 65 feet.

Chapter 17.420.050 H. 2. c – Allowable building materials shall include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance.

Chapter 17.420.050 H. 3 – Allowable roof materials shall include TPO membrane roofing.

Chapter 17.420.050. E. 3 – Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete.



VICINITY MAP N.T.S.

NOTE:
BOUNDARY, LOT LINES, STREAM, AND TOPOGRAPHY SHOWN WERE TAKEN FROM HALL COUNTY GIS. NO FIELD RUN DATA HAS BEEN COLLECTED.

CONCEPT IS DRAWN FROM GIS DATA. PARCEL AREAS, BOUNDARIES, FLOOD PLAIN, STREAM LINES, AND STREAM BUFFERS ARE SUBJECT TO CHANGE.

LIGHT INDUSTRIAL (L-I) DEVELOPMENT STANDARDS	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100 Ft
Front Setback	50 Ft
Side Setback	20 Ft
Rear Setback	20 Ft
Exterior Buffer to Residential Zoning	25 - 50 Ft
Total Acreage	79.7 Acres
Parking Ratio	Per Hall County Guidelines
Maximum Height - # of Floors	75 Ft / 3

APPLICANT:
ROCHESTER | DCCM
(ON BEHALF OF RL COLD)
425 OAK STREET, N.W.
GAINESVILLE, GA 30501

OWNER:
RL COLD
3875 CORNELIA HIGHWAY (GA SR 365)
LULA, GA 30554

Rochester | DCCM

RL COLD
A REALTYLINK COMPANY

ZONING PLAN AND PRELIMINARY PLAT

RL COLD PID
GA HWY 365

REZONING

REVISION	DATE

DRAWN BY: MDS
CHECKED BY: MDS

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGN PROFESSIONAL.
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10/15/2024

PROJECT #: XX-XXX

C-1

Rochester | DCCM

Project Narrative for RL Cold PID

LOCATION – 3835 & 3875 Cornelia Highway (GA SR 365), Lula, GA 30554
ACREAGE – 80.03 acres +/- in Land Lot 7 of the 15th District, Hall County
APPLICANT – Rochester | DCCM on behalf of RL Cold

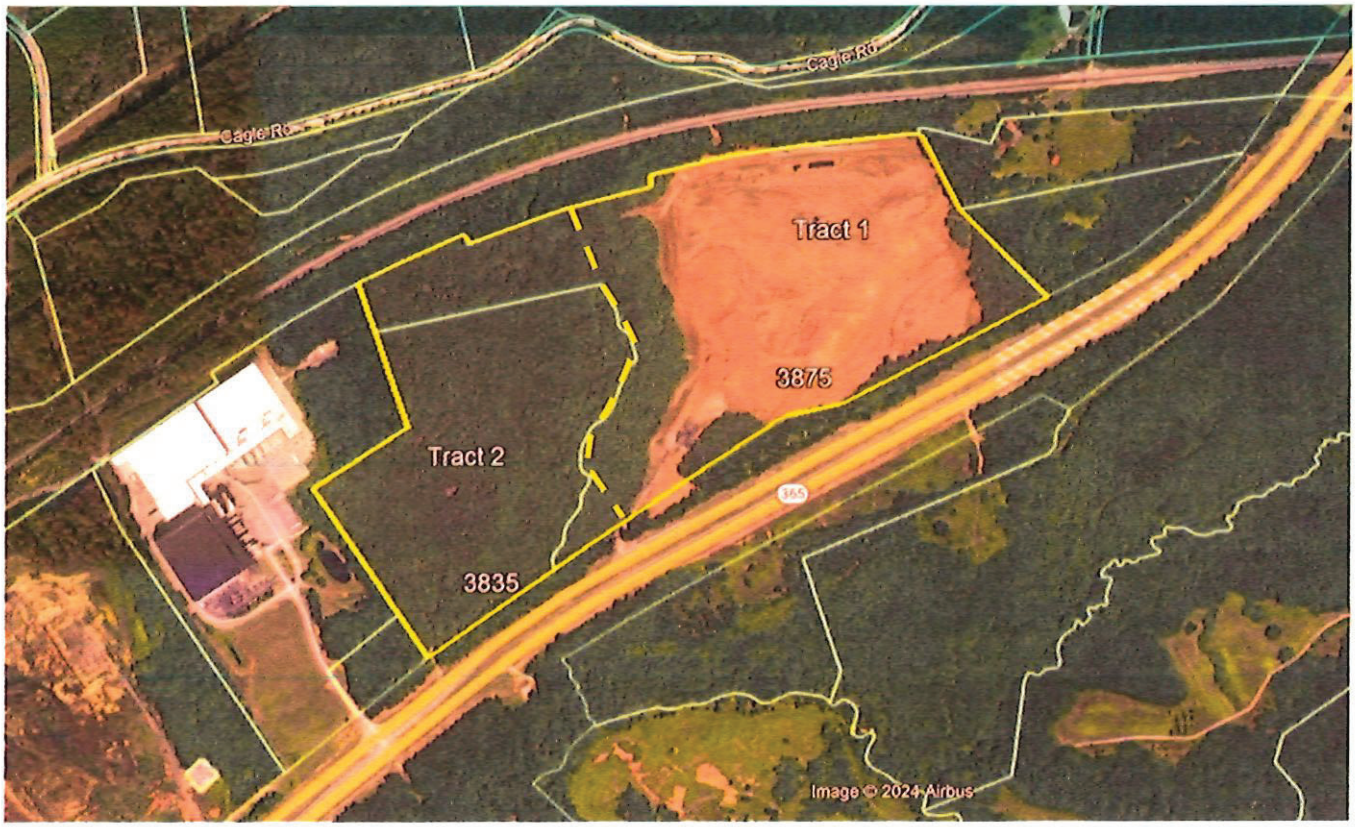
Summary

The accompanying application seeks zoning district change from PID (with conditions of 2021) to PID (with conditions of 2024), and minor design variances related to the GCOD for partially developed property on Cornelia Highway (GA SR 365) in north Hall County. The Property is located on the north side of SR 365, a four-lane divided median highway, approximately 2,300 linear feet (LF) west of the intersection of Cornelia Highway (SR 365) and Cagle Road. Growth in this corridor from initial zoning approval argues strongly in favor of efficient land use to maximize utility and beneficial economic impact to the County for the entire site.

This application also seeks concurrent preliminary plat approval to allow the Owner the option of:

(1) recombining the two existing parcels into a common parcel, or
(2) the option to subdivide the Property into two tracts of new configuration, which may be held under common or separate ownership(s). Approval of the preliminary plat will not require a specific action.

The intent is to expand the first phase cold storage facility on the eastern portion of the Property (existing Tract 1) and to develop a similar building for similar uses on the western portion of the Property (future Tract 2). This narrative proposes a unified set of standards for both Tracts. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as an "Employment Corridor" and appropriate for Hall County's Planned Industrial District (PID) with conditions. Completion of development is anticipated by 2027.



Property Description

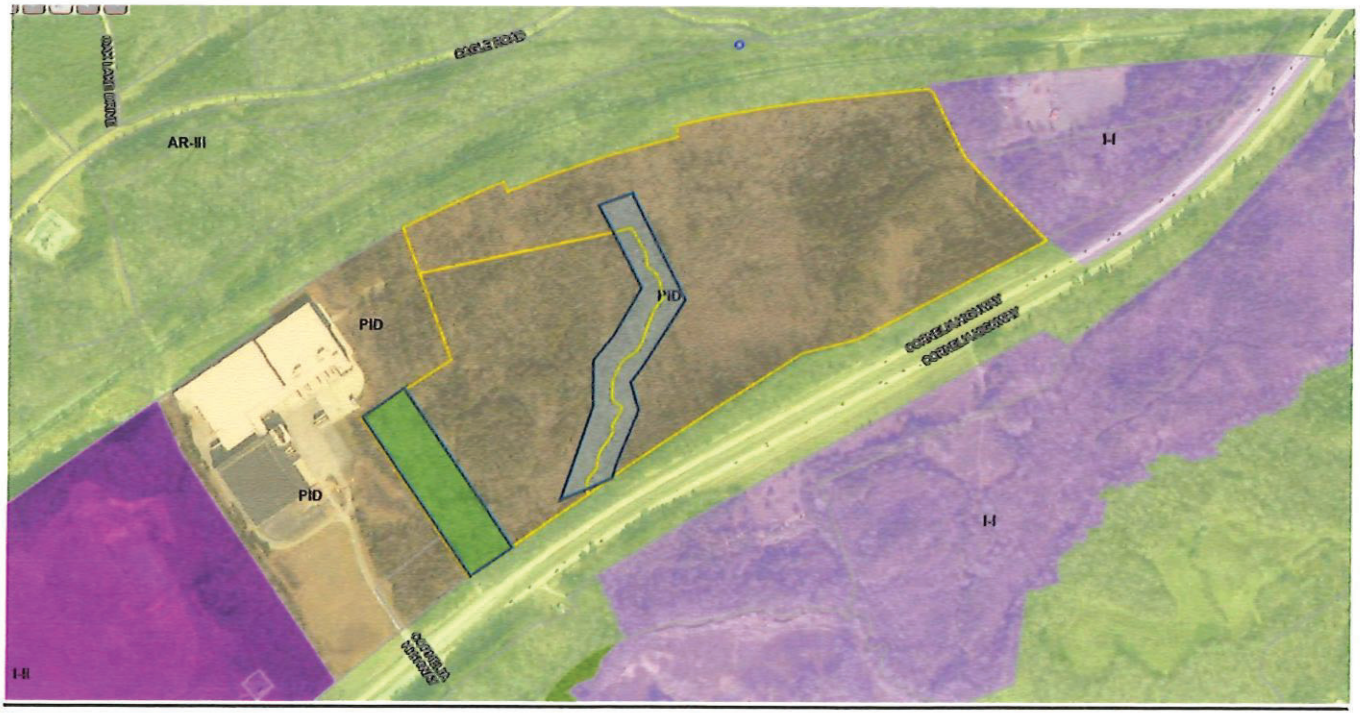
The Property has approximately 3,000 LF of frontage along Cornelia Highway (SR 365) and 2,500 LF along the railroad right-of-way. Only two entrances are planned from the GA 365 frontage and no rail crossings are planned. Either or both Tracts might be served by rail spur in the future, if permitted by Norfolk-Southern.

The Property is roughly rectangular in shape with a maximum depth of 1,450 LF and maximum width of 3,000 LF. It is roughly bisected by a stream into two large Tracts suited for industrial development. After zoning approval in 2021 the eastern portion of the Property has been cleared, graded, and developed with infrastructure. The large cold storage/distribution building for Tract 1 is under construction. Tract 2 is undeveloped and contains regrowth non-climax mixed hardwood forest typical for the area. Approval of this request would allow construction of an expansion to the building on Tract 1 and construction of another large cold storage warehouse (237,226 SF +/- freezer storage area and dock). GDOT gave approval for private commercial access to Tract 1. Tract 2 will be similarly accessed by private commercial access to be permitted through GDOT.

Domestic water is provided by the City of Gainesville and is located in the Cornelia Highway (SR 365) right-of-way and already serves Tract 1. Tract 2 will be served by Gainesville water and an on-site sewage management system or Hall County sewer, if accessible. All other dry utilities are located within a reasonable distance for service extensions. A stream is located midway through the Property. It commences flow near the railroad and flows south under Cornelia Highway (SR 365). Anticipated impacts to the stream will be limited to approximately 33 LF within the SR 365 right-of-way to accommodate extension of the existing concrete culvert. This extension is needed to avoid constructing a retaining wall in the right-of-way to accommodate site grading.

Along Tract 2's boundary with Tract 1 there is a planned 100' undisturbed buffer and 150' impervious setback on both sides of the meandering stream consistent with 17.225.040 A. This means 200 feet width along the stream corridor will remain undisturbed and 300 feet width will have no parking lots, buildings, or walls. Approximately 3.5 acres along the west boundary of Tract 2 will not be developed in the first phase of development of Tract 2 but may be developed in the future. There are no known physical impediments that would prevent the successful development of both Tracts for the uses proposed.

Aerial View with Zoning



Adjacencies

The property is bordered to the southwest by property used for cold storage by Americold Logistics owned by Lanier Freezer, LLC at 3801 Cornelia Highway. That site is zoned PID with conditions and is already used for a cold storage facility. Along its western and northern sides, the subject property adjoins Norfolk-Southern railroad right-of-way which is generally 300 or more feet wide. The railroad in this portion of Hall County is still zoned AR-III, which is a legacy district that does not reflect the rapidly changing character of the GA 365 corridor.

The eastern property line borders approximately 16 acres of property granted rezoning approval by the Hall County Board of Commissioners on September 10, 2024, from AR-III to Light Industrial (4518 and 4520 Cagle Road). The southeastern property line adjoins the public right-of-way for GA SR 365 which varies from 300 to 400 or more feet in vicinity of the property. Beyond the right-of-way, approximately 133 acres of privately owned property is zoned Light Industrial (I-I). With existing PID uses to the west, recently approved I-I zoning to the east and large rights-of-way for rail and highway to the east and west, there is no nearby property actually used for residential purposes for the developments to potentially impact.

Access

Truck and passenger vehicle access to Tracts 1 and 2 will be only from Cornelia Highway (SR 365), which has been approved for Tract 1 by GDOT and is subject to GDOT approval for Tract 2. Because of the stream channel and natural topography, the existing right in/right out driveway serving Tract 1 cannot provide joint access to Tract 2 without adverse environmental impact or at unreasonable cost.

Tract 2 has more than 650 feet of frontage and will be served via a new right in/right out driveway to serve the building site. There will be no roadway connections between Tracts 1 and 2 and no roadway connections from either Tract will be made to adjacent properties. No public roads will be created. Both tracts may make use of freight rail spur access provided by Norfolk-Southern via rail dock(s).

Comprehensive Plan Consistency

The 2022 Comprehensive Plan for Hall County depicts the project as within the GA 365 "Employment Corridor" of the Future Land Use Map. One of its goals is to "[create] employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns." It emphasizes interstate and rail access, which both Tracts have. The primary future land uses noted for "Employment Corridor" are:

- Industrial Uses, business parks, technology based operations.

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to conflict with any of its provisions.

The Draft 2024 Update to the Comprehensive Plan is under review by the Georgia Department of Community Affairs. Relative to the 2022 Comprehensive Plan, the GA 365 Corridor is even more heavily referenced in the Update for industrial development near the Inland Port.

GDOT ICE Study

It is anticipated that GDOT will require a standard ICE Study in conjunction with a driveway permit to access the site. If this is required, it will be provided to Hall County.

Proposed Uses

Each tract may contain a variety of uses consistent with those allowed in the Light Industrial (I-I) district and/or the Gateway Corridor Overlay District and the Project Dimensional Standards outlined below.

Uses (primary and accessory) that will be specifically included:

- Cold storage warehousing, wholesaling and distribution, including offices
- Automated storage and retrieval systems
- Repackaging and labeling of frozen goods, but no cooking or other reprocessing
- Truck terminal operations
- Tractor trailer parking
- Shipping container storage yard (outdoor – screened)
- Rail dock(s)
- One manager's office/apartment per Tract to support the primary uses
- Guard shack for controlled access

Otherwise permitted uses allowed by right in the Light Industrial (I-I) district that will be specifically excluded include:

- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations
- Automobile repair garages
- Bus stations
- Churches
- Drive-In theaters
- Hotels, motels or tourist courts
- Laboratories
- Junk yards
- Radio and television studios
- Residential subdivisions
- Service stations
- Family day care home
- Group day care home

The following, otherwise allowed Conditional uses of the Gateway Corridor District, are not being requested and are not approved:

- Self-storage warehouse
- Vehicle sales lots, new or used
- Automobile repair and maintenance
- Commercial outdoor recreation
- Car wash

Prohibited Uses in the Gateway Corridor District will also be prohibited within the RL Cold PID. These are:

- Adult establishments
- Junk yards
- Billboard signs

Hours of Operation

Operations may occur on a 24/7 basis.

Project Dimensional Standards

RL Cold PID Development Standards

For reference the 2021 zoning approval was for 331,872 square feet cold storage warehouse facility (including warehouse and office space) with guard shack, loading docks, 110 +/- parking spaces, 161 +/- truck trailer parking spaces (variance) and associated site improvements, subject to zoning conditions on Tract 1 only. At time of initial zoning in 2021 Tract 2 was believed to contain substantial wetlands which were subsequently determined not to be as extensive or limiting as first assumed.

			PID 2024	
			Tract 1	Tract 2
	Comparison District Light Industrial (I-I)	PID 2021	Developed site with building under construction	New facility
Minimum Lot Area	15,000 sf	15,000 sf	15,000 sf	20 acres
Minimum Lot Frontage	100'	500'	500'	500'
Front S/B from SR 365 ROW	50'	50'	50'	50'
Side S/B: I-I and I-II	20' / 30'	20'	50'	20'
Rear S/B: I-I and I-II	20' / 30'	20'	20'	20'
Width of Transitional Buffer to Residential Zoned Property	25-50'	None	N/A	N/A
Maximum Height / # of floors	75' / 3	56' Ave 65' Max	56 ' Ave 65' Max	56' Ave 65' Max
Maximum Floor Area (SF) including expansions		331,872	380,000	240,000
Parking Ratio	Per code	2021 variance	Per 2024 GCOD variance as part of PID	

Uses and Project Timeline

Tract 1 has been cleared and construction of the originally planned building is underway. An expansion of the building on Tract 1 is in design for a total area not to exceed 380,000 SF. Tract 2 will be developed in similar manner and improvements will include a building planned for initial construction that will be built in a single phase not to exceed 240,000 SF of building footprint.

If economic conditions warrant use of either or both Tracts for other than cold storage use, the land, building(s) and related improvements may be used for general warehousing, storage, and distribution of goods, and for tractor trailer parking and shipping container storage. If the site is to be used for short- or long-term storage of shipping containers, the storage use will be neatly organized with high security standards in place. Security fencing with opaque slats would be installed along storage areas which face the perimeter.

North Oconee Reservoir Watershed Protection District

The Property is located within the North Oconee Reservoir Watershed Protection District and within seven (7) miles of the water supply intake. Required perennial stream buffers, where applicable, have been increased in the accompanying site plan per Chapter 17.25.040.A. Consistent with Hall County practice the impervious restriction described in Chapter 17.25.040.C.1 is monitored on the basis of the overall watershed and not for individual sites.

HALL COUNTY
GEORGIA

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
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

August 30, 2021

GA Lula Cornelia Hwy, LLC
201 Riverplace, Suite 400
Greenville, SC 29601

RE: **Application to Rezone**

To Whom It May Concern:

Please be advised that in its Voting Meeting on August 26, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of GA Lula Cornelia Hwy, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Industrial Development (PID) on 79.70± acres located on the north side of Cornelia Highway approximately 4,700 feet from its intersection with Cagle Road, a.k.a. 3835 and 3875 Cornelia Highway, Zoned AR-III and I-I; Tax Parcels 15007 000095A and 000276. Proposed Use: office and warehouse. Commission District 3.

Conditions:

1. Development shall generally occur in conformance with the submitted site plan and narrative.
2. All improvements shall comply with county and state regulations at time of development.
3. The developer shall work with Georgia Department of Transportation to permit driveways on Cornelia Highway.
4. All conditions of zoning shall be made part of any plats of the property.
5. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.
6. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

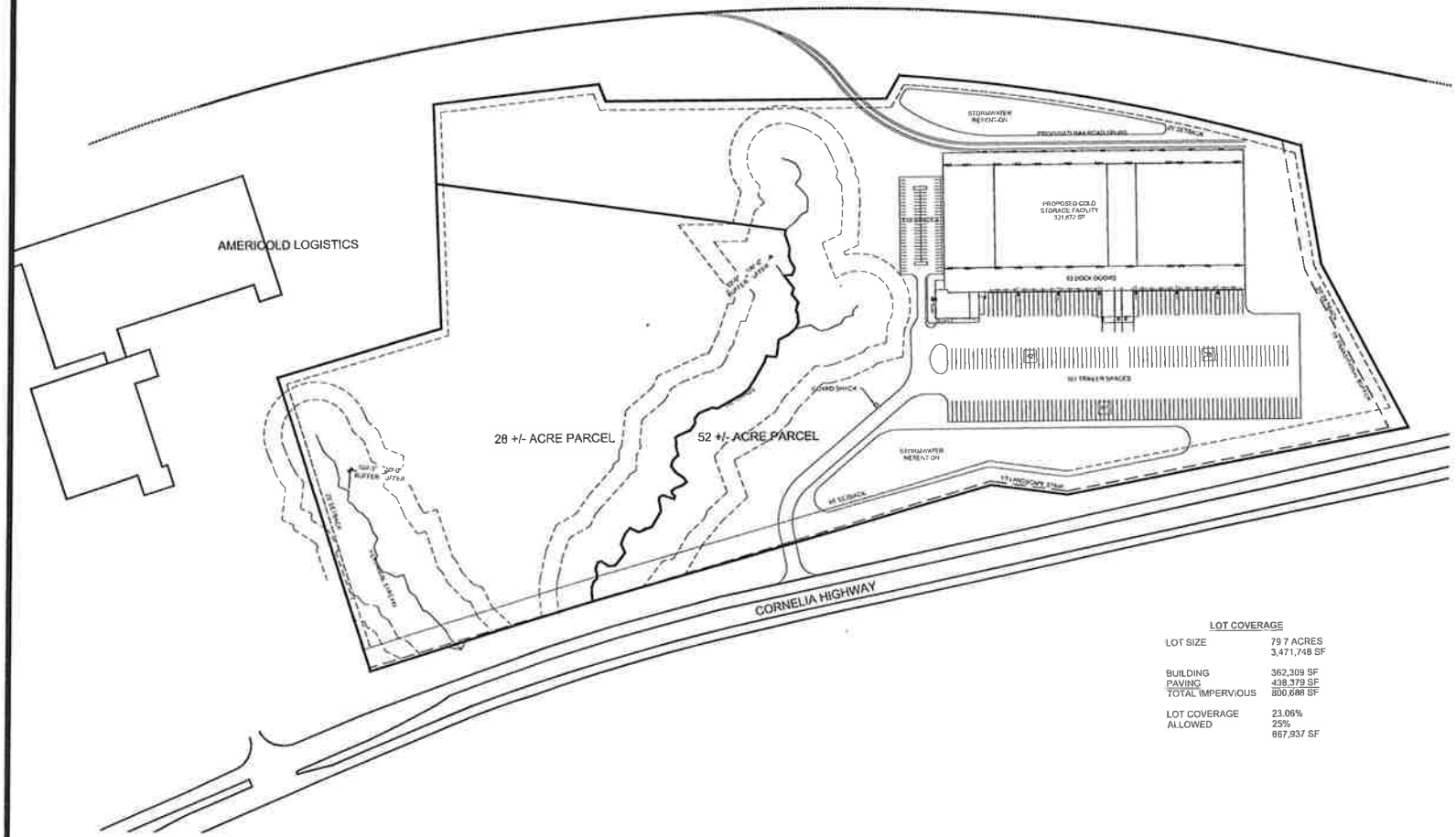
Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Sarah McQuade, Director of Planning & Development

Kathryn M. Zickert
Smith, Gambrell, & Russell, LLP
1230 Peachtree Street, NE, Promenade #3100
Atlanta, GA 30309



0 150' 300'

NOTE
ALL OF PROPERTY IS OUT OF THE FLOOD ZONE.

LOT COVERAGE

LOT SIZE	79.7 ACRES 3,471,748 SF
BUILDING	362,309 SF
PAVING	438,379 SF
TOTAL IMPERVIOUS	800,688 SF
LOT COVERAGE	23.06%
ALLOWED	25% 867,937 SF

A-GA LULA CORNELIA, LLC

SITE INFO

Zoning: PID, AR-III, I-1
Overlay Dist: Gateway
Acreage: SEE PLAN
AHJ: LULA GA
Setbacks Required By Code:
Front 55' Rear 25'
Sides 20'
Buffers Required by Code:
MIN. 5% GREEN LANDSCAPE.
Parking:
90° Aisle Min. 24'
All Space Min. 9' X 18'
Site Min. 1-2 EMP
Parking Provided SEE PLAN
Parking Ratio SEE PLAN
Building Area: SEE PLAN

REALTYLINK, LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
864-242-4008
REALTYLINKDEV.COM

CONCEPTUAL SITE PLAN

A-GA LULA CORNELIA

STARTING WITH AERIAL

DATE 06-03-21
DRAWN BY TSR-WME-EDJ

CSP---5

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, November 12, 2024 3:50 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 12.16.24

Please find Environmental Health comments below:

Item 1, 3835/3875 Cornelia Hwy, Rochester: Connection to public sewer is required as public sewer is available within 200' of the property.

Item 2, 3042 Beards Road, Mooney: Must meet all residential permitting requirements.

Item 3, 4767 E. Reed Road, Henderson: 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 and review of proposed subdivision will be made during the plat review process and not during Zoning application/approval. All proposed property corners/lines must be staked (with lot numbers labeled) at time of plat submittal to Hall County Plat Review Team for review. Additional requirements/revisions may apply after initial review during Plat Review Team review.

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)

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Kaitlyn Elliott (Planning)

From: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Thursday, November 14, 2024 2:42 PM
To: Beth Garmon (CDI: Planning); Kaitlyn Elliott (Planning)
Cc: Chavers, Veronica E
Subject: FW: Tentative Planning Agenda for December 16, 2024

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

See comments from GDOT in red.

NEW BUSINESS

1. **3835 & 3875 Cornelia Highway | Amend conditions of zoning** | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant** **GDOT COORDINATION REQUIRED**

2. **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant** **NO GDOT COORDINATION REQUIRED**

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

Thanks,

Henry Stevens, E.I.T.
GDOT Civil Engineer 2
Georgia Department of Transportation
District 1 Traffic Operations- Gainesville
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.663.1807 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, November 7, 2024 8:33 AM
Subject: Tentative Planning Agenda for December 16, 2024

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 14, 2024

Subject: December 16, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 3835 & 3875 Cornelia Highway | Amend conditions of zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** No comment
c. **Utilities:** All sanitary sewer adjustments shall be approved by Hall County Public Works.

2. 3042 Beards Road | Rezone | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant**

a. **Engineering:** No comments
b. **Traffic:** Driveway will need to meet Hall County driveway regulations
Due to horizontal cures in the area, applicant should verify required sight distance can be at proposed driveway location.

c. **Utilities**: Buford sanitary sewer district

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   a. **Engineering:** No comment
   b. **Traffic:** An access easement for the existing access to Platt Park across lot 5 to be provided to Hall county
   Driveways will need to meet Hall County driveway regulations
   Recommend a shared driveway for proposed lots 4 $ 5 so as to not interfere with access to Plat Park
   Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways
   c. **Utilities**: Hall County Sewer district
   No Sewer service infrastructure nearby.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, November 15, 2024 3:59 PM
To: Beth Garmon (CDI: Planning)
Cc: Kaitlyn Elliott (Planning)
Subject: Fire Comments

Monday, December 16, 2024 Hall County Planning Commission Meeting.

1. **3835 & 3875 Cornelia Highway | Amend conditions of zoning** | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant**

   The development shall meet Fire code with relation to the International Fire Code, Georgia State Modifications, and applicable NFPA Standards.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: ROCHESTER I DCCM
REQUEST: AMEND SITE PLAN AND
EXPAND USES OF PID
PUBLIC HEARINGS WILL BE HELD ON:
Date: DEC 16, 2024
Time: 5:15 PM
&
Date: JAN 23, 2025
Time: 6:00 PM
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 NOV 07, 2024 AND NO LATER THAN NOV 17, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOV 17, 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, WILLIAM E. SCHMID (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** NOVEMBER 13, 2024 (Date) **for** 3835/3875 CONNELLY HWY (Name application filed as).

Signature _____ (The original document is required)

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 2/2025

SUBJECT: **4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BG
Recommendation:

Approve, with conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.
3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.
7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.

Purpose of Request:

4767 E Reed Road | Rezone | from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, 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
Updated Site Plan
Site Plan
Maps
Deed
Renderings
Soil Study
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photo

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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: David Gibbs, 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: January 6, 2025

Subject: **4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision | Cameron Henderson, applicant**

The request before you is from Cameron Henderson to rezone property from Agricultural Residential IV (AR-IV) to Residential I (R-I) for a 5-lot residential subdivision. This item is located within Commission District 1.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions,** as the proposed rezoning is consistent with the "Suburban Neighborhood Medium Density" future land use designation within the Comprehensive Plan

There were **no comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.

3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: “Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.
7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Cameron Henderson

Request ..... Rezone | from Agricultural Residential 1 (AR-1) to Residential I (R-1)

Proposed Use ..... 5-lot residential subdivision

Size ..... 4.07± acres

Zoning ..... Current: Agricultural Residential 1 (AR-1) | Proposed: Residential 1 (R-1)

Location ..... **4767 E Reed Road** | Tax Parcel 15029 00100

Commission District ..... One

Planning Commission Date ..... December 16, 2024

Staff Recommendation ..... **Approval, with conditions**, as the proposed rezoning is consistent with the "Suburban Neighborhood Medium Density" future land use designation within the Comprehensive Plan

Record Number..... HZON24-0041

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 August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.
3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
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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."

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.
7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.

Excerpts from the minutes of the December 16, 2024 meeting

Applicant's Presentation:

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

Steven Gilliam, 340 Jesse Jewel Parkway, Suite 300, Gainesville, presented the request. The applicant is requesting to (A) rezone a 4.07± acre tract from Agricultural Residential 1 (AR-1, 3.2), to Residential 1 (R-1, 4.3). Concurrent to this request, the applicant is requesting the approval of a (B) Special Use for a 5-lot residential subdivision. The development is proposed at a density of 1.23 units per acre. The property is currently developed with a single-family residence constructed in 1960.

Public Forum:

Carla Henderson, 5125 Ponderosa Farm Road, Gainesville, spoke in opposition. Concerns were the condition of the E Reed Road and how it would be further impacted by traffic as it currently is not large enough for two lanes.

Juan Rodriguez, 4761 E Reed Road, Gainesville, spoke in opposition. Concerns raised were the increased traffic and the current road conditions. Relating to his property, he raised concerns regarding privacy, stormwater draining from the subdivided property, and how access to his driveway would be impacted.

Mike Henderson, 5125 Ponderosa Farm Road, Gainesville, spoke in opposition on behalf of Susan Fekkers (5003 Strickland Road). Concerns raised were the density of the development, which he stated is in contrast to the surrounding area. He also raised concerns regarding the condition of E Reed Road.

Planning Commission Comments:

Mr. Braswell mentioned the unrecorded easement on the plat to the applicant. The applicant stated they were aware of this. Mr. Braswell asked the applicant if they are in favor of this easement remaining for Platt Park as well as Mr. Rodriguez's property. The applicant confirmed that they were in agreement. The applicant followed up on the concerns about the road's condition by highlighting staff condition #3, which requires the development access to be approved by Hall County Engineering. The applicant also addresses concerns about the development's density stating the proposed density is 1.23 units per acre while up to 2.5 units per acre is allowed in the requested zoning district. The applicant stated they would also follow all guidelines set forth for the Land Disturbance Permit. The Planning Commission discussed with Beth Garmon, Director of Planning and Zoning, about creating additional conditions to limit the number of driveways for the development and any potential improvements by the developer to E Reed Road.

(A)
Motion: ***A motion to approve, with conditions was made by Gina Pilcher and seconded by Johnny Varner. Vote: 3-0 (Hunt and Sosebee absent)***

(B)
Motion: ***A motion to approve, with conditions was made by Johnny Varner and seconded by Gina Pilcher. Vote: 3-0 (Hunt and Sosebee absent)***

(A) and (B)
Conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.
3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and

pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.
7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.

(A) & (B) 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 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.

3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.

4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

6. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to (A) rezone a 4.07± acre tract from Agricultural Residential 1 (AR-1, 3.2), to Residential 1 (R-1, 4.3). Concurrent to this request, the applicant is requesting the approval of (B) a Special Use for a 5-lot residential subdivision. The development is proposed at a density of 1.23 units per acre. The property is currently developed with a single-family residence constructed in 1960.

Per the submitted narrative, the applicant is requesting to split the parcel into five (5) single-family residential lots. The applicant has submitted renderings that show a mixture of one and two-story residences with two-car garages and an optional third garage. Facades of the homes will be a combination of masonry, fiber cement siding, or shake siding. The proposed lots comply with the minimum lot area and frontage requirements for Residential 1 (R-1) as outlined in Table 4.3.1 of the Unified Development Code.

Additionally, the northern corner of Lot 5 shows an asphalt driveway accessing Platt Park, a neighborhood park managed by Hall County Parks & Leisure Services. A sign for Platt Park is also located within the boundaries of the subject property, depicted on the site plan near the right-of-way in the northern corner of Lot 5. The submitted narrative states that an easement shall be granted to Hall County for both the ingress/egress and the sign.

The individual lots will be served by onsite septic systems. Water service will be provided by the City of Gainesville, as confirmed in a letter dated October 30, 2024.

No variances have been requested or identified as part of this request; therefore, any deficiencies identified as part of the plan will be required to comply with the respective zoning districts of the parcels.

The proposed site plan and narrative submitted reflects the desired layout of Lots 1 through 5 as follows:

Residential 1 (R-1, 4.3) standards	Required	Proposed

Minimum Lot Area	35,000 square feet	Lot 1: 35,873 sq ft Lot 2: 35,928 sq ft Lot 3: 36,655 sq ft Lot 4: 35,087 sq ft Lot 5: 35,163 sq ft
Minimum Lot Frontage	Local Road: 50 feet	Lot 1: 95.12 ft Lot 2: 100 ft Lot 3: 100.03 ft Lot 4: 100.1 ft Lot 5: 133.02 ft
Minimum Lot Width at Building Line	75 feet	Not provided
Front Yard Setback	30 feet from property line	65 feet from centerline of road OR 40 feet from property line. Whichever is greater.
Side Yard Setback	10 feet from property line	10 feet from property line
Rear Yard Setback	20 feet from property line	20 feet from property line

Based on the future land-use plan, staff finds the request *is consistent* with the Hall County Comprehensive Plan and future land use designation of Suburban Neighborhood, Medium-Density. The intent of this land use category is to support medium-density, single-family housing (attached or detached). These developments should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Depending on the character area and what zoning districts they allow, residential densities can be up to 2.5 dwellings per acre. The development has an overall proposed density of 1.23 units per acre.

Zoning Analysis – Rezone and Conditional Use

When considering a zoning amendment to the zoning maps, the Planning Commission must 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 must be considered:

(A) Rezone from Agricultural Residential 1 (AR-1) to Residential 1 (R-1)

(B) Special Use approval for a 5-lot residential subdivision

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Residential 1 zoning district and Special Use for a 5-lot residential subdivision is consistent with the use, development, and zoning of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning and special use of a 5-lot residential subdivision does not adversely affect the existing use or usability of adjacent residential properties.**

c) 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; however, the applicant cannot rezone and subdivide the property without approval by the Board of Commissioners.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning and special use is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property will be served by an onsite septic system. A water availability letter was provided by the City of Gainesville.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Suburban Neighborhood, Medium-Density land use designation. This land use designation envisions a maximum density of 2.5 dwellings per acre or up to 8 units per acre. In some cases, maximum density may be up to the discretion of the Board of Commissioners. The proposed development has a proposed density of 1.23 units per acre.**

f) 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.**

g) 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.**

h) 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.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The site is currently developed with a single-family residence established in 1960.**

j) 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; **No existing or changing conditions have been identified that affect the use or development of**

the property which give supporting grounds for either approval or disapproval of the zoning proposal.

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district.**

l) 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.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **While other sites may be available in the county, the subdivision of property within the Residential 1 (R-1) zoning district requires Board of Commissioner approval.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning and a special use to subdivide the property into a 5-lot residential subdivision could not be handled alternatively as a variance.**

p) 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.**

q) 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

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec. 11.2. to cover administrative and advertising costs, in the Planning and Zoning 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.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission shall include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **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 11.2.6.E.2.

b. 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 as defined in 7.6.9.D.1, 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 must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated November 12, 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 and review of proposed subdivision will be made during the plat review process and not during Zoning application/approval. All proposed property corners/lines must be staked (with lot numbers labeled) at time of plat submittal to Hall County Plat Review Team for review. Additional requirements/revisions may apply after initial review during Plat Review Team review."

Hall County Fire Marshal
In an email dated November 8, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, 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 14, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:

An access easement for the existing access to Platt Park across lot 5 to be provided to Hall County.
Driveways will need to meet Hall County driveway regulations
Recommend a shared driveway for proposed lots 4 and 5 so as to not interfere with access to Platt Park
Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways.

Utilities:
Hall County Sewer District.
No Sewer Service infrastructure nearby.

Georgia Department of Transportation
In an email dated November 14, 2024, Henry Stevens, GDOT Civil Engineer II, stated that GDOT coordination is not required.

Docusign Envelope ID: 6035B136-C10E-4D35-AD8C-5F6F0D745F86

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)

Cameron Henderson
554 West Main Street Suite 700
Buford, GA 30518
Phone 678-978-6782
Email Address cameron@atlaslanddev.com

Property Owner (Name & Mailing Address)

James Harold Henderson and Jerry Phillip Henderson
8575 Old Federal Road
Ball Ground, GA 30107
Phone
Email Address

Proposed Use 5 Single-Family Residential Lots

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

Requested Action

Existing Zoning: AR-IV
Rezone to: R-1
Fee:$ 300.00
Receipt #:
Check #:

Tax Parcel Number 15029 000100
Acreage 4.1 Acres
Location Address 4767 E Reed Road, Gainesville, GA 30507

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

Sign Signed by: 39D232E8C5D8432... Date: 10/18/2024

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
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HALL COUNTY
GEORGIA
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Harold B. Henderson, Executor for Hayne Lanier Henderson Estate

Address _____

_____

Phone Number 229-560-5020

Name of applicant(s) Cameron Henderson

Address 554 West Main Street Suite 700

Buford, GA 30518

Phone Number 678-978-6782

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) Harold B. Henderson

Personally appeared before me Harold B. Henderson

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

Caitlan Little
Notary Public

10-10-24
Date

Caitlan Little
NOTARY PUBLIC
Brooks County, Georgia
My Commission Expires 11/25/2025

PLANNING AND DEVELOPMENT DEPARTMENT
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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) James Harold Henderson and Jerry Phillip Henderson

Address 8575 Old Federal Road

Ball Ground, GA 30107

Phone Number

Name of applicant(s) Cameron Henderson

Address 554 West Main Street Suite 700

Buford, GA 30518

Phone Number 678-978-6782

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)

Jerry Phillip Henderson

Personally appeared before me

Jerry Phillip Henderson

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

Notary Public

JOHNNIE CAMP
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 15, 2025

10/4/2024
Date

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

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 10/23/24

Applicant's/Owner's Name (Printed): Cameron Henderson

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jerry Phillip Henderson **Date:** 10/4/24

Applicant's/Owner's Name (Printed): Jerry Phillip Henderson

PLANNING AND DEVELOPMENT DEPARTMENT
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Harold B. Henderson **Date:** 10/10/24

Applicant's/Owner's Name (Printed): Harold B. Henderson, Executor for Hayne Lanier Henderson Estate

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

4767 E Reed Road – 4.103 Acres

RECEIVED
OCT 18 2024
Planning & Zoning Department

LOCATION – 4767 E Reed Road
Gainesville, GA 30507

APPLICANT – Cameron Henderson, Developer

CURRENT ZONING – AR-IV

PROPOSED ZONING – R-1 and a Conditional Use for a 5 Lot Subdivision

ACRES – 4.103 Acres

SUMMARY

The accompanying Application seeks a Rezoning from AR-IV to R-1 for 4.103 acres of property located at 4767 E Reed Road, Gainesville, GA 30507 and a Conditional Use for a 5 Lot Subdivision. The proposed use is consistent with the Hall County Comprehensive Plan for residential use for this location, which is residential and agricultural.

SITE DESCRIPTION

The overall tract is 4.103 acres ("Tract") with 40ft of right-of-way along E Reed Road, and access from E Reed Road and Strickland Road. The applicant's intent is to have the Tract subdivided into five residential lots for single family homes, each with a minimum lot area of 35,000 SF under R-1 zoning.

ADJACENCIES & ACCESS

The lots are surrounded by agricultural residential zonings, with AR-IV and E. Lee Road to the North, AR-IV and R-1 (Post Zoning) to the East, AR-IV to the South, and AR-IV and R-1 (Post Zoning) to the West.

An asphalt driveway and sign are located in the northeast corner of proposed Lot 5 leading to Platt Park, a Hall County, Georgia Park. A recorded written easement for the asphalt road shall be required for entrance access from applicant or its predecessor to Hall County, Georgia from E Reed Road to Platt Park, said road to be maintained by Hall County. A recorded written easement shall also be required for the sign from applicant or its predecessor to Hall County, Georgia, said sign to be maintained by Hall County.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

PROJECT DIMENSIONAL STANDARDS

Parcel Size	4.103 acres
Density	
Proposed Number of Lots	5
Water and Sewer Provider	City of Gainesville Water: Septic Tank
Minimum Lot Area	35,000 SF
Minimum Lot Frontage	50ft at Building Line
Maximum Building Height	35ft
Minimum Rear Setback	20ft
Minimum Front Setback	65ft from centerline or 40ft from property line (whichever is greater)
Minimum Side Setback	10ft

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

SITE UTILITIES

Water will be provided by the City of Gainesville. Septic tanks will be used for on-site sewage systems. Attached is a copy of the Level III Soils Report, showing that the soils are suitable for installation of on-site systems with proper system design, installation, and maintenance.

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 R-1 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 R-1 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 Rezoning to R-1 and a Conditional Use for a 5 Lot Subdivision for single family residences from the existing AR-IV zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

CONTACT

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501
770-536-3381
sgilliam@sgwmfirm.com

APPLICANT

Cameron Henderson
Georgia South Development, LLC
390 Brogdon Road
Suwanee, GA 30024
678-978-6782
cameron@atlaslanddev.com

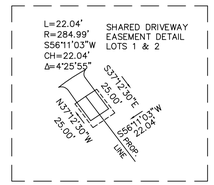
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

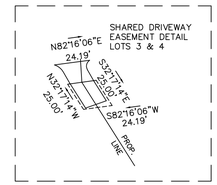
IPF	=	IRON PIN FOUND	HW	=	HEADWALL
IPS	=	1/2" REBAR PIN SET	DI	=	DROP INLET
LL	=	LAND LOT	PP	=	POWER/UTILITY POLE
LLL	=	LAND LOT LINE	FH	=	FIRE HYDRANT
P	=	PROPERTY LINE	IE	=	INVERT ELEVATION
C	=	CENTERLINE	FFE	=	FINISHED FLOOR ELEVATION
BL	=	BUILDING LINE	BOC	=	BACK OF CURB
R/W	=	RIGHT-OF-WAY	EP	=	EDGE OF PAVEMENT
SSE	=	SANITARY SEWER EASEMENT	—S—	=	SANITARY SEWER LINE/PIPE
DE	=	DRAINAGE EASEMENT	====	=	STORM SEWER LINE/PIPE
MH	=	MANHOLE	-x-x-x-	=	FENCE LINE
CB	=	CATCH BASIN	+ + + + +	=	FLOOD HAZARD ZONE LINE
JB	=	JUNCTION BOX	N/F	=	NOW OR FORMERLY

L=22.04'
R=284.99'
S56°11'03"W
CH=22.04'
Δ=4°25'55"

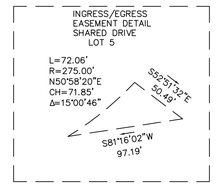
SHARED DRIVEWAY EASEMENT DETAIL
LOTS 1 & 2



SHARED DRIVEWAY EASEMENT DETAIL
LOTS 3 & 4



INGRESS/EGRESS EASEMENT DETAIL
SHARED DRIVE
LOT 5



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.40	N27°25'08"W
L2	34.25	S70°11'46"W
L3	35.72	N44°12'02"E
L4	70.58	N82°16'06"E
L5	49.91	N82°16'06"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	59.32	284.99	S50°13'07"W	59.21
C2	100.29	284.99	S66°15'47"W	99.77
C3	29.47	284.99	S79°18'23"W	29.45
C4	50.44	275.00	N77°00'49"E	50.37
C5	135.80	275.00	N57°36'45"E	134.42

REFERENCES

1) DEED BOOK 8865, PAGE 647.
2) DEED BOOK 9014, PAGE 445.
3) PLAT BOOK 879, PAGE 85.
4) PLAT BOOK 881, PAGE 131.
OTHER'S AS DENOTED ON PLAT.

ZONING R-1

-MINIMUM LOT AREA: 35,000 S.F.
-MINIMUM LOT FRONTAGE: 50 FEET
-MINIMUM LOT WIDTH: 75 FEET AT BUILDING LINE
-MAXIMUM BUILDING HEIGHT: 35 FEET
-MINIMUM REAR SETBACK: 20 FEET
-MINIMUM FRONT SETBACK: 30 FEET FROM PROPERTY LINE
-MINIMUM SIDE SETBACK: 10 FEET

OWNER / DEVELOPER:

ATLAS DEVELOPMENT, LLC
218 S. HILL STREET
BUFORD, GA 30518
PHONE: (678) 978-6782
CONTACT: CAMERON HENDERSON
EMAIL: CAMERON@ATLASLANDDEV.COM

HALL COUNTY ENGINEERING NOTES:

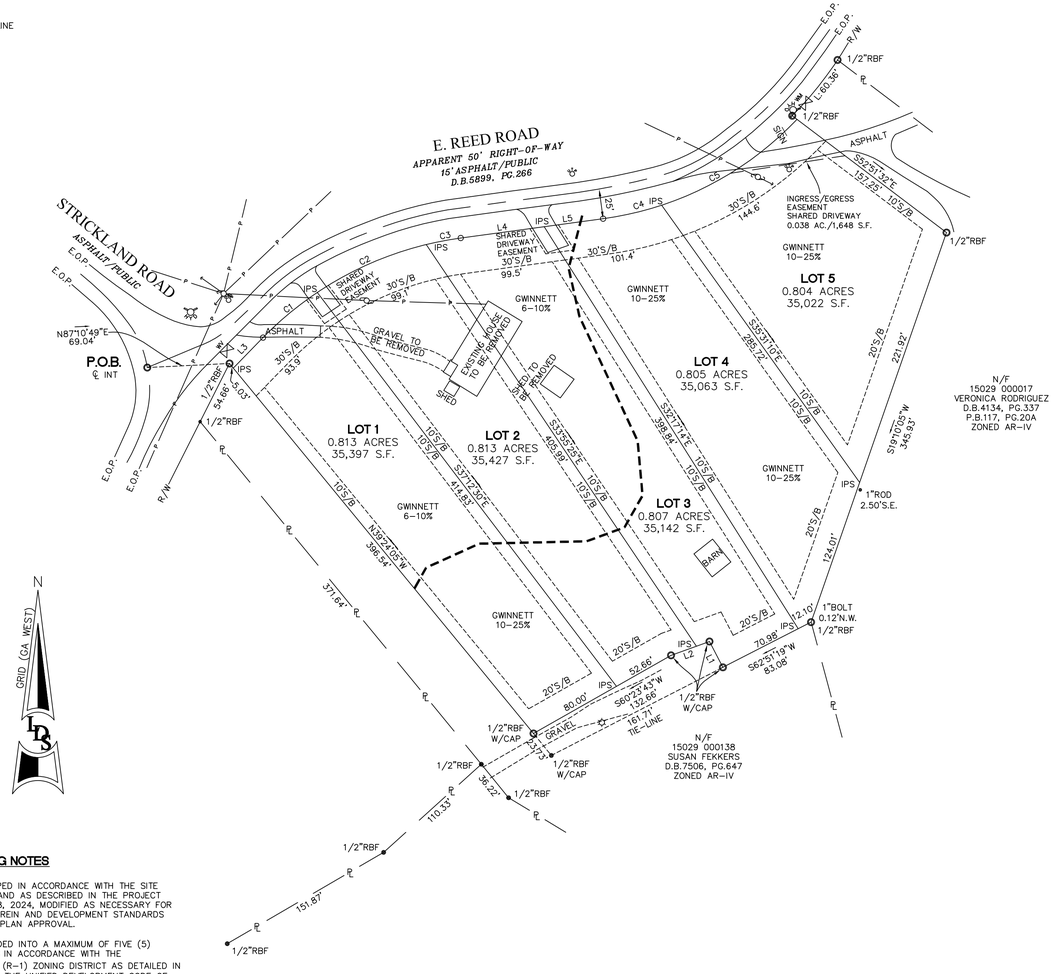
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
- THIS PROPERTY IS/(IS NOT) LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13139C0312G, HALL COUNTY, GEORGIA, DATED DECEMBER 1, 2022.
- THIS PROPERTY IS/(IS NOT) LOCATED IN THE HALL COUNTY FUTURE 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.

GENERAL NOTES:

1) ZONING: R-1
2) LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
3) WATER PROVIDED BY MEANS OF CITY OF GAINESVILLE.
4) LOTS WILL BE SERVED BY ONSITE INDIVIDUAL SEPTIC SYSTEMS.
5) HALL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. HALL COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
6) IRON PINS SHALL BE SET ON ALL LOT CORNERS (1/2" REBAR WITH ORANGE CAP).
7) "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 OPERATIONS 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".
8) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
9) SITE ELEVATIONS BASED ON NAVD 88 OBTAINED BY MEANS OF LOCAL GPS NETWORK.
10) ZONING INFORMATION TAKEN FROM HALL COUNTY ZONING MAPS.
11) LOTS 4 & 5 SHALL ACCESS E. REED ROAD BY SHARED DRIVEWAY EASEMENT.

NOTES:

- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
- ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE
- ALL LOTS MEET HALL COUNTY BOARD OF HEALTH LOT SIZE RESOLUTION REQUIREMENTS. NUMBER OF BEDROOMS PERMITTED WILL BE BASED ON THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA FOR EACH LOT
- MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIALS, AND WHEN SETTING UP BURN PITS.
- MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE SYSTEM.
- SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.
- "NO PERMIT APPLICATIONS WILL BE ACCEPTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR ANY LOT WITHOUT A SITE PLAN ON A 1 INCH TO 40 FEET OR LESS SCALE SHOWING HOUSE LOCATION, DRIVEWAY(S), DECK/PORCHES, OTHER AMENITIES, PRIMARY AND SECONDARY ABSORPTION TRENCHES WITH LENGTHS OF EACH TRENCH NOTED, SOIL BOUNDARIES AND LABELS, SURFACE WATER AND SPRING SETBACKS, EASEMENTS, TOPOGRAPHY, AND PROPOSED GRADING."


E. REED ROAD
APPARENT 50' RIGHT-OF-WAY
15' ASPHALT/PUBLIC
D.B.5899, PG.266
STRICKLAND ROAD
ASPHALT/PUBLIC
N87°10'49"E
69.04'
P.O.B.
℄ INT
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"ROD
2.50'S.E.
1"BOLT
0.12'N.W.
1/2"RBF
IPS
E.O.P.
R/W
ASPHALT
GRAVEL
SHED TO BE REMOVED
EXISTING HOUSE TO BE REMOVED
SHED
BARN
GRAVEL TO BE REMOVED
SHARED DRIVEWAY EASEMENT
INGRESS/EGRESS EASEMENT
SHARED DRIVEWAY
0.038 AC./1,648 S.F.
LOT 1
0.813 ACRES
35,397 S.F.
LOT 2
0.813 ACRES
35,427 S.F.
LOT 3
0.807 ACRES
35,142 S.F.
LOT 4
0.805 ACRES
35,063 S.F.
LOT 5
0.804 ACRES
35,022 S.F.
GWINNETT
6-10%
GWINNETT
10-25%
30'S/B
99.5'
30'S/B
93.9'
30'S/B
101.4'
30'S/B
144.6'
20'S/B
221.92'
20'S/B
124.01'
105'/B
105'/B
105'/B

LEGEND

IPF	=	IRON PIN FOUND
IPS	=	1/2" REBAR PIN SET
LL	=	LAND LOT
LLL	=	LAND LOT LINE
PL	=	PROPERTY LINE
℄	=	CENTERLINE
BL	=	BUILDING LINE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
FFE	=	FINISHED FLOOR ELEVATION
BOC	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
—S—	=	SANITARY SEWER LINE/PIPE
═══	=	STORM SEWER LINE/PIPE
-X-X-X-	=	FENCE LINE
° ° ° ° °	=	FLOOD HAZARD ZONE LINE
N/F	=	NOW OR FORMERLY
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13139C0312G DATED DECEMBER 1, 2022. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

4.103 ACRES

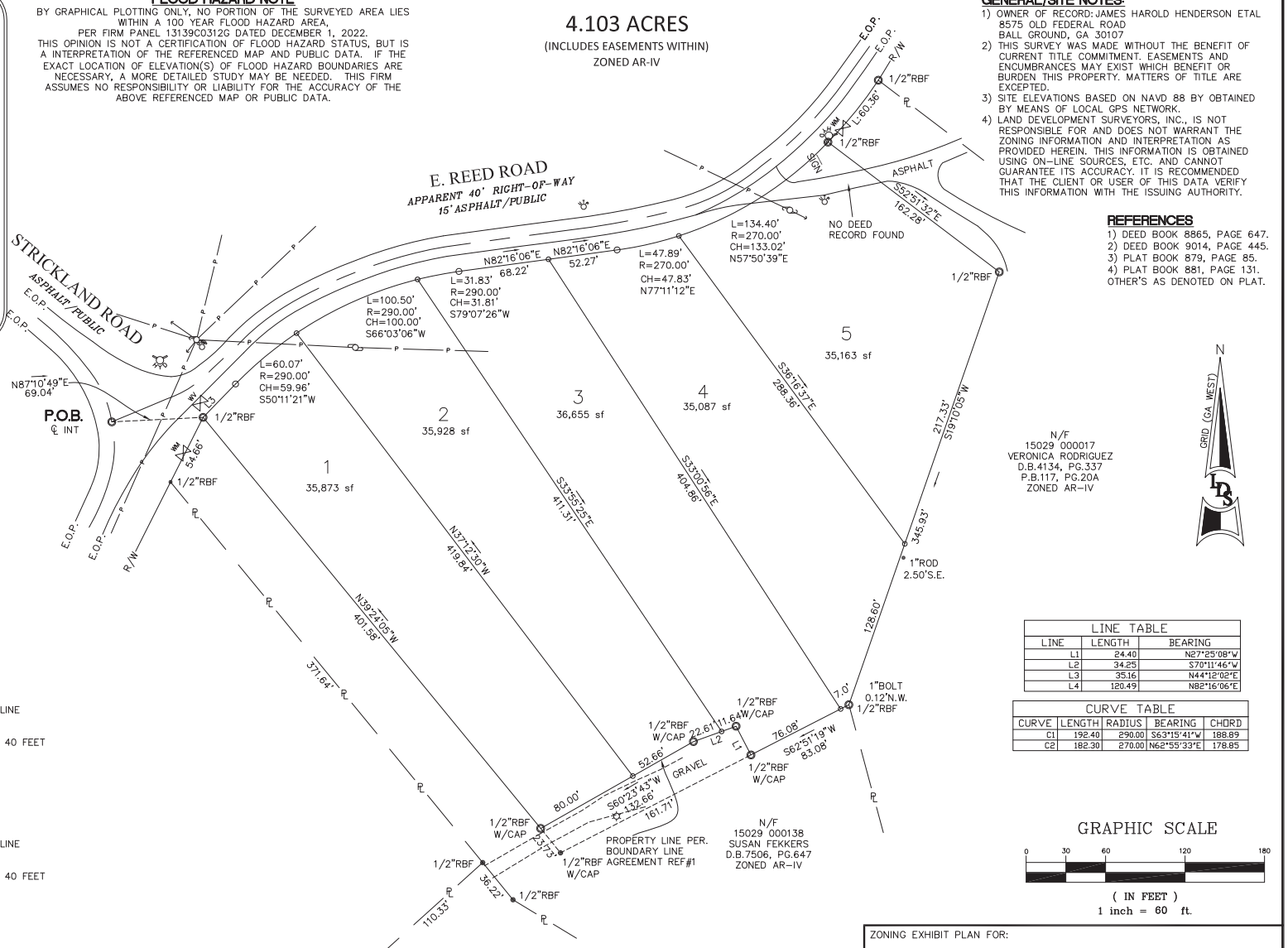
(INCLUDES EASEMENTS WITHIN)
ZONED AR-IV

GENERAL/SITE NOTES:

1) OWNER OF RECORD: JAMES HAROLD HENDERSON ETAL 8575 OLD FEDERAL ROAD BALL GROUND, GA 30107
2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
4) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

REFERENCES

1) DEED BOOK 8865, PAGE 647.
2) DEED BOOK 9014, PAGE 445.
3) PLAT BOOK 879, PAGE 85.
4) PLAT BOOK 881, PAGE 131.
OTHER'S AS DENOTED ON PLAT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.40	N27°25'08"W
L2	34.25	S70°11'46"W
L3	35.16	N44°12'02"E
L4	120.49	N82°16'06"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	192.40	290.00	S63°15'41"W	188.89
C2	182.30	270.00	N62°55'33"E	178.85

CURRENT ZONING AR-IV

- MINIMUM LOT AREA: 43,560 S.F.
- MINIMUM LOT FRONTAGE: 50 FEET AT BUILDING LINE
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM REAR SETBACK: 25 FEET
- MINIMUM FRONT SETBACK: 65 FEET FROM ℄ OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
- MINIMUM SIDE SETBACK: 15 FEET

PROPOSED ZONING R-1

- MINIMUM LOT AREA: 35,000 S.F.
- MINIMUM LOT FRONTAGE: 50 FEET AT BUILDING LINE
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM REAR SETBACK: 20 FEET
- MINIMUM FRONT SETBACK: 65 FEET FROM ℄ OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
- MINIMUM SIDE SETBACK: 10 FEET

GRAPHIC SCALE

0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND EGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/12/24.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 316,333 FEET, AND CONTAINS A TOTAL OF 4.103 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

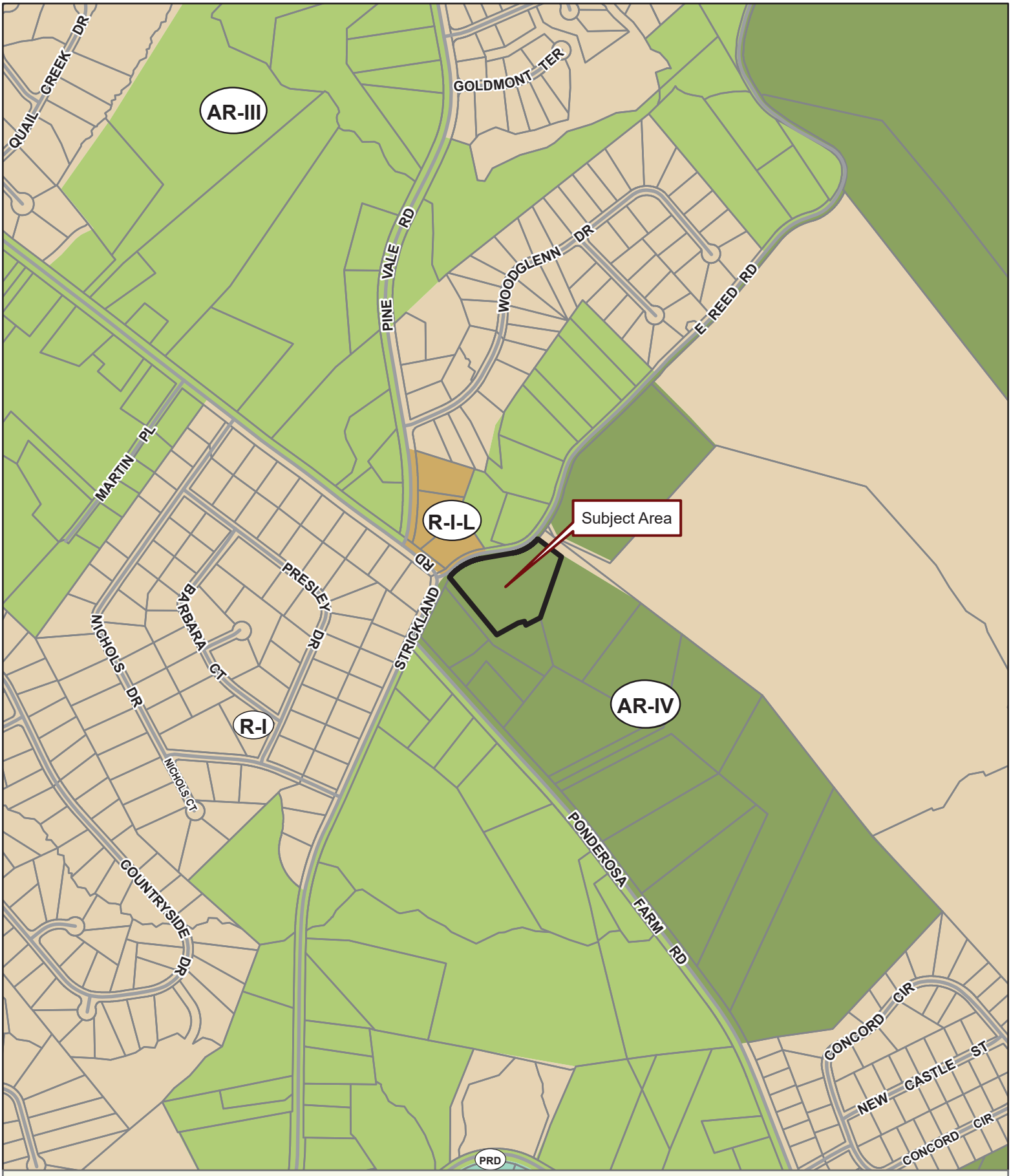
ZONING EXHIBIT PLAN FOR:

ATLAS LAND DEVELOPMENT

PARENT PARCEL 15029 000100 4767 E REED RD

LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA. 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832

Date: 8/12/24	Land Lot:	G.M.D.385	District: MORGAN
County: HALL COUNTY, GA		Scale: 1"=60'	Sheet No.
Field By: K,J	Drawn By: MSF	Checked By: LJJ	
Job Number: 24175	File Number: 24175.DWG		



Applicant: CAMERON HENDERSON
Tax Parcel #: 15029 000100
Location: 4767 E REED ROAD, GAINESVILLE, GA 30507
Commission District 1 **PC Mtg. Date: 12/16/2024**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: CAMERON HENDERSON
Tax Parcel #: 15029 000100
Location: 4767 E REED ROAD, GAINESVILLE, GA 30507
Commission District 1 **PC Mtg. Date: 12/16/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: CAMERON HENDERSON
Tax Parcel #: 15029 000100
Location: 4767 E REED ROAD, GAINESVILLE, GA 30507
Commission District 1 **PC Mtg. Date: 12/16/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

file-SMF

FILED & RECORDED 12/14/2021 4:05 PM
DEED BOOK 9014 PAGES 445 - 446
FILING FEES: $25.00
PT61: 069-2021-012534 TRANSFER TAX: $42.00
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

EXECUTOR'S DEED

THIS INDENTURE is made as of the 14th day of December, ~~2020~~ 2021, between **MICHAEL FORRESTER a/k/a MIKE FORRESTER, Executor of the Estate of Heyward J. Henderson** (hereinafter referred to as the "Deceased"), late of Hall County, Georgia (hereinafter referred to as "Grantor") and **JAMES HAROLD HENDERSON and JERRY PHILLIP HENDERSON** (hereinafter collectively referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the will of the Deceased, it having been duly probated and recorded in the Court of Probate of Hall County, Georgia), for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

Property described on Exhibit "A", attached hereto and incorporated herein by reference.

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 Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

The Grantor is selling the property conveyed herein to pay the debts of the estate, and there are no other assets in the estate to pay the debts of the estate.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Martha Smith
Unofficial Witness

Sandra K. Jones
Notary Public
Commission Expiration Date:
(NOTARIAL SEAL)

SANDRA K. JONES NOTARY PUBLIC COMMISSION EXPIRES July 10, 2023 HALL COUNTY, GA

Michael Forrester (Seal)
MICHAEL FORRESTER a/k/a MIKE FORRESTER, Executor of the Estate of Heyward J. Henderson

979380-1
93500

EXHIBIT "A"

All that tract or parcel of land lying and being in G.M.D. 385, Morgan District, Hall County, Georgia, containing 4.10 acres as shown on a survey for Estate of Heyward J. Henderson and Hayne L. Henderson, dated October 11, 2021, prepared by W. Shane Floyd, Georgia Registered Land Surveyor,recorded in Plat Book 881, page 131 of the Hall County, Georgia Plat Records the property being more particularly described as follows:

Begin at a 1/2" rebar found on the southern right of way of E. Reed Road (40' right of way), said rebar located South 89°52'23" East 69.89 feet from the centerline intersection of E. Reed Road and Strickland Road (80' right of way); thence running along the southern right of way of E. Reed Road the following chord bearings and distances: North 44°14'05" East 35.24 feet; a curve having an arc distance of 192.40 feet, a radius of 290.00 feet, being subtended by a chord bearing North 63°14'30" East 188.89 feet; North 82°14'55" East 120.49 feet; a curve having an arc distance of 182.38 feet, a radius of 270.00 feet, being subtended by a chord bearing North 62°53'51" East 178.93 feet to a ½" rebar found; thence leaving said right of way South 52°45'49" East 162.23 feet to a ½" rebar found; thence South 19°09'08" West 345.73 feet to a ½" rebar found; thence South 62°49'06" West 83.24 feet to an iron pin set; thence North 27°10' 54" West 24.48 feet to an iron pin set; thence South 70°08'31" West 34.25 feet to an iron pin set; thence South 60°25'38" West 132.76 feet to an iron pin set; thence North 39°24'16" West 401.33 feet to the point of beginning.

978933-1
93500

THE PRESTON

(Nunnally Farm Rd.)

ELEVATION A

ELEVATION B

ELEVATION C

BUILDING CODE ANALYSIS

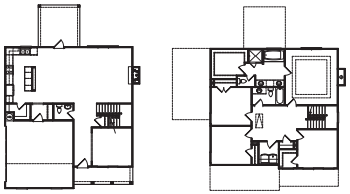
USE GROUP:	SINGLE FAMILY DWELLING
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	2 STORY MAXIMUM HGT. 35 FT.
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.
GARAGE/ HOUSE CEILING/ HOUSE ASSEMBLY:	1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF; NON-SLEEPING = 40 PSF
	DECKS = 40 PSF
	DEAD LOAD = 10 PSF
	BASIC WIND SPEED = 80 MPH
	STAIR LOAD = 40 PSF
	ROOF LIVE LOAD = 20 PSF
	LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)
ATTIC VENTILATION: (EXAMPLE)	2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D
	RIDGE VENT = 39 LF. X Ø85 FREE AREA/LF = 3.31 SF. PROVIDED
	SOFFIT VENT = 54 LF. X Ø45 FREE AREA/LF = 2.43 SF. PROVIDED

NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

DRAWING INDEX

C0.0	COVER SHEET
A1.1	ELEVATION 'A'
A1.1.1	ELEVATION 'A' W/ 3RD CAR GARAGE OPT.
A1.2	ELEVATION 'B'
A1.2.1	ELEVATION 'B' W/ 3RD CAR GARAGE OPT.
A1.3	ELEVATION 'C'
A1.3.1	ELEVATION 'C' W/ 3RD CAR GARAGE OPT.
A2.1	SIDES & REAR ELEVATIONS
A2.2	LEFT SIDE & REAR ELEV. W/ 3RD CAR GARAGE OPT.
A3.1	SLAB PLAN
A3.2	SLAB PLAN W/ 3RD CAR GARAGE OPT.
A4.1	MAIN FLOOR PLAN
A4.2	MAIN FLOOR PLAN W/ 3RD CAR GARAGE OPT.
A5.1	UPPER FLOOR PLAN
A6.1	ROOF PLANS
A7.1	ELECTRICAL PLAN

FOOTPRINT



AREA CALCULATION

48' x 53'
37' x 41'

SQUARE FOOTAGE:	
MAIN LEVEL	1,819
OPT. BONUS ROOM	1,209
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

Upton HOMEBUILDERS
390 BROGDON RD.,
SUWANEE, GA. 30024

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PREMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTRESTS WITHOUT FIRST OBTAINING SAID WRITTEN PREMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR A R C H I T E C T .

SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

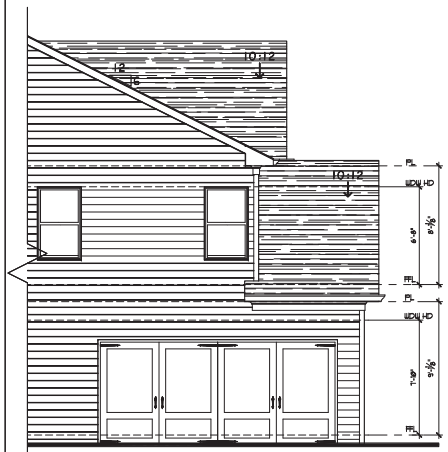
THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

COVER SHEET

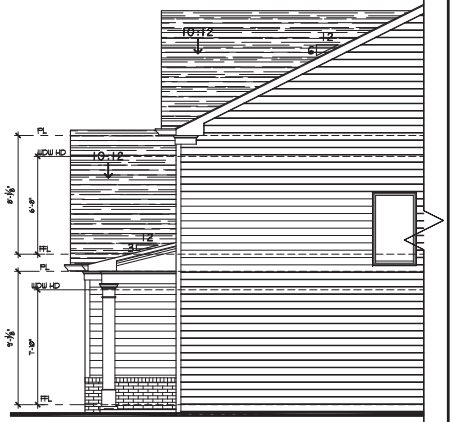
APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
C0.0
SHEET: XX OF: XX

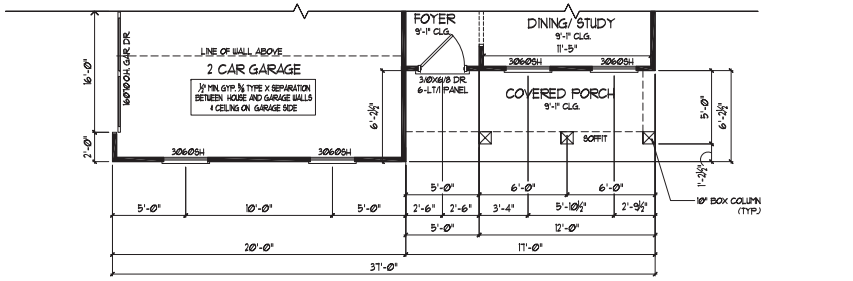


4 A1.1 Left Side Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'

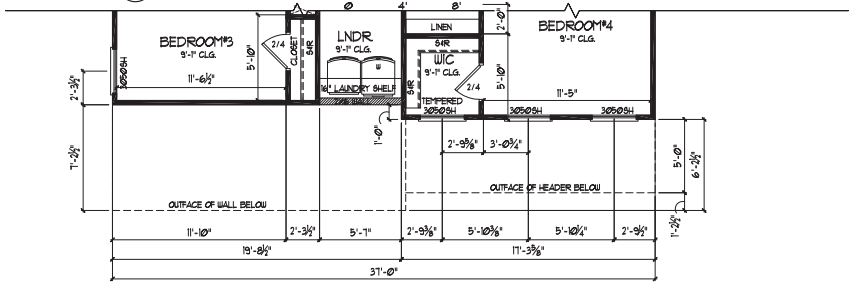
1 A1.1 Front Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'



5 A1.1 Right Side Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A1.1 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A1.1 2nd Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'

Clayton HOMEBUILDERS
390 BROGDON RD.,
SUWANEE, GA. 30024

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PREMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTRESTS WITHOUT FIRST OBTAINING SAID WRITTEN PREMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR ARCHITECT.

SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

THE PRESTON

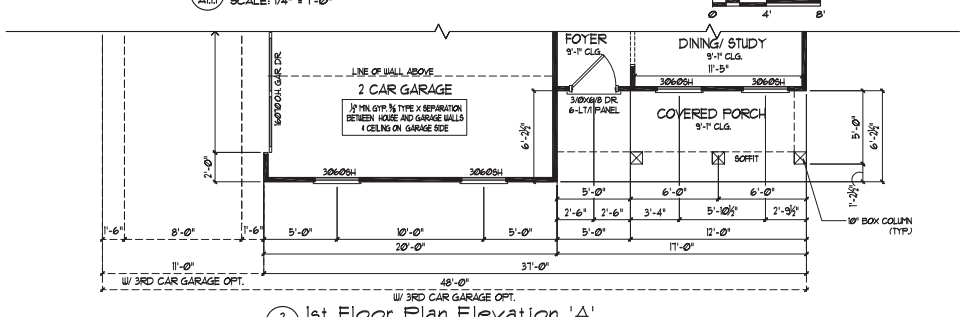
JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

FRONT ELEVATION 'A'

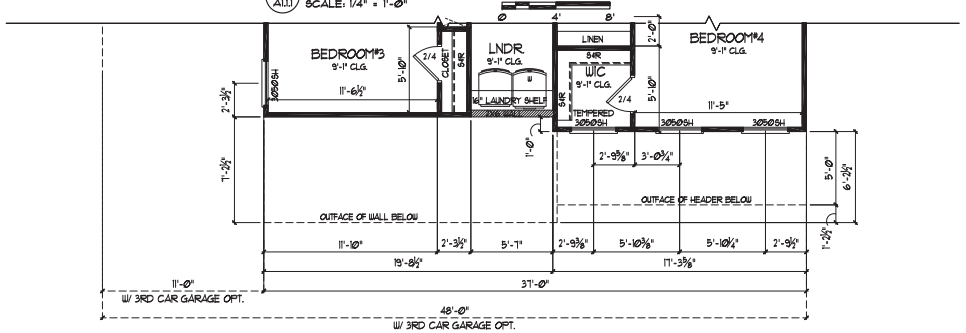
APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.1
SHEET: XX OF: XX

1 A1.1.1 Front Elevation 'A' w/ 3rd Car Garage Opt.-Front entry
SCALE: 1/4" = 1'-0"



2 A1.1.1 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-Ø"



3 A1.1.1 2nd Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-Ø"

Ciptan HOMEBUILDERS
390 BROGDON RD.,
SUWANEE, GA. 30024

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PREMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTRESTS WITHOUT FIRST OBTAINING SAID WRITTEN PREMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR ARCHITECT.

SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

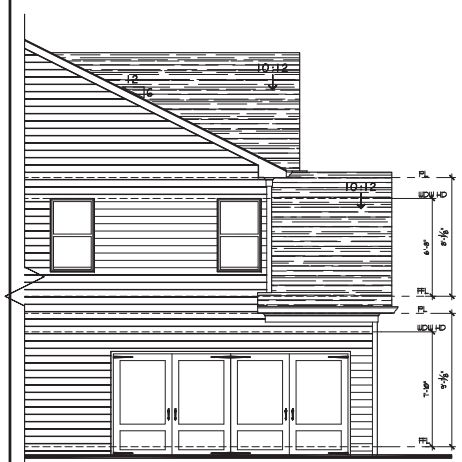
THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

FRONT ELEVATION 'A'
W/ 3RD CAR GARAGE OPT.

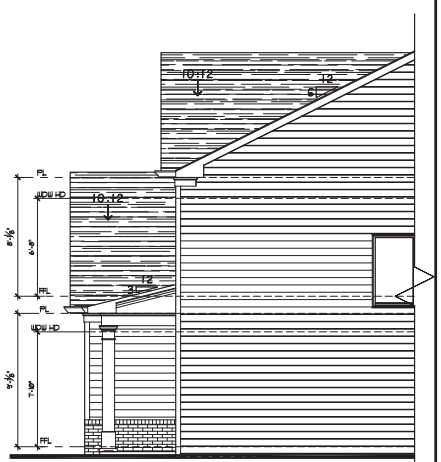
APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.1.1
SHEET: XX OF: XX

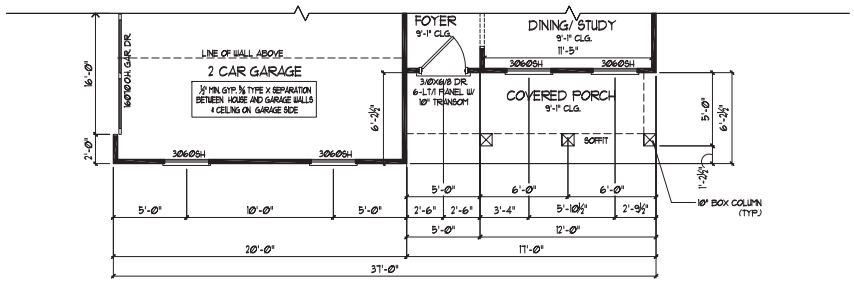


4 A1.2 Left Side Elevation 'B'
SCALE: 1/4" = 1'-0"

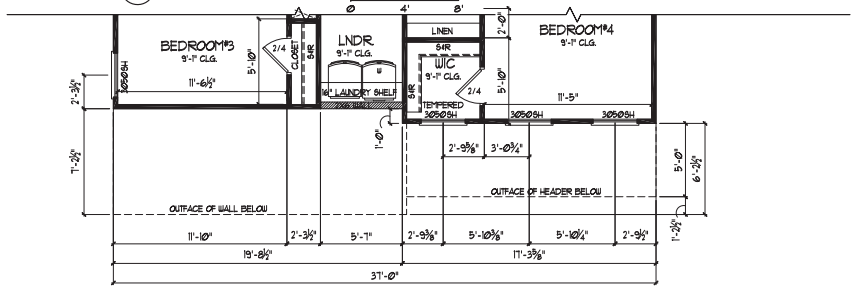
1 A1.2 Front Elevation 'B'
SCALE: 1/4" = 1'-0"



5 A1.2 Right Side Elevation 'B'
SCALE: 1/4" = 1'-0"



2 A1.2 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"



3 A1.2 2nd Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

THE PRESTON

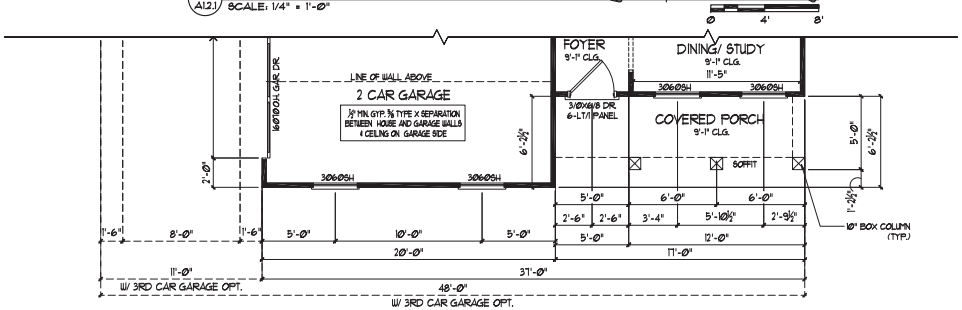
JOB NO. NA DRAWN GC
DATE 2/10/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

FRONT ELEVATION 'B'

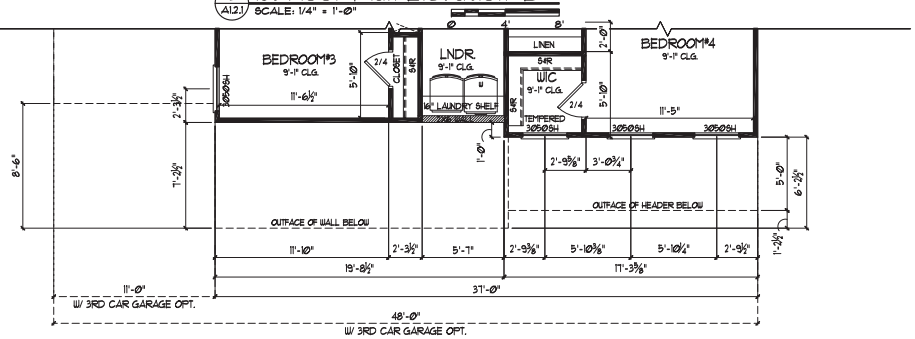
APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.2
SHEET: XX OF: XX

1 A1.2.1 Front Elevation 'B' w/ 3rd Car Garage Opt.-Front entry
SCALE: 1/4" = 1'-0"



2 A1.2.1 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"



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SUB-DIVISION *Nunnally Farm*
LOT #

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THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

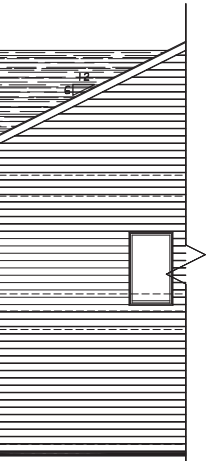
FRONT ELEVATION 'B'
W/ 3RD CAR GARAGE OPT.

APPROVED BY : DAVID BOWEN
DATE:

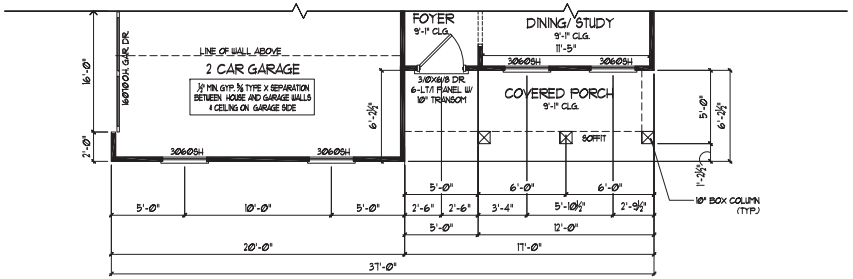
SHEET NO.
A1.2.1
SHEET: XX OF: XX

4 A1.3 Left Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

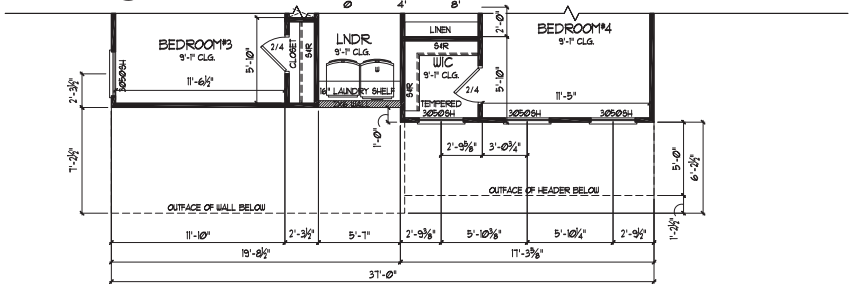
1 A1.3 Front Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



5 A1.3 Right Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A1.3 1st Floor Plan Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A1.3 2nd Floor Plan Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

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SUB-DIVISION *Nunnally Farm*
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JOB NO. NA DRAWN GC
DATE 2/10/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

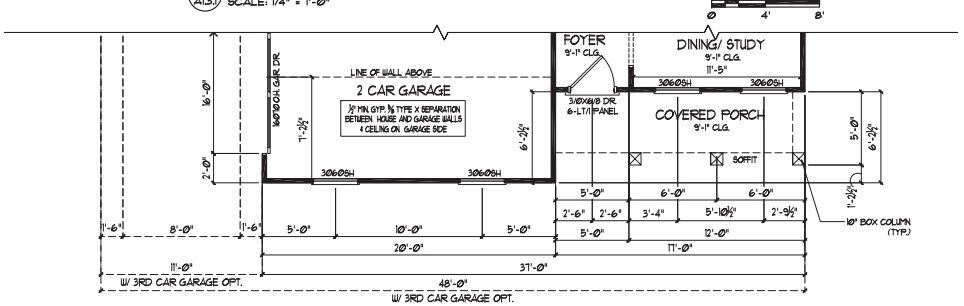
FRONT ELEVATION 'C'

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.3
SHEET: XX OF: XX

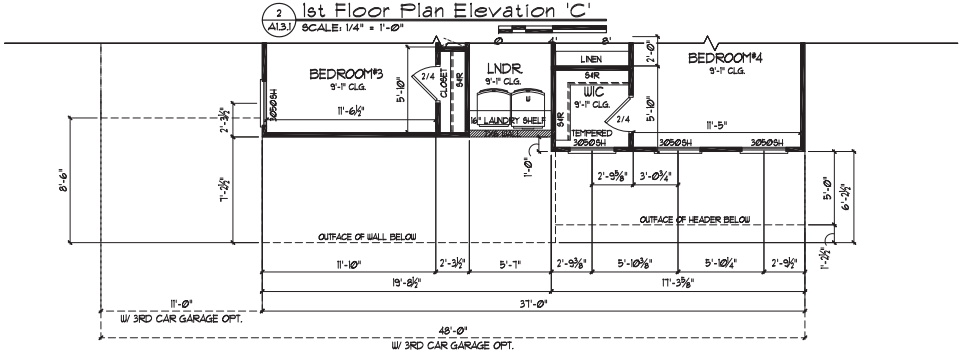
1 A1.3.1 Front Elevation 'C' w/ 3rd Car Garage Opt.-Front entry

SCALE: 1/4" = 1'-0"



2 A1.3.1 1st Floor Plan Elevation 'C'

SCALE: 1/4" = 1'-0"



3 A1.3.1 2nd Floor Plan Elevation 'C'

SCALE: 1/4" = 1'-0"

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SUB-DIVISION *Nunnally Farm*
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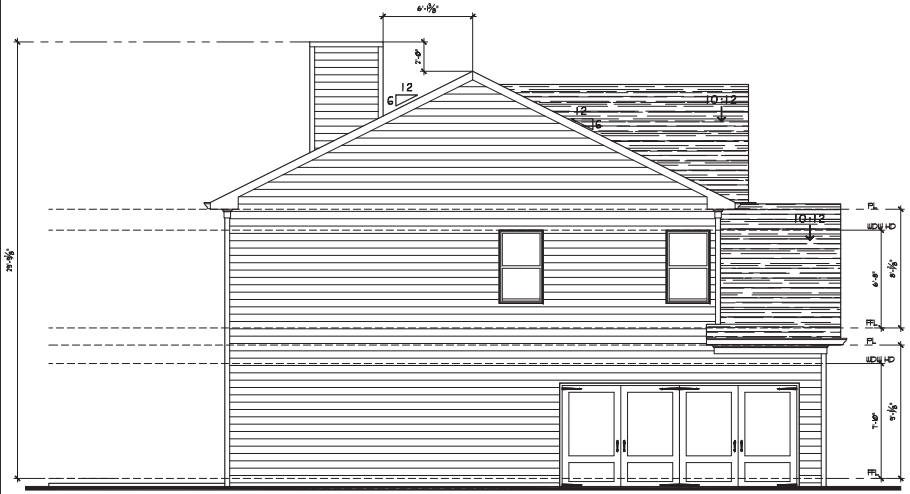
JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

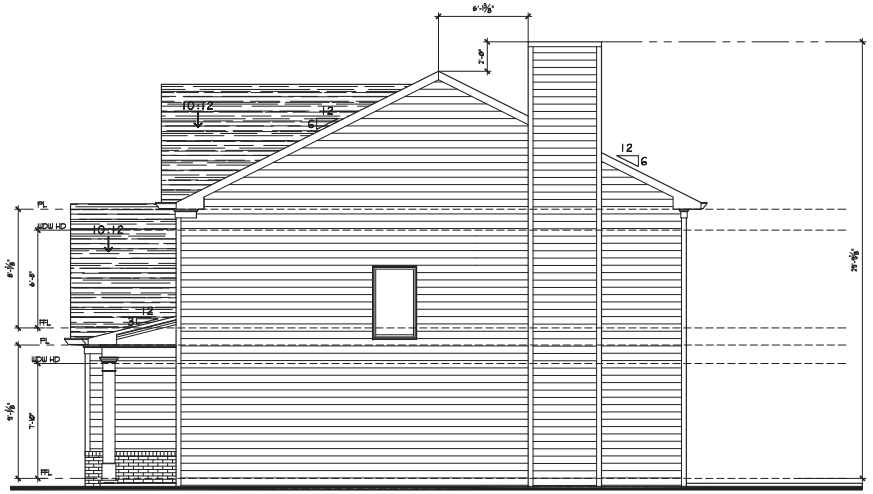
FRONT ELEVATION 'C'
W/ 3RD CAR GARAGE OPT.

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.3.1
SHEET: XX OF: XX



1 A2.1 Left Side Elevation
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A2.1 Right Side Elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

3 A2.1 Rear Elevation - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'

4 A2.2 Rear Elevation w/ Opt. Covered Porch
SCALE: 1/4" = 1'-0"
0 4' 8'

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SUB-DIVISION *Fench Manor*
LOT #

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JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
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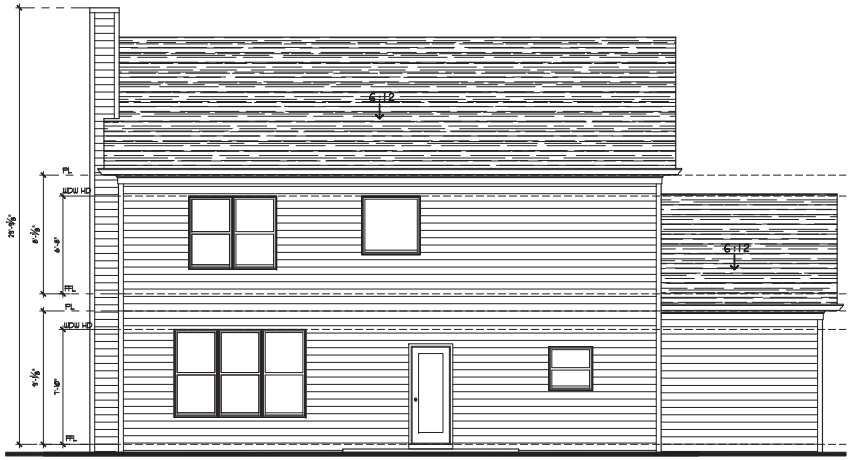
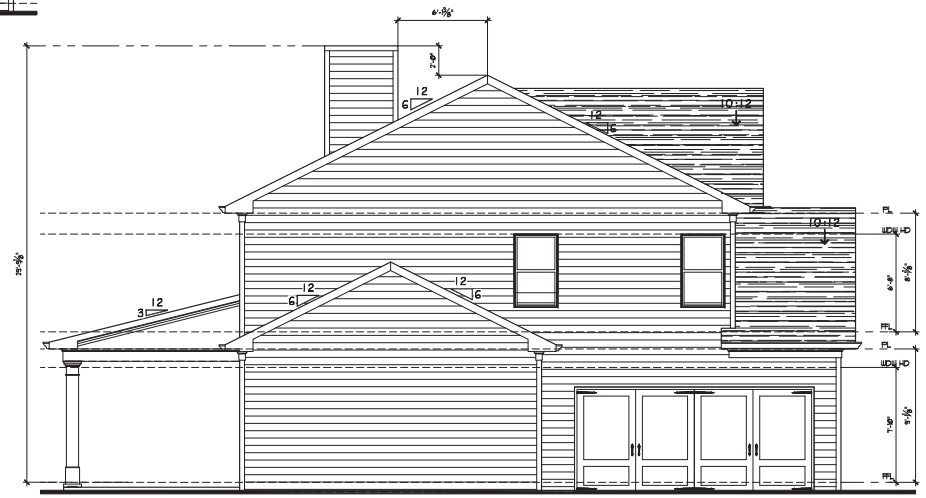
SIDE & REAR ELEVATIONS 'A' & 'B'

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A2.1
SHEET: XX OF: XX



2 A2.2 Rear Elevation w/ 3rd Car Garage Option
SCALE: 1/4" = 1'-0"
0 4' 8'



1 A2.2 Left Side Elevation w/ 3rd Car Garage Option
SCALE: 1/4" = 1'-0"
0 4' 8'

3 A2.3 Rear Elev. w/ 3rd Car Garage & Covered Porch Opt.
SCALE: 1/4" = 1'-0"
0 4' 8'

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SUB-DIVISION *Nunnally Farm*
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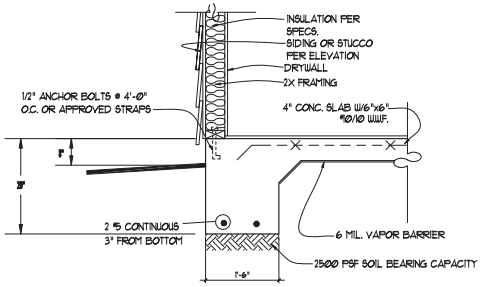
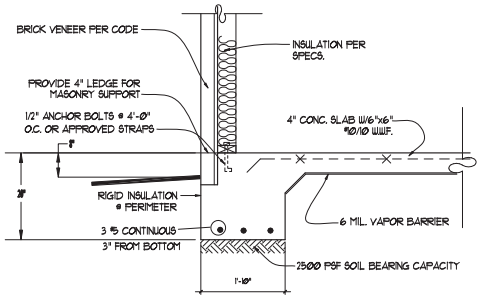
SIDE & REAR ELEVATIONS 'C' & 'D'

APROVED BY : DAVID BOWEN
DATE:

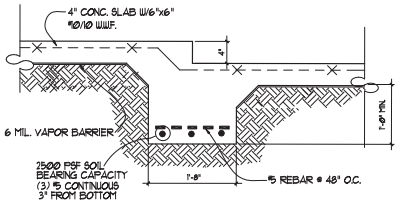
SHEET NO.
A2.2
SHEET: XX OF: XX



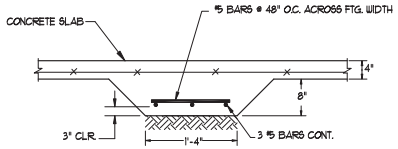
2 A3.1 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



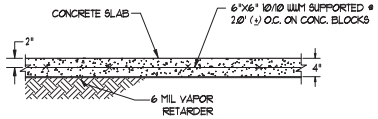
3 A3.1 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



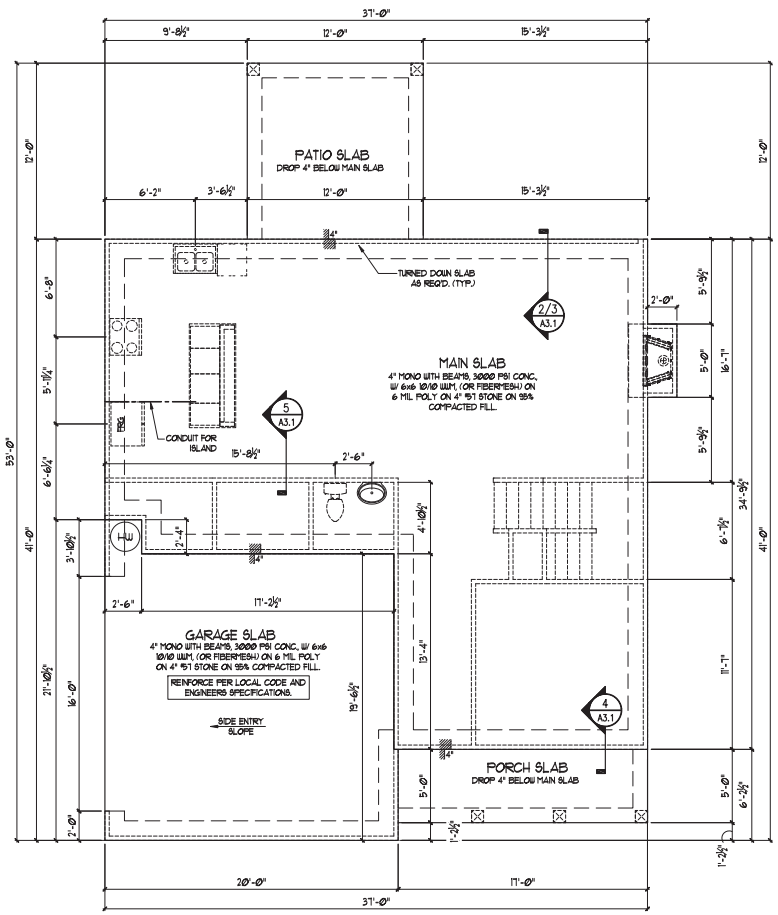
4 A3.1 STEPPED SLAB SECTION
SCALE: NTS



5 A3.1 INTERIOR GRADE BEAM
SCALE: NTS



6 A3.1 TYPICAL SLAB ON GRADE
SCALE: NTS



1 A3.1 Slab Foundation Plan
SCALE: 1/4" = 1'-0"

0 4' 8'

NOTE:
VERIFY W/ FLOOR TRUSS PROVIDER ANY LOCATIONS FOR THICKENED SLABS PRIOR TO PLACEMENT OF CONCRETE SLAB.

VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE.

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

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SUB-DIVISION *Nunnally Farm*
LOT #

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THE PRESTON

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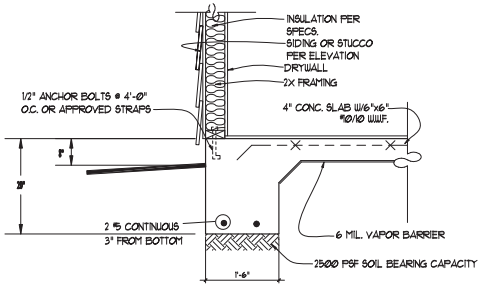
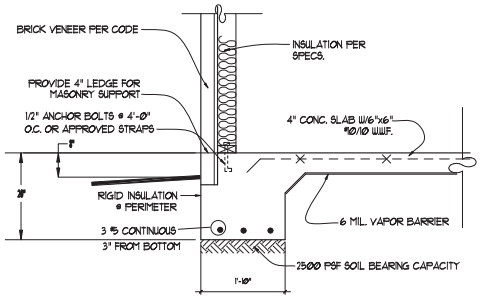
SLAB FOUNDATION PLAN

APROVED BY : DAVID BOWEN
DATE:

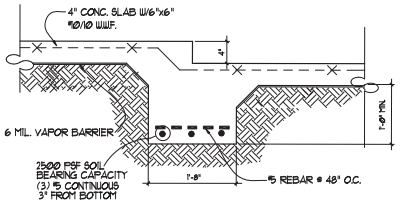
SHEET NO.
A3.1
SHEET: XX OF: XX



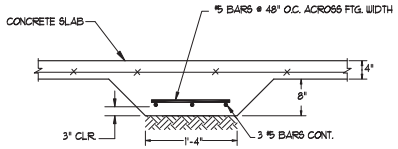
2 A3.1 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



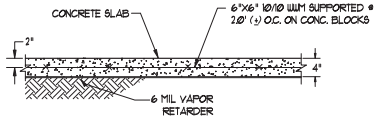
3 A3.1 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



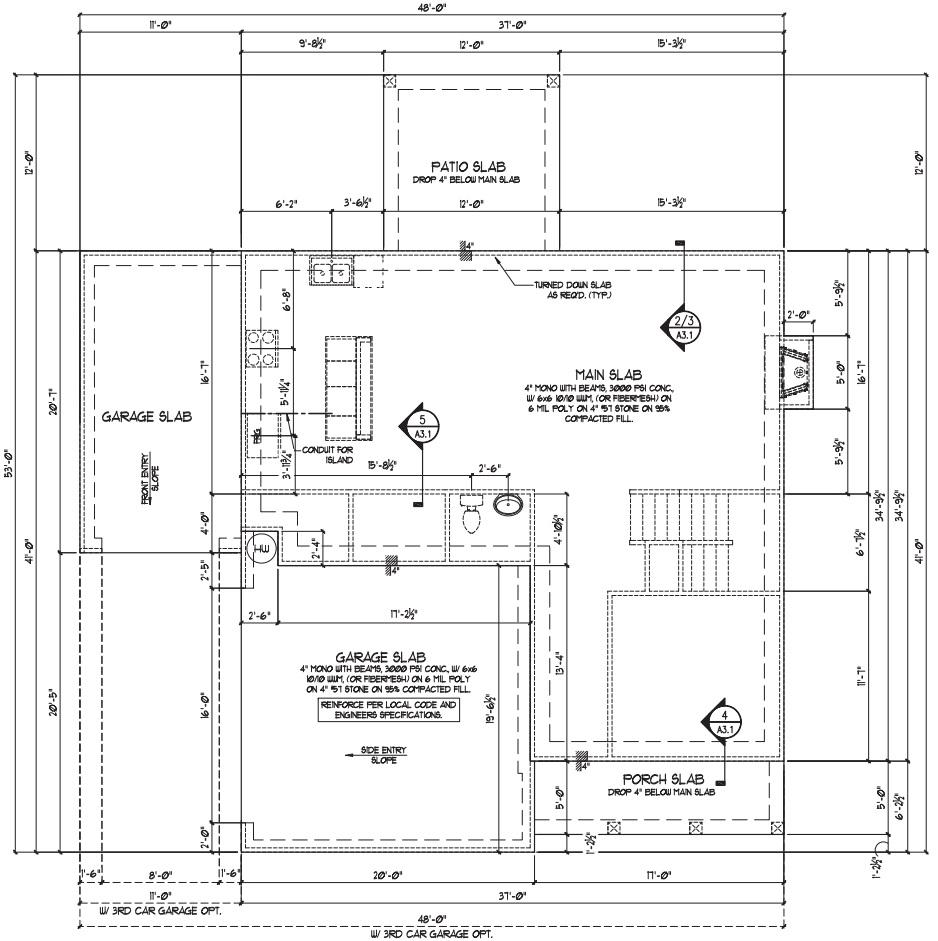
4 A3.1 STEPPED SLAB SECTION
SCALE: NTS



5 A3.1 INTERIOR GRADE BEAM
SCALE: NTS



6 A3.1 TYPICAL SLAB ON GRADE
SCALE: NTS



1 A3.2 Slab Foundation Plan w/ 3rd Car Garage Opt.-Front entry
SCALE: 1/4" = 1'-0"

NOTE: VERIFY W/ FLOOR TRUSS PROVIDER ANY LOCATIONS FOR THICKENED SLABS PRIOR TO PLACEMENT OF CONCRETE SLAB.

VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE.

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

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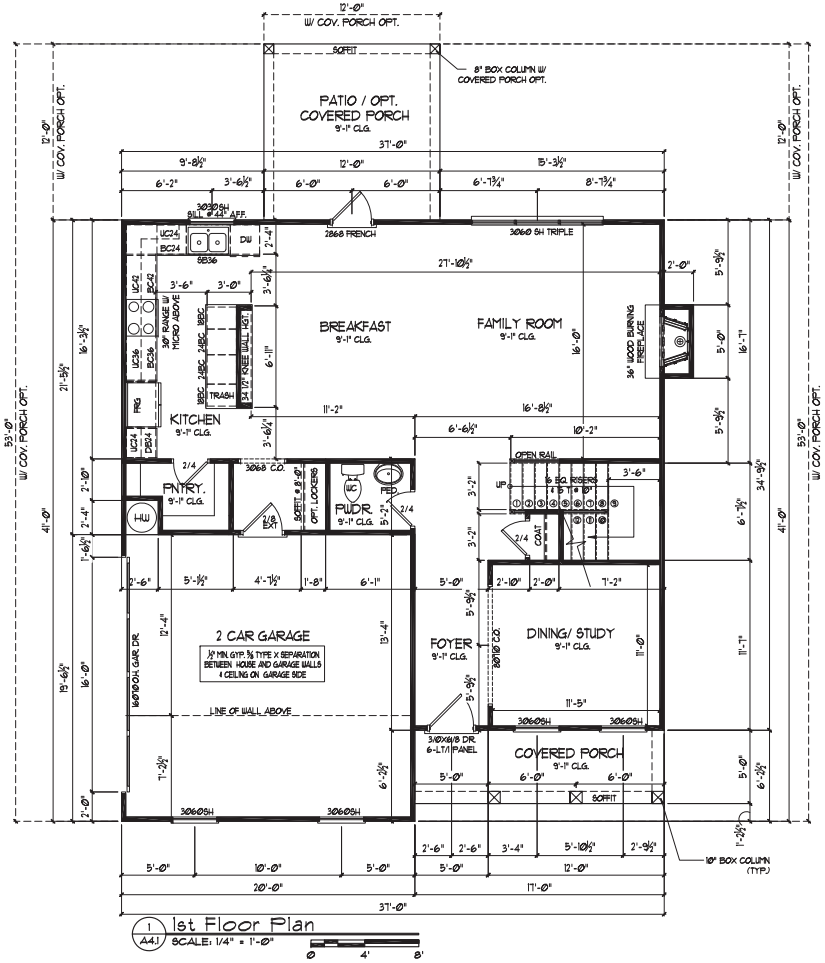
SLAB FOUNDATION PLAN
W/ 3RD CAR GARAGE OPT.

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A3.2
SHEET: XX OF: XX



1 A4.1 1st Floor Plan
SCALE: 1/4" = 1'-0"
0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	1,073
OPT. BONUS ROOM	1,203
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

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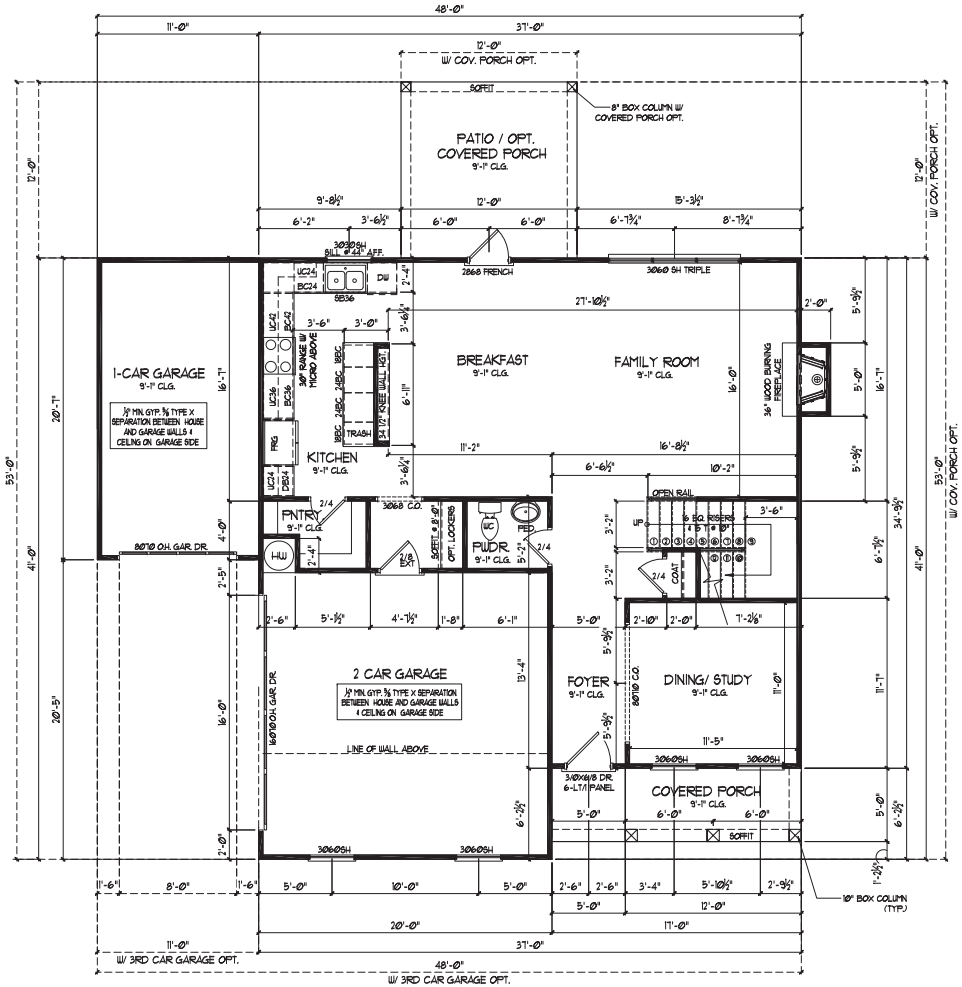
THE PRESTON

JOB NO. NA DRAWN GC
DATE 2/10/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

MAIN FLOOR PLAN

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A4.1
SHEET: XX OF: XX



1 / A4.2 1st Floor Plan w/ 3rd Car Garage Opt.-Front entry

SCALE: 1/4" = 1'-0"

0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	1,073
OPT. BONUS ROOM	1,203
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

Clayton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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THE PRESTON

JOB NO. NA DRAWN GC
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MAIN FLOOR PLAN
W/ 3RD CAR GARAGE OPT.

APPROVED BY : DAVID BOWEN
DATE:

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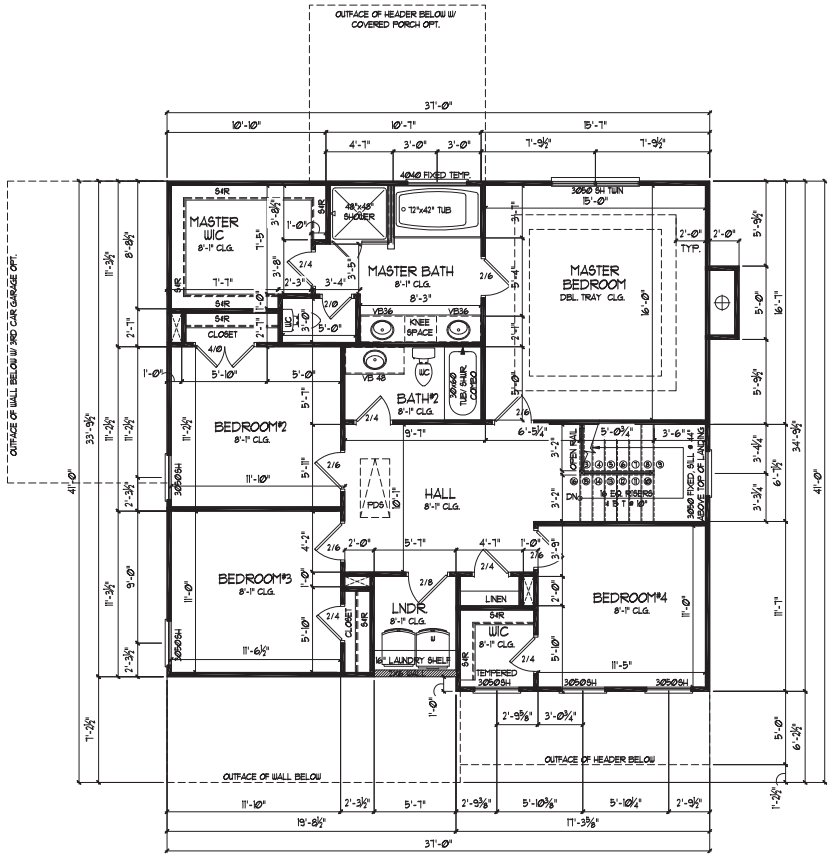
A4.2
SHEET: XX OF: XX



1 A5.1 2nd Floor Plan

SCALE: 1/4" = 1'-0"

0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	1,019
OPT. BONUS ROOM	1,209
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

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UPPER LEVEL FLOOR PLAN

APPROVED BY : DAVID BOWEN
DATE:

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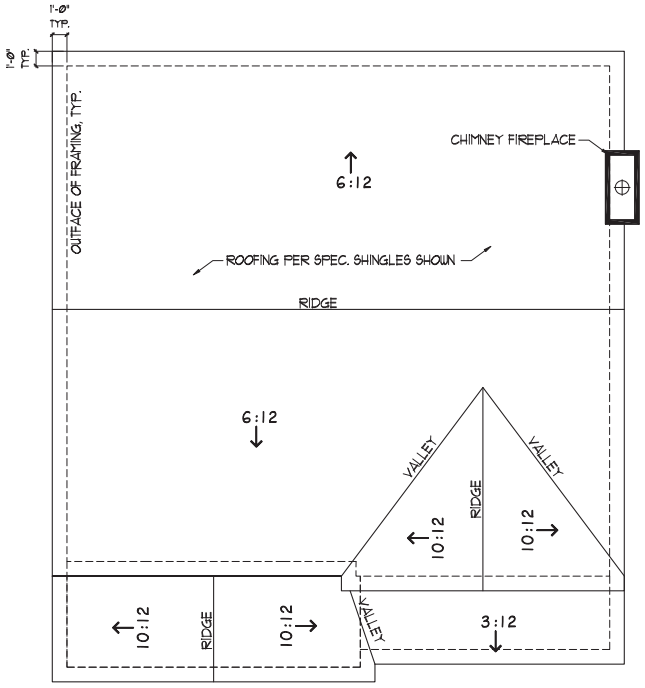
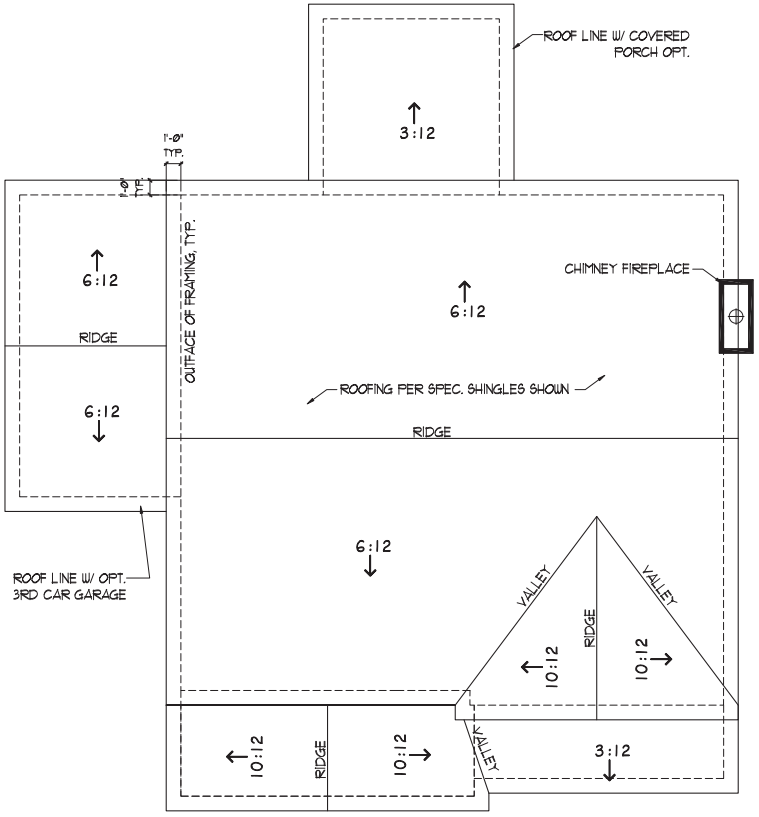


1 A6.1 Roof Plan Elevation
SCALE: 1/4" = 1'-Ø"
Ø 4' 8'



2 A6.1 Roof Plan w/ options
SCALE: 1/4" = 1'-Ø"
Ø 4' 8'

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ROOF PLANS

APROVED BY : DAVID BOWEN
DATE:

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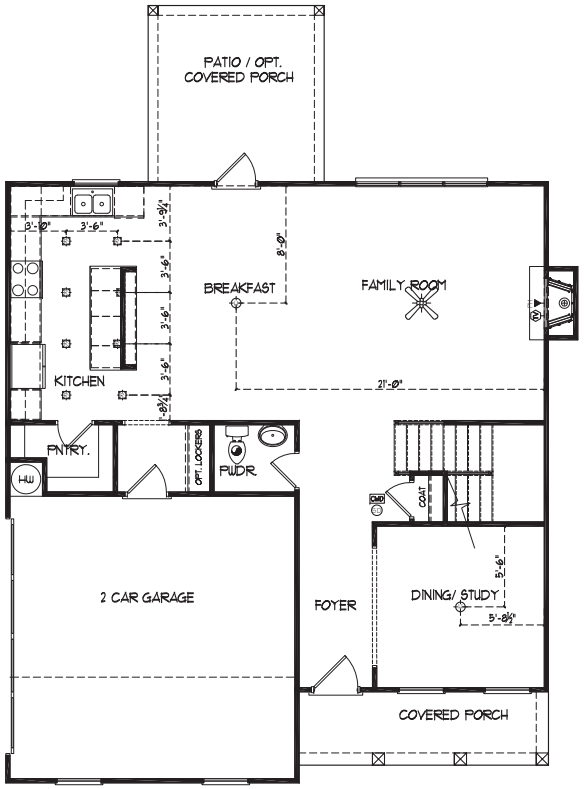
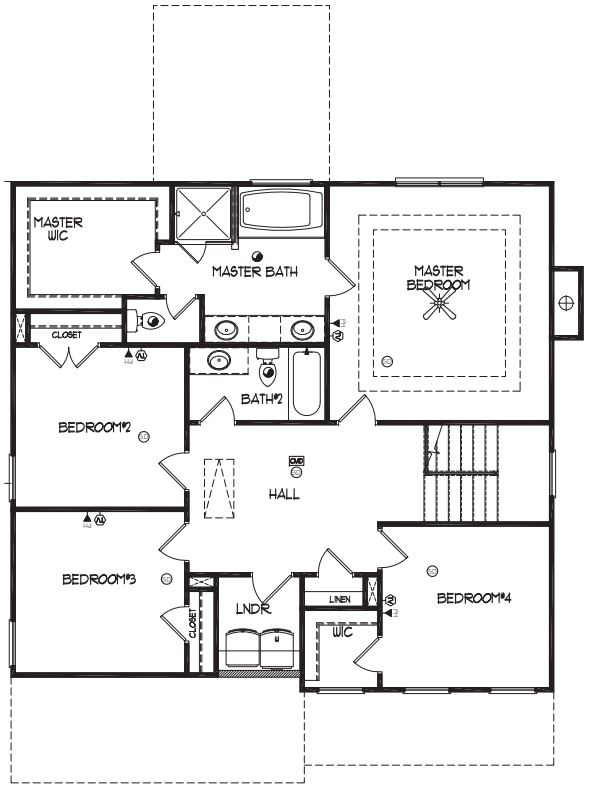
A6.1
SHEET: XX OF: XX



1 Main Level Electrical
not to scale



2 Upper Level Electrical
not to scale

ELECTRICAL LEGEND			
GAS	Gas Line		Recessed Can Light
CW	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
$	Switch		Fluorescent Light w/2 Bulbs
$3	3-Way Switch		Vapor Protected Light
$4	4-Way Switch		Exhaust Fan
$D	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet	SD	Smoke Detector
	Quadplex Outlet	CMD	Carbon Monoxide Detector
	Switched Duplex Outlet	T	Thermostat
FLOOR	Floor Outlet		Direct Wire
GFI	GFI Outlet	PH	Phone Jack
WP-GFI	Water Proof GFI Outlet		Media Jack
CLG	Ceiling Mounted Outlet	TV	Cable TV Outlet
220V	220V Outlet	DCH	Door Chimes
	Ceiling Mounted Light	SP	Security Panel
H	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light

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ELECTRICAL PLANS

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A7.1
SHEET: XX OF: XX

THE MAPLEWOOD

(Nunnally Farm Rd.)

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

BUILDING CODE ANALYSIS

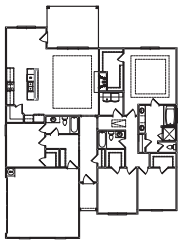
USE GROUP:	SINGLE FAMILY DWELLING
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	2 STORY MAXIMUM HGT. 35 FT.
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.
GARAGE/ HOUSE CEILING/ HOUSE ASSEMBLY:	1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF NON-SLEEPING = 40 PSF DECKS = 40 PSF DEAD LOAD = 10 PSF BASIC WIND SPEED = 90 MPH STAIR LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)
ATTIC VENTILATION: (EXAMPLE)	2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D RIDGE VENT = 39 LF. X Ø85 FREE AREA/LF = 3.31 SF. PROVIDED SOFFIT VENT = 54 LF. X Ø45 FREE AREA/LF = 2.43 SF. PROVIDED

NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

DRAWING INDEX

C0.0	COVER SHEET
A1.1	ELEVATION "A"
A1.2	ELEVATION "B"
A1.3	ELEVATION "C"
A1.4	ELEVATION "D"
A2.1	SIDES & REAR ELEVATIONS 'A' & 'B'
A2.2	SIDES & REAR ELEVATIONS 'C' & 'D'
A3.1	SLAB PLAN
A4.1	MAIN FLOOR PLAN
A5.1	ROOF PLANS
A6.1	ELECTRICAL PLAN

FOOTPRINT



AREA CALCULATION

49'-6"x61'

SQUARE FOOTAGE:	
MAIN LEVEL	2108
TOTAL HEATED	2108
2 CAR GARAGE	432
FRONT PORCH	40
TOTAL FRAMED	2580
OPT. REAR COVERED PORCH	96

Upton Homebuilders

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COVER SHEET

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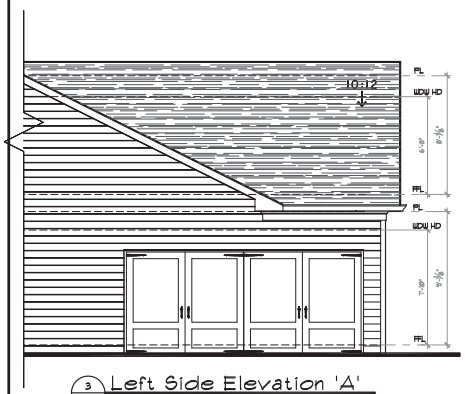
DATE:

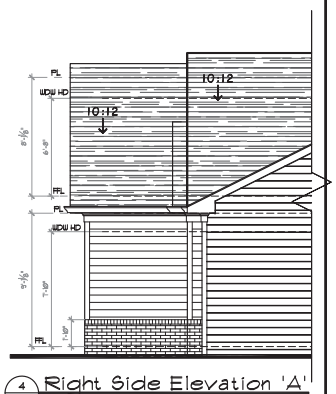
SHEET NO.
C0.0

SHEET: XX OF: XX

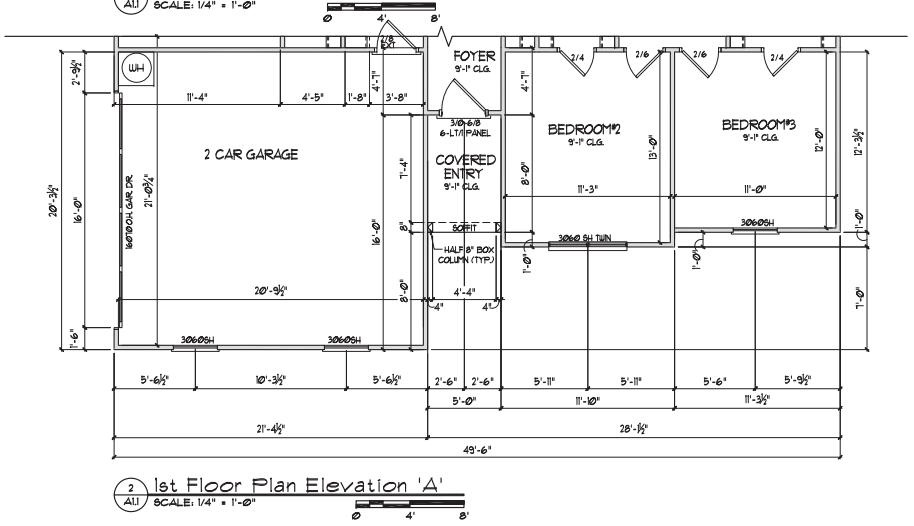


5 A1.1 Left Side Elevation 'A'
SCALE: 1/4" = 1'-0"

1 A1.1 Front Elevation 'A'
SCALE: 1/4" = 1'-0"



4 A1.1 Right Side Elevation 'A'
SCALE: 1/4" = 1'-0"



2 A1.1 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"

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SUB-DIVISION *Nunnally Farm*
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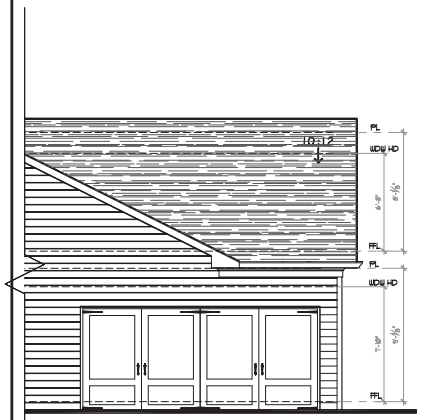
THE MAPLEWOOD

JOB NO.	NA	**DRAWN**	GC
DATE	2/15/2023	**CHECKED**	DB
SCALE:	AS NOTED	**APROV.**	DB

FRONT ELEVATION 'A'

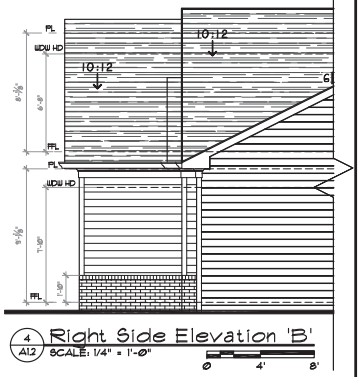
APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.1
SHEET: XX OF: XX

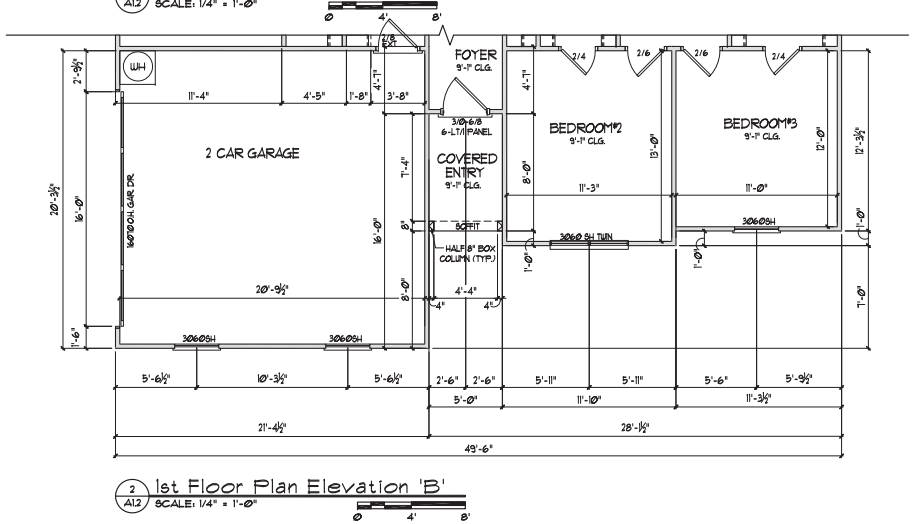


3 A1.2 Left Side Elevation 'B'
SCALE: 1/4" = 1'-0"

1 A1.2 Front Elevation 'B'
SCALE: 1/4" = 1'-0"



4 A1.2 Right Side Elevation 'B'
SCALE: 1/4" = 1'-0"



2 A1.2 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"

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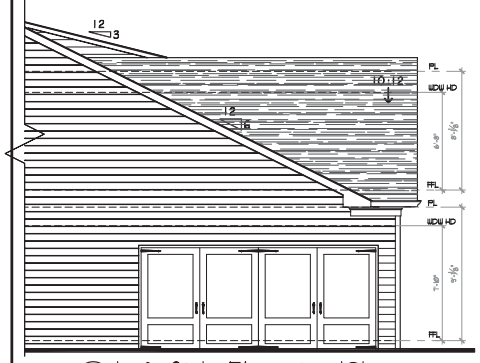
FRONT ELEVATION 'B'

APROVED BY : DAVID BOWEN
DATE:

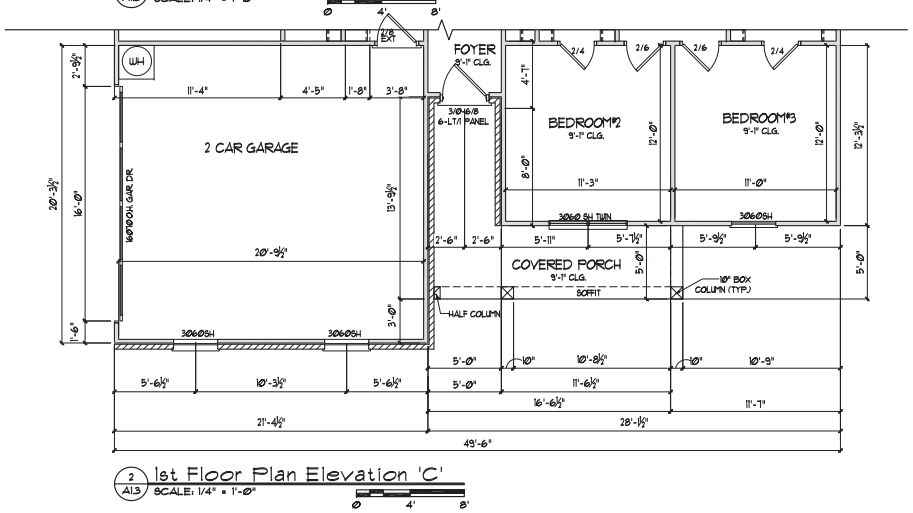
SHEET NO.
A1.2
SHEET: XX OF: XX



3 A1.3 Left Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

1 A1.3 Front Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

4 A1.3 Right Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A1.3 1st Floor Plan Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

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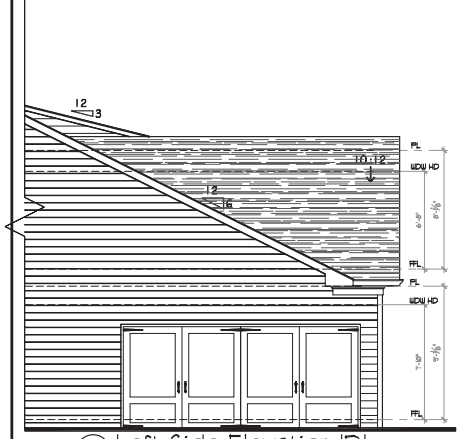
FRONT ELEVATION 'C'

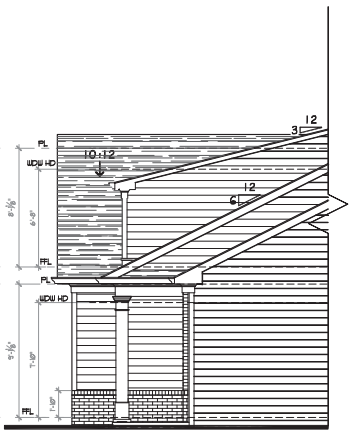
APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.3
SHEET: XX OF: XX

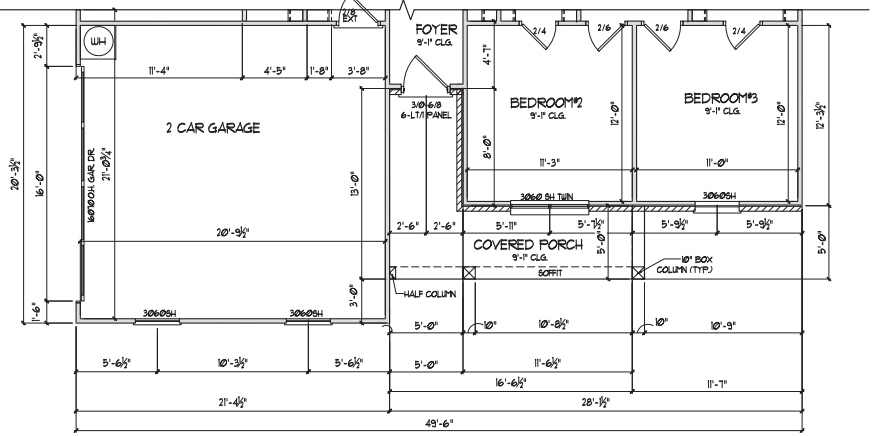


3 A1.4 Left Side Elevation 'D'
SCALE: 1/4" = 1'-0"

1 A1.4 Front Elevation 'D'
SCALE: 1/4" = 1'-0"



4 A1.4 Right Side Elevation 'D'
SCALE: 1/4" = 1'-0"



2 A1.4 1st Floor Plan Elevation 'D'
SCALE: 1/4" = 1'-0"

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FRONT ELEVATION 'D'

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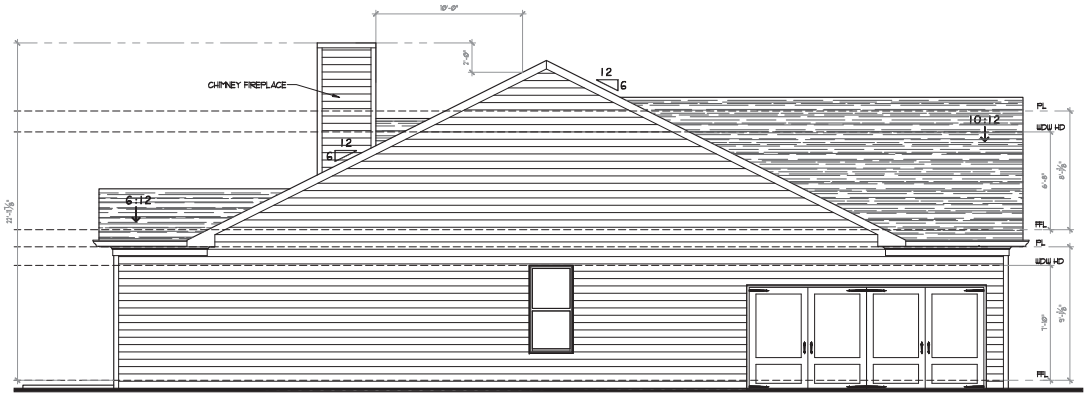
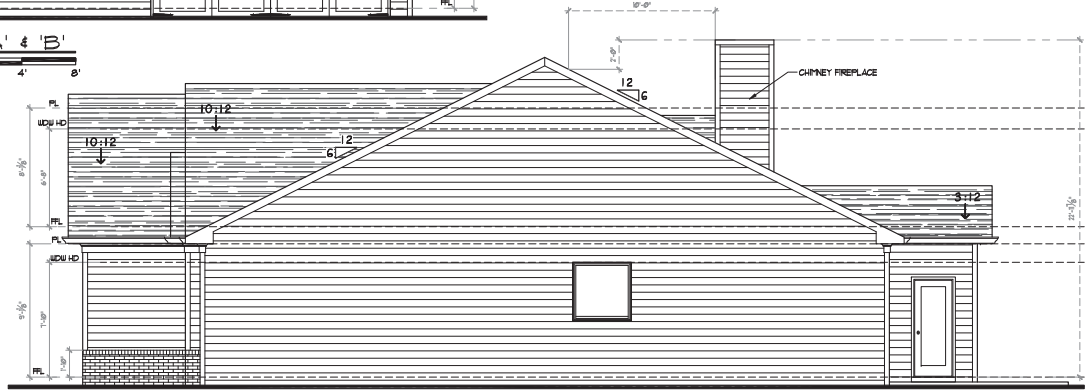
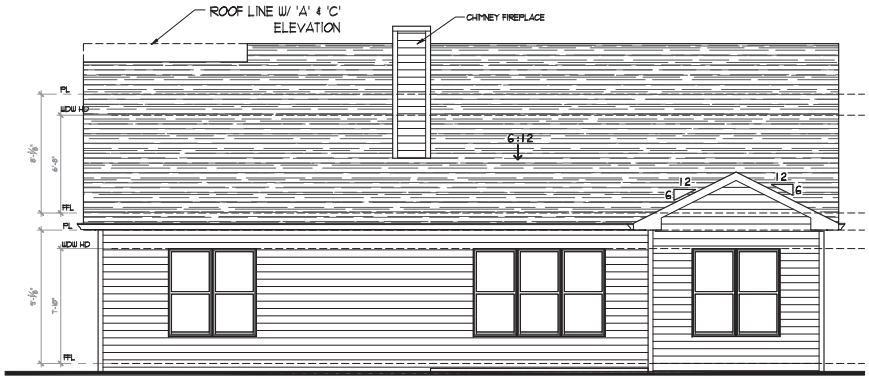
A1.4
SHEET: XX OF: XX



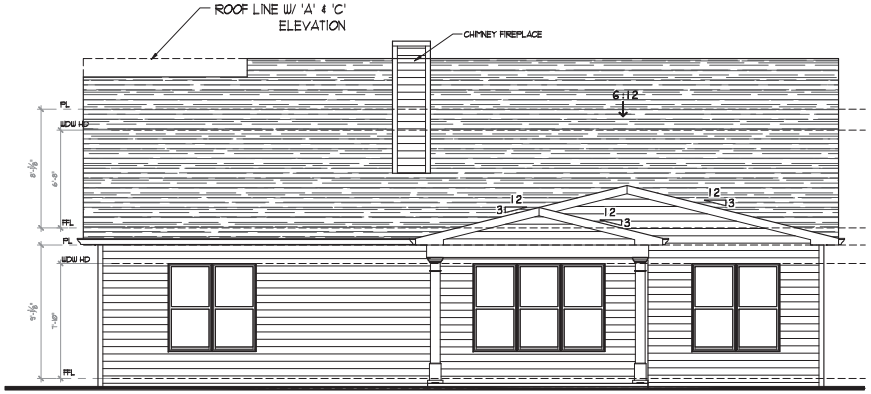
1 A2.1 Left Side Elevation 'A' & 'B'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A2.1 Right Side Elevation 'A' & 'B'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A2.1 Rear Elevation - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'



4 A2.1 Rear Elevation w/ Covered Porch Option
SCALE: 1/4" = 1'-0"
0 4' 8'

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390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

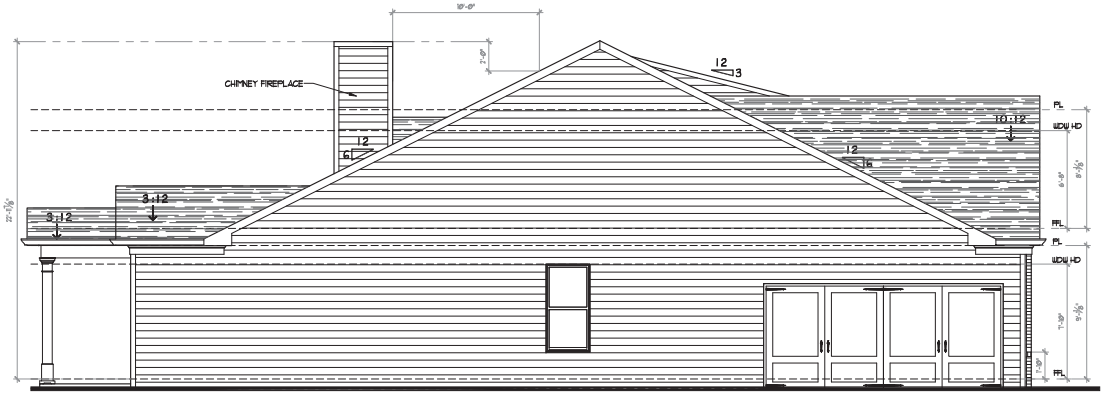
THE MAPLEWOOD

JOB NO.	NA	DRAWN	GC
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

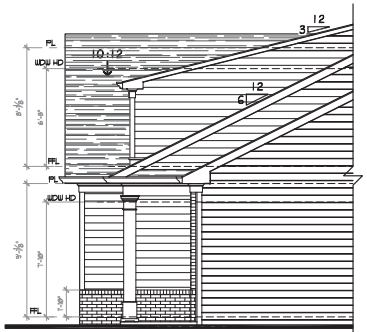
SIDE & REAR ELEVATIONS 'A' & 'B'

APPROVED BY : DAVID BOWEN
DATE:

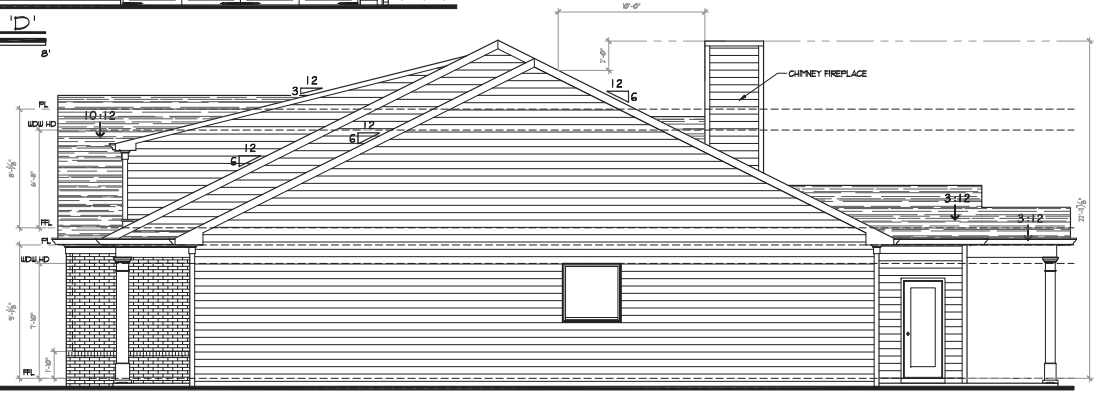
SHEET NO.
A2.1
SHEET: XX OF: XX



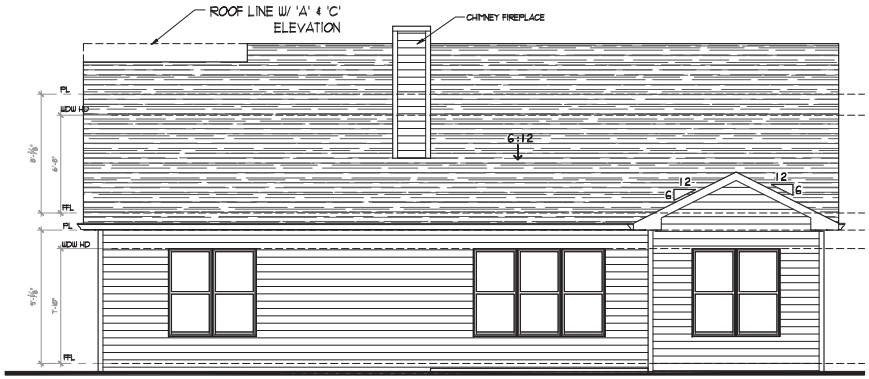
1 A2.2 Left Side Elevation 'C' & 'D'
SCALE: 1/4" = 1'-0"
0 4' 8'



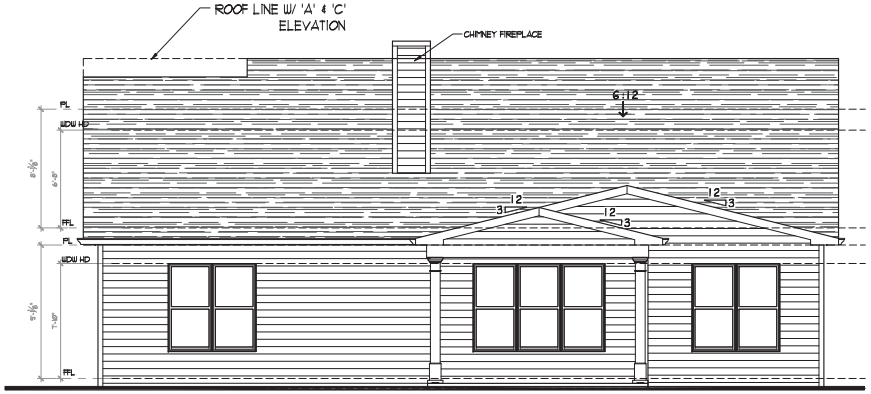
2 A2.2 Right Side Elevation 'D'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A2.3 Right Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A2.1 Rear Elevation - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'



4 A2.1 Rear Elevation w/ Covered Porch Option
SCALE: 1/4" = 1'-0"
0 4' 8'

Tipton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
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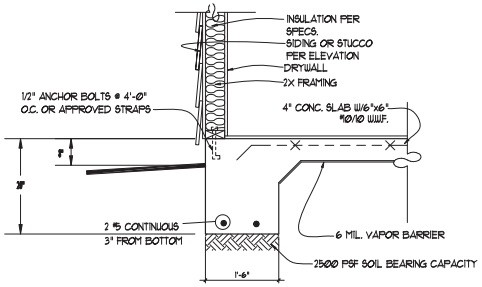
JOB NO.	NA	DRAWN	GC
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

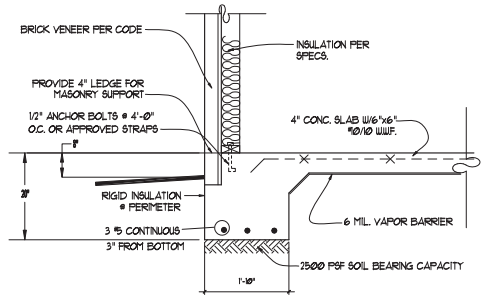
SIDE & REAR ELEVATIONS 'C & D'

APPROVED BY : DAVID BOWEN
DATE:

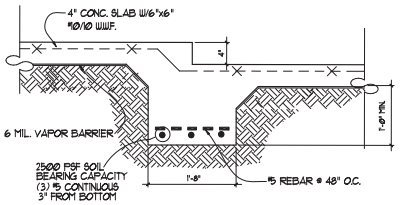
SHEET NO.
A2.2
SHEET: XX OF: XX



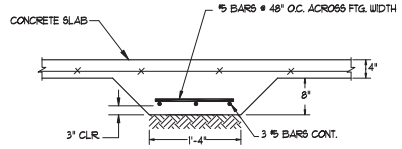
2 A3.1 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



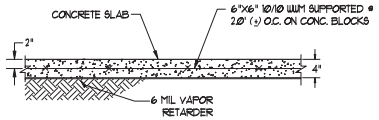
3 A3.1 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



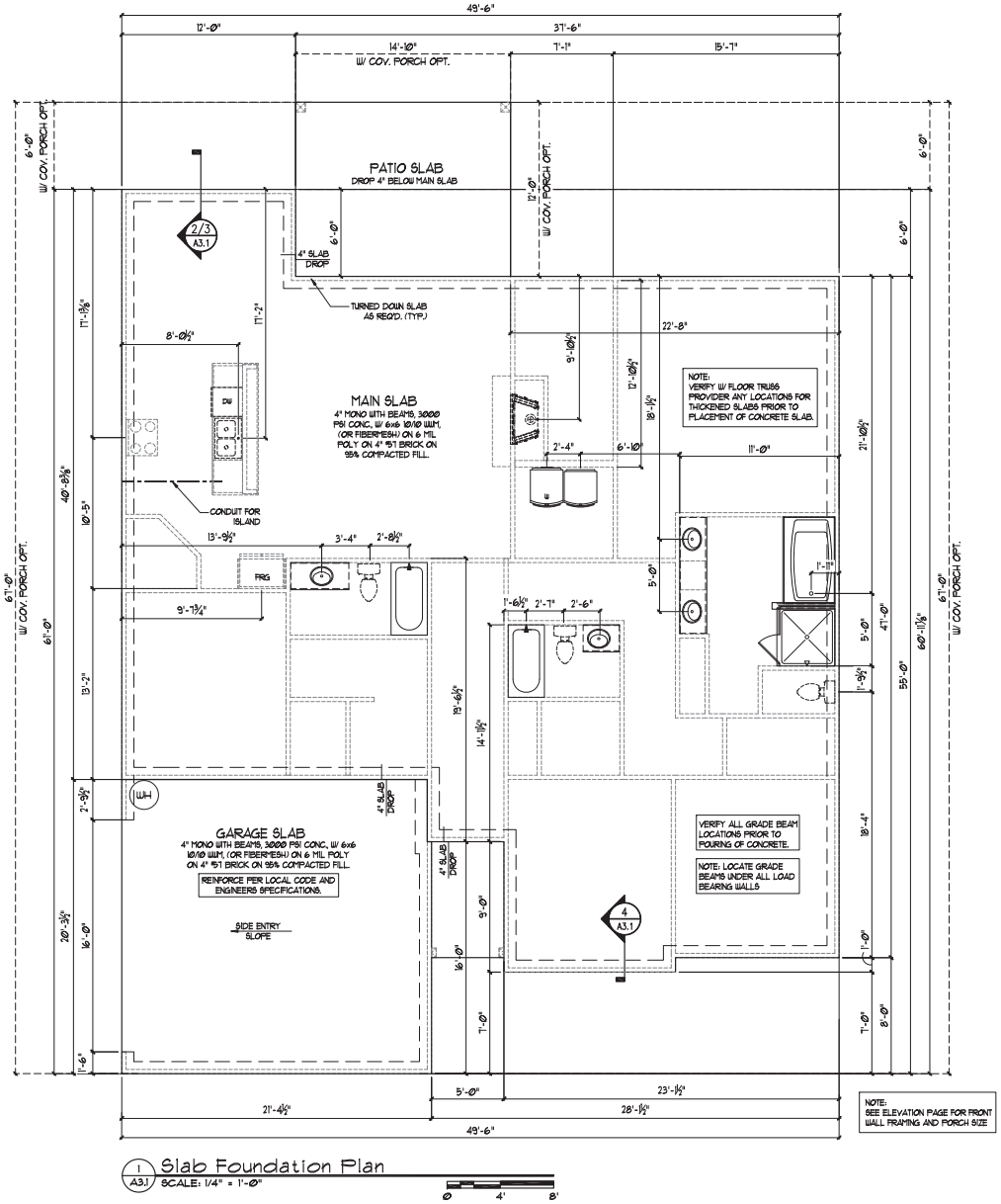
4 A3.1 STEPPED SLAB SECTION
SCALE: NTS



5 A3.1 INTERIOR GRADE BEAM
SCALE: NTS



6 A3.1 TYPICAL SLAB ON GRADE
SCALE: NTS



1 A3.1 Slab Foundation Plan
SCALE: 1/4" = 1'-Ø"

Ø 4' 8'

Ciptan HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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REVISED

THE MAPLEWOOD

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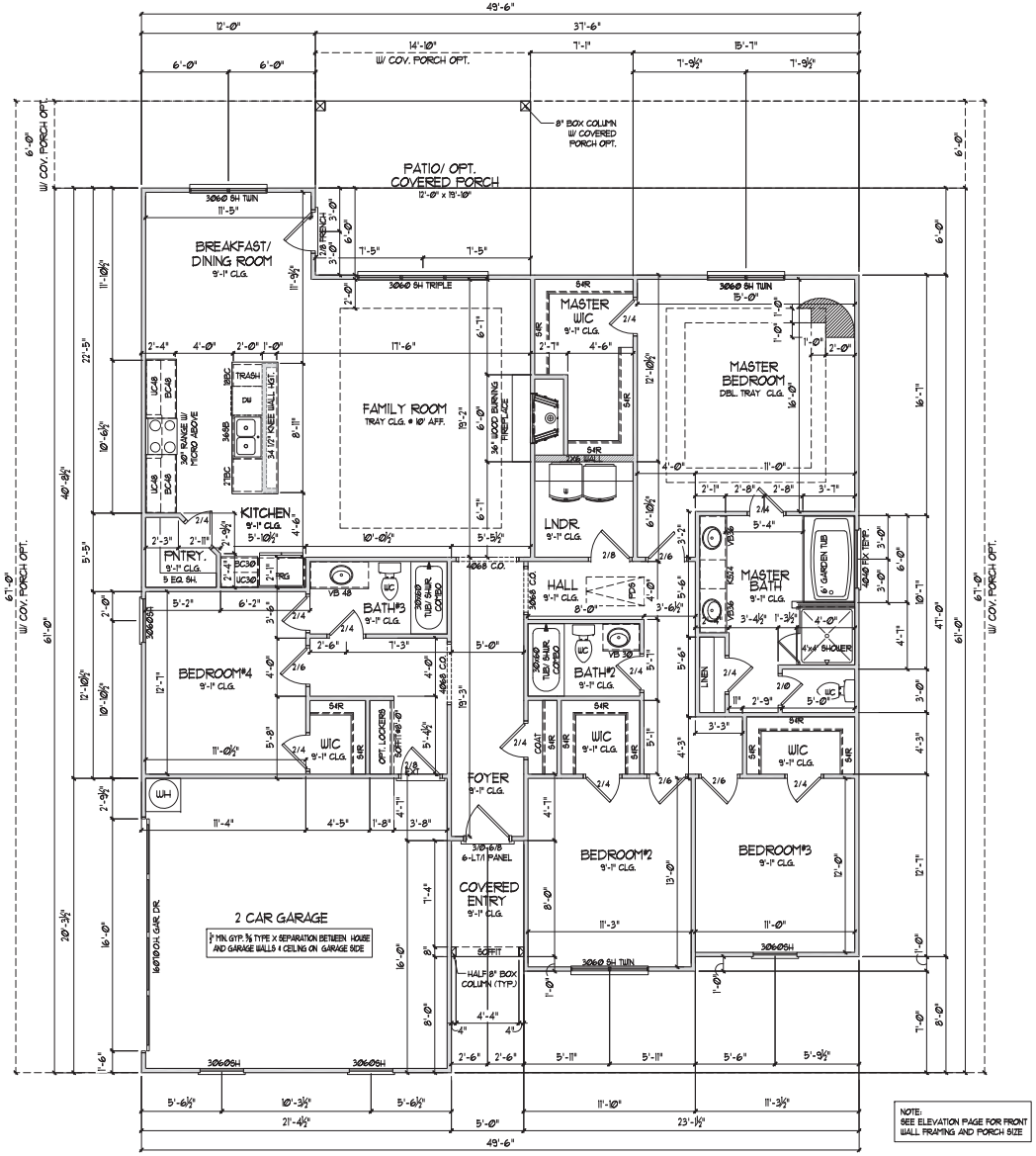
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

SLAB FOUNDATION PLAN

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A3.1
SHEET: XX OF: XX



1 1st Floor Plan
A4.1 SCALE: 1/4" = 1'-0"
0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	2,108
TOTAL HEATED	2,108
2 CAR GARAGE	432
FRONT PORCH	40
TOTAL FRAMED	2580
OPT. REAR COVERED PORCH	96

NOTE:
SEE ELEVATION PAGE FOR FRONT WALL FRAMING AND PORCH SIZE

Upton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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LOT #

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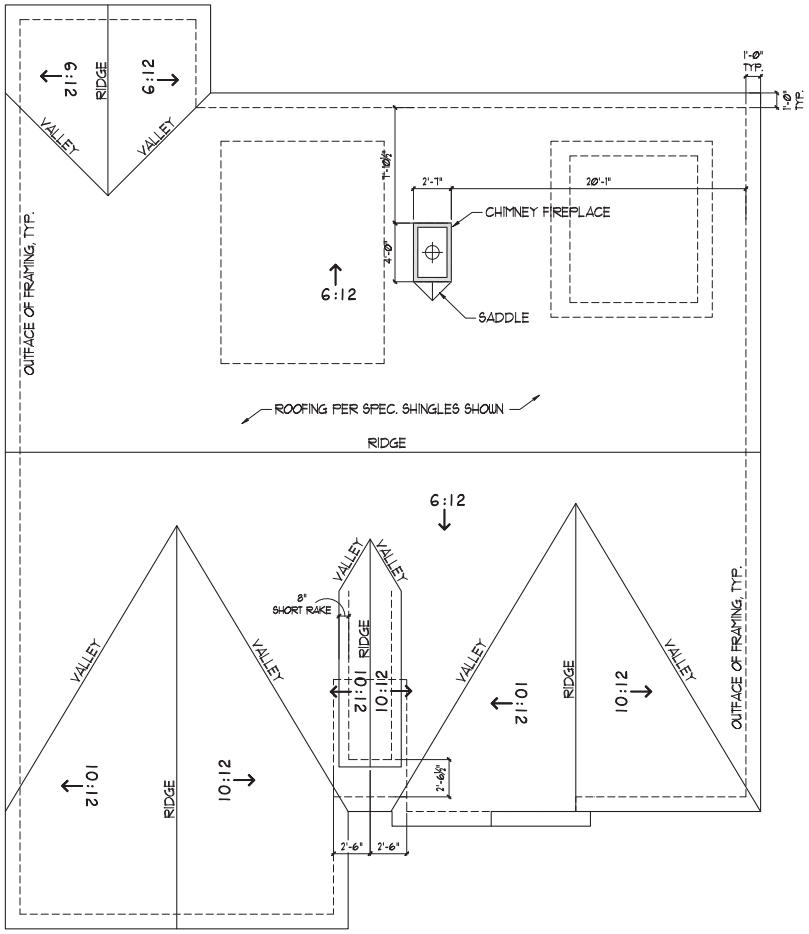
THE MAPLEWOOD

JOB NO. NA DRAWN GC
DATE 2/15/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

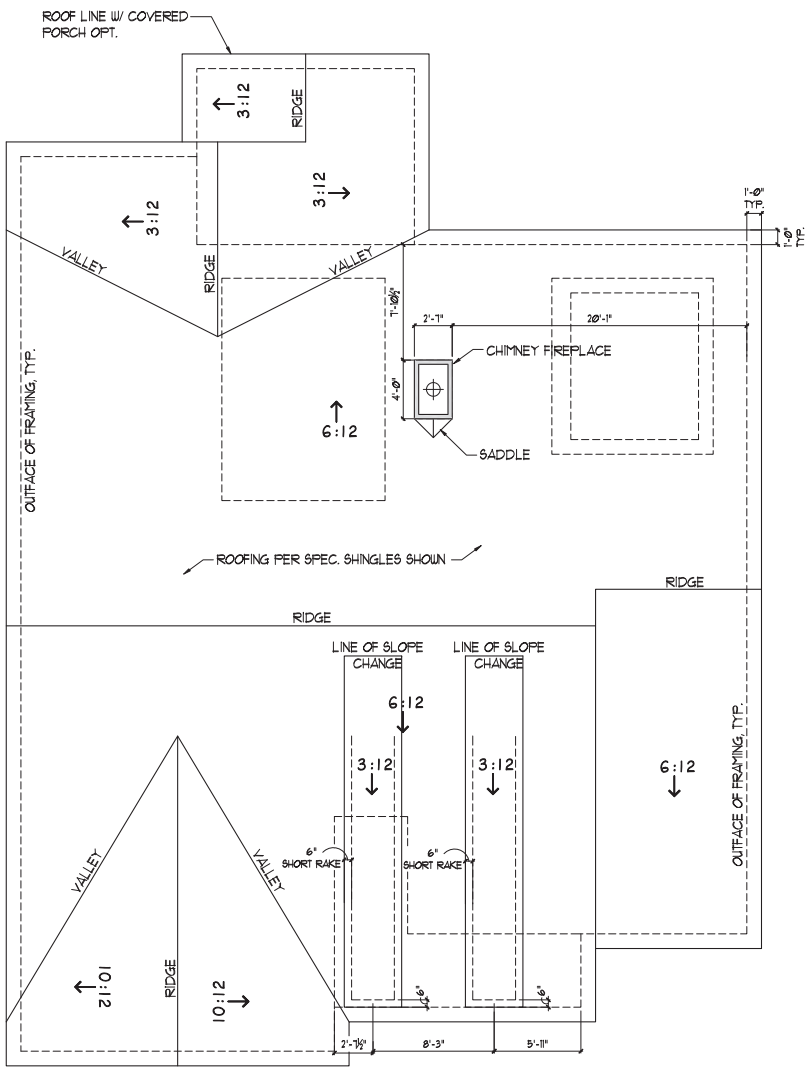
MAIN LEVEL FLOOR PLAN

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A4.1
SHEET: XX OF: XX



1 A5.1 Roof Plan Elevation 'A' & 'B' - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A5.1 Roof Plan Elevation 'C' & 'D' - w/ Covered Porch Opt.
SCALE: 1/4" = 1'-0"
0 4' 8'

Tipton HOMEBUILDERS

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SUWANEE, GA. 30024

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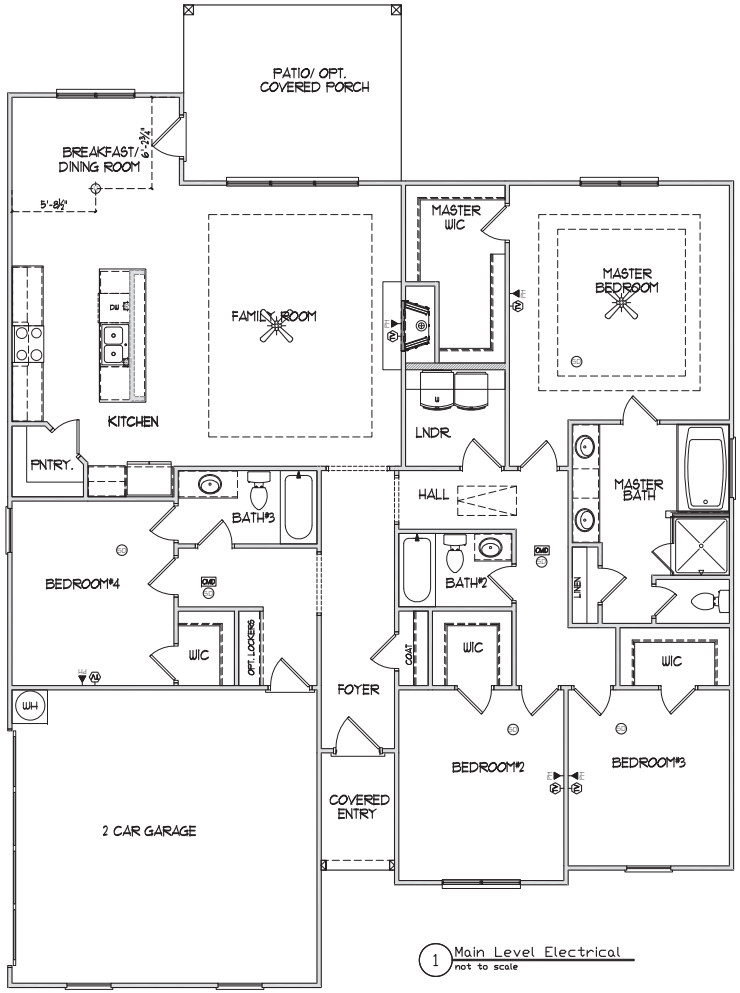
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

ROOF PLANS

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A5.1
SHEET: XX OF: XX



1 Main Level Electrical
not to scale

ELECTRICAL LEGEND			
GAS	Gas Line		Recessed Can Light
CW	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
$	Switch		Fluorescent Light w/2 Bulbs
$3	3-Way Switch		Vapor Protected Light
$4	4-Way Switch		Exhaust Fan
$D	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet	SD	Smoke Detector
	Quadplex Outlet	CMD	Carbon Monoxide Detector
	Switched Duplex Outlet	T	Thermostat
FLOOR	Floor Outlet		Direct Wire
GFI	GFI Outlet	PH	Phone Jack
WP-GFI	Water Proof GFI Outlet		Media Jack
CLG	Ceiling Mounted Outlet	TV	Cable TV Outlet
220V	220V Outlet	CH	Door Chimes
	Ceiling Mounted Light	SP	Security Panel
H	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light

Clayton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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THE MAPLEWOOD

JOB NO. NA DRAWN GC
DATE 2/15/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

ELECTRICAL PLANS

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A6.1
SHEET: XX OF: XX

Key Engineering Solutions-US, Inc.

2847 N Bogan Road, Buford, GA 30519
PH: 561-504-2224
dsonders@kes-us.com

Report Date: 8/12/2024 Field Investigation Date: 8/9/2024 Level of Study: III

Site: 4767 E Reed Road, Gainesville, GA 30012

County: Hall Plat Book: 881 Plat Page: 131 Parcel Number: 15029 000100

Certified by: David M. Sonders, P.E., Professional Engineer License #PE-47163

Estimated Soil Properties

Soil Unit	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Optimum Trench Depth (in)	Estimated Perc. Rate @ Trench Depth	Soil Suitability Code
Gwinnett	6-10	>72	>72	18-42	65	A
Gwinnett	10-25	>72	>72	18-42	65	A

*Seasonal High-Water Table

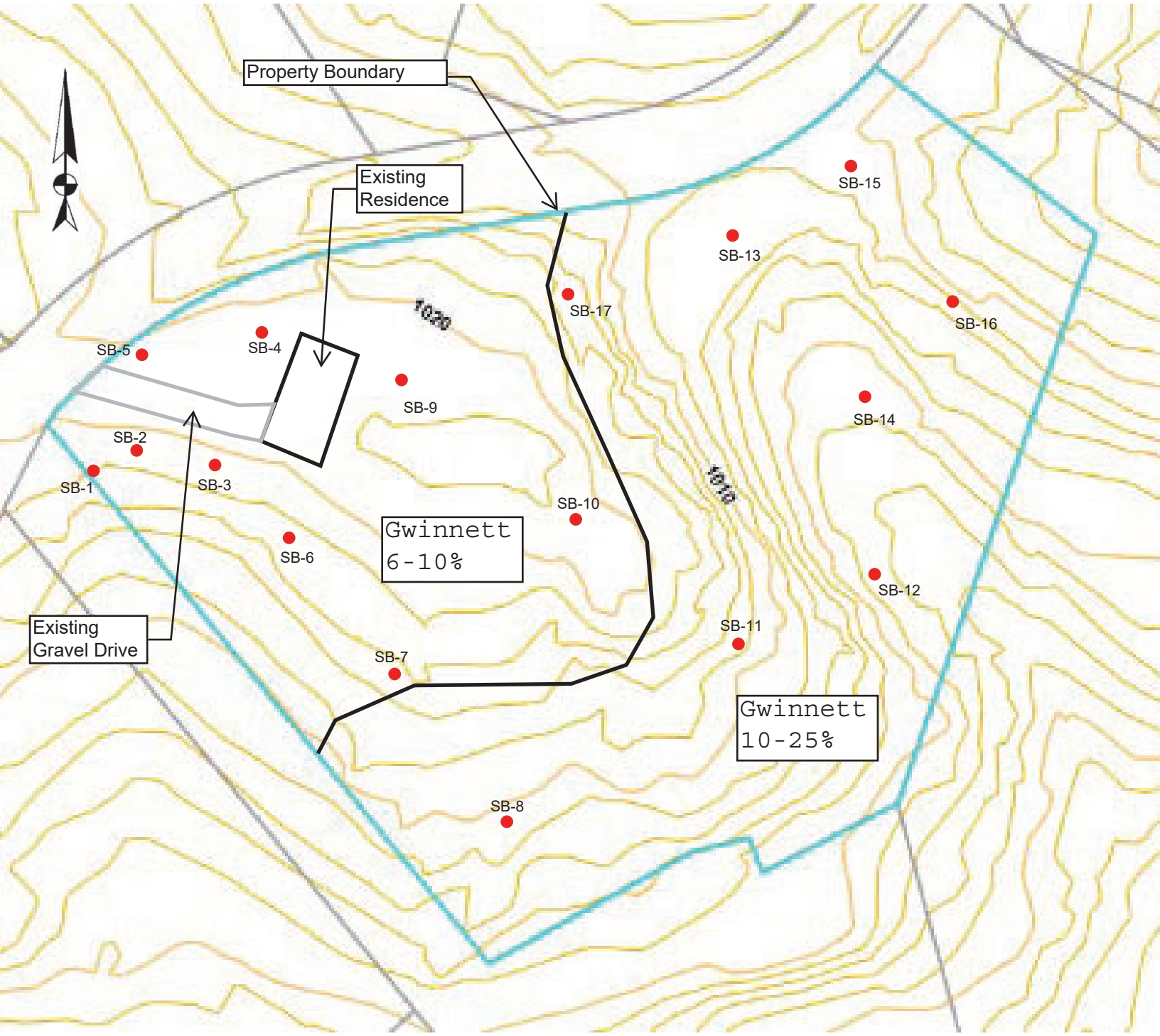
The recommendations in this Level III Soils Report are based on the site/soil conditions at the time of this study and the professional judgement of the soil classifier. They are the merely professional opinions and imply no guarantee or warrantee of performance of any particular system installed.

Soil Suitability Legend

A – These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation.

8/12/2024

Note: The property boundary was produced from tax records. Lot size may vary due to GPS locating devices. This report does not replace a survey prepared by a licensed surveyor.



Soil Boring Location

0 80 160 Feet

1:80

KEYENGI-01 DONEILL

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/3/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0H18131 Momentous Insurance Brokerage, A Marsh & McLennan Agency LLC Company 5990 Sepulveda Blvd., #550 Van Nuys, CA 91411	CONTACT NAME: Daren O'Neill PHONE (A/C, No, Ext): (818) 933-2763 FAX (A/C, No): (818) 933-2287 E-MAIL ADDRESS: daren.oneill@mmibi.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Hartford Underwriters Insurance Company — 30104
INSURED Key Engineering Solutions, LLC PO Box 971482 Boca Raton, FL 33497	INSURER B : Lloyd's of London Underwriters
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			72SBAAZ4E97	2/25/2024	2/25/2025	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			72SBAAZ4E97	2/25/2024	2/25/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Professional Liabili			ANE195840424	4/25/2024	4/25/2025	Eacn Claim/Aggregate	1,000,000
B	Professional Liabili			ANE195840424	4/25/2024	4/25/2025	Retention/Deductible	5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

EVIDENCE OF INSURANCE

Professional Liability is a claims-made and reported policy. Defense costs and claims expenses are paid from the policy limit and are subject to the retention amount.

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Daren O'Neill

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CITY OF
GAINESVILLE

WATER RESOURCES

October 30, 2024

Georgia South Development, LLC
Attn: Cameron Henderson
390 Brogdon Road
Suwanee, GA 30024

Re: Water Availability
Proposed Residential Development
4767 E Reed Road
Parcel 15029 000100

Dear Cameron,

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 ductile iron water main in the right-of-way of E Reed Road along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed 5-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 Division Manager
Chris Thornhill, Project Manager

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, November 12, 2024 3:50 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 12.16.24

Please find Environmental Health comments below:

Item 1, 3835/3875 Cornelia Hwy, Rochester: Connection to public sewer is required as public sewer is available within 200' of the property.

Item 2, 3042 Beards Road, Mooney: Must meet all residential permitting requirements.

Item 3, 4767 E. Reed Road, Henderson: 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 and review of proposed subdivision will be made during the plat review process and not during Zoning application/approval. All proposed property corners/lines must be staked (with lot numbers labeled) at time of plat submittal to Hall County Plat Review Team for review. Additional requirements/revisions may apply after initial review during Plat Review Team review.

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: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Thursday, November 14, 2024 2:42 PM
To: Beth Garmon (CDI: Planning); Kaitlyn Elliott (Planning)
Cc: Chavers, Veronica E
Subject: FW: Tentative Planning Agenda for December 16, 2024

Some people who received this message don't often get email from hstevens@dot.ga.gov. Learn why this is important

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

See comments from GDOT in red.

NEW BUSINESS

1. **3835 & 3875 Cornelia Highway | Amend conditions of zoning** | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant** **GDOT COORDINATION REQUIRED**

2. **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant** **NO GDOT COORDINATION REQUIRED**

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

Thanks,

Henry Stevens, E.I.T.
GDOT Civil Engineer 2
Georgia Department of Transportation
District 1 Traffic Operations- Gainesville
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.663.1807 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, November 7, 2024 8:33 AM
Subject: Tentative Planning Agenda for December 16, 2024

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 14, 2024

Subject: December 16, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 3835 & 3875 Cornelia Highway | Amend conditions of zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** No comment
c. **Utilities:** All sanitary sewer adjustments shall be approved by Hall County Public Works.

2. 3042 Beards Road | Rezone | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant**

a. **Engineering:** No comments
b. **Traffic:** Driveway will need to meet Hall County driveway regulations
Due to horizontal cures in the area, applicant should verify required sight distance can be at proposed driveway location.

c. **Utilities**: Buford sanitary sewer district

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   a. **Engineering:** No comment
   b. **Traffic:** An access easement for the existing access to Platt Park across lot 5 to be provided to Hall county
   Driveways will need to meet Hall County driveway regulations
   Recommend a shared driveway for proposed lots 4 $ 5 so as to not interfere with access to Plat Park
   Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways
   c. **Utilities**: Hall County Sewer district
   No Sewer service infrastructure nearby.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, November 8, 2024 3:16 PM
To: Beth Garmon (CDI: Planning)
Cc: Kaitlyn Elliott (Planning)
Subject: Fire Comments

Monday, December 16, 2024 Hall County Planning Commission Meeting.

1. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, 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: CAMERON HENDERSON
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 5-LOT SINGLE-FAMILY SUBDIVISION.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC. 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23, 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: CAMERON HENDERSON
REQUEST: REZONE FROM AR-III TO R-I FOR A 5-LOT SINGLE-FAMILY SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC. 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN. 23, 2025
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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
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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 NOV 07, 2024 **AND NO LATER THAN** NOV 17, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOV 17, 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 Loftus, **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 11-14-24 **for** E. Reed Road Rezoning + Cond. Use.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021

AGENDA ITEM

Planning & Zoning

REPORT TO:	**Work Session (01/21/25)**
REPORT TO:	**Voting Meeting (01/23/25)**
ITEM NO:	3/2025
SUBJECT:	**4767 E Reed Road | Use Subject to County Commission Approval |** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BG
Recommendation:

Approve, with conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.
3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.
7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.

Purpose of Request:

4767 E Reed Road | Use Subject to County Commission Approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, 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
Updated Site Plan
Site Plan
Maps
Renderings
Deed
Soil Study
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photo

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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: David Gibbs, 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: January 6, 2025

Subject: **4767 E Reed Road | Use subject to county commission approval |** on a 4.07± acre tract | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision | Cameron Henderson, applicant**

The request before you is from Cameron Henderson for a use subject to county commission approval for a 5-lot residential subdivision. This item is located within Commission District 1.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the "Suburban Neighborhood Medium Density" future land use designation within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
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HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Cameron Henderson

Request ..... **Special Use** | approval for a 5-lot residential subdivision within R-1

Proposed Use ..... 5-lot residential subdivision

Size ..... 4.07± acres

Zoning ..... Current: Agricultural Residential 1 (AR-1) | Proposed: Residential 1 (R-1)

Location ..... **4767 E Reed Road** | Tax Parcel 15029 00100

Commission District ..... One

Planning Commission Date ..... December 16, 2024

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the "Suburban Neighborhood Medium Density" future land use designation within the Comprehensive Plan.

Record Number..... HZCU24-0051

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 August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
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9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.

Excerpts from the minutes of the December 16, 2024 meeting

Applicant's Presentation:

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

Steven Gilliam, 340 Jesse Jewel Parkway, Suite 300, Gainesville, presented the request. The applicant is requesting to (A) rezone a 4.07± acre tract from Agricultural Residential 1 (AR-1, 3.2), to Residential 1 (R-1, 4.3). Concurrent to this request, the applicant is requesting the approval of a (B) Special Use for a 5-lot residential subdivision. The development is proposed at a density of 1.23 units per acre. The property is currently developed with a single-family residence constructed in 1960.

Public Forum:

Carla Henderson, 5125 Ponderosa Farm Road, Gainesville, spoke in opposition. Concerns were the condition of the E Reed Road and how it would be further impacted by traffic as it currently is not large enough for two lanes.

Juan Rodriguez, 4761 E Reed Road, Gainesville, spoke in opposition. Concerns raised were the increased traffic and the current road conditions. Relating to his property, he raised concerns regarding privacy, stormwater draining from the subdivided property, and how access to his driveway would be impacted.

Mike Henderson, 5125 Ponderosa Farm Road, Gainesville, spoke in opposition on behalf of Susan Fekkers (5003 Strickland Road). Concerns raised were the density of the development, which he stated is in contrast to the surrounding area. He also raised concerns regarding the condition of E Reed Road.

Planning Commission Comments:

Mr. Braswell mentioned the unrecorded easement on the plat to the applicant. The applicant stated they were aware of this. Mr. Braswell asked the applicant if they are in favor of this easement remaining for Platt Park as well as Mr. Rodriguez's property. The applicant confirmed that they were in agreement. The applicant followed up on the concerns about the road's condition by highlighting staff condition #3, which requires the development access to be approved by Hall County Engineering. The applicant also addresses concerns about the development's density stating the proposed density is 1.23 units per acre while up to 2.5 units per acre is allowed in the requested zoning district. The applicant stated they would also follow all guidelines set forth for the Land Disturbance Permit. The Planning Commission discussed with Beth Garmon, Director of Planning and Zoning, about creating additional conditions to limit the number of driveways for the development and any potential improvements by the developer to E Reed Road.

(A)
***Motion:* A motion to approve, with conditions was made by Gina Pilcher and seconded by Johnny Varner. Vote: 3-0 (Hunt and Sosebee absent)**

(B)
***Motion:* A motion to approve, with conditions was made by Johnny Varner and seconded by Gina Pilcher. Vote: 3-0 (Hunt and Sosebee absent)**

(A) and (B)
Conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
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(A) & (B) 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 12, 2024, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.

3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.

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5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

6. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to (A) rezone a 4.07± acre tract from Agricultural Residential 1 (AR-1, 3.2), to Residential 1 (R-1, 4.3). Concurrent to this request, the applicant is requesting the approval of (B) a Special Use for a 5-lot residential subdivision. The development is proposed at a density of 1.23 units per acre. The property is currently developed with a single-family residence constructed in 1960.

Per the submitted narrative, the applicant is requesting to split the parcel into five (5) single-family residential lots. The applicant has submitted renderings that show a mixture of one and two-story residences with two-car garages and an optional third garage. Facades of the homes will be a combination of masonry, fiber cement siding, or shake siding. The proposed lots comply with the minimum lot area and frontage requirements for Residential 1 (R-1) as outlined in Table 4.3.1 of the Unified Development Code.

Additionally, the northern corner of Lot 5 shows an asphalt driveway accessing Platt Park, a neighborhood park managed by Hall County Parks & Leisure Services. A sign for Platt Park is also located within the boundaries of the subject property, depicted on the site plan near the right-of-way in the northern corner of Lot 5. The submitted narrative states that an easement shall be granted to Hall County for both the ingress/egress and the sign.

The individual lots will be served by onsite septic systems. Water service will be provided by the City of Gainesville, as confirmed in a letter dated October 30, 2024.

No variances have been requested or identified as part of this request; therefore, any deficiencies identified as part of the plan will be required to comply with the respective zoning districts of the parcels.

The proposed site plan and narrative submitted reflects the desired layout of Lots 1 through 5 as follows:

Residential 1 (R-1, 4.3) standards	Required	Proposed

Minimum Lot Area	35,000 square feet	Lot 1: 35,873 sq ft Lot 2: 35,928 sq ft Lot 3: 36,655 sq ft Lot 4: 35,087 sq ft Lot 5: 35,163 sq ft
Minimum Lot Frontage	Local Road: 50 feet	Lot 1: 95.12 ft Lot 2: 100 ft Lot 3: 100.03 ft Lot 4: 100.1 ft Lot 5: 133.02 ft
Minimum Lot Width at Building Line	75 feet	Not provided
Front Yard Setback	30 feet from property line	65 feet from centerline of road OR 40 feet from property line. Whichever is greater.
Side Yard Setback	10 feet from property line	10 feet from property line
Rear Yard Setback	20 feet from property line	20 feet from property line

Based on the future land-use plan, staff finds the request *is consistent* with the Hall County Comprehensive Plan and future land use designation of Suburban Neighborhood, Medium-Density. The intent of this land use category is to support medium-density, single-family housing (attached or detached). These developments should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Depending on the character area and what zoning districts they allow, residential densities can be up to 2.5 dwellings per acre. The development has an overall proposed density of 1.23 units per acre.

Zoning Analysis – Rezone and Conditional Use

When considering a zoning amendment to the zoning maps, the Planning Commission must 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 must be considered:

(A) Rezone from Agricultural Residential 1 (AR-1) to Residential 1 (R-1)

(B) Special Use approval for a 5-lot residential subdivision

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Residential 1 zoning district and Special Use for a 5-lot residential subdivision is consistent with the use, development, and zoning of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning and special use of a 5-lot residential subdivision does not adversely affect the existing use or usability of adjacent residential properties.**

c) 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; however, the applicant cannot rezone and subdivide the property without approval by the Board of Commissioners.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning and special use is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property will be served by an onsite septic system. A water availability letter was provided by the City of Gainesville.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Suburban Neighborhood, Medium-Density land use designation. This land use designation envisions a maximum density of 2.5 dwellings per acre or up to 8 units per acre. In some cases, maximum density may be up to the discretion of the Board of Commissioners. The proposed development has a proposed density of 1.23 units per acre.**

f) 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.**

g) 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.**

h) 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.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The site is currently developed with a single-family residence established in 1960.**

j) 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; **No existing or changing conditions have been identified that affect the use or development of**

the property which give supporting grounds for either approval or disapproval of the zoning proposal.

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district.**

l) 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.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **While other sites may be available in the county, the subdivision of property within the Residential 1 (R-1) zoning district requires Board of Commissioner approval.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning and a special use to subdivide the property into a 5-lot residential subdivision could not be handled alternatively as a variance.**

p) 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.**

q) 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

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec. 11.2. to cover administrative and advertising costs, in the Planning and Zoning 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.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission shall include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **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 11.2.6.E.2.

b. 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 as defined in 7.6.9.D.1, 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 must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated November 12, 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 and review of proposed subdivision will be made during the plat review process and not during Zoning application/approval. All proposed property corners/lines must be staked (with lot numbers labeled) at time of plat submittal to Hall County Plat Review Team for review. Additional requirements/revisions may apply after initial review during Plat Review Team review."

Hall County Fire Marshal
In an email dated November 8, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, 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 14, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:

An access easement for the existing access to Platt Park across lot 5 to be provided to Hall County.
Driveways will need to meet Hall County driveway regulations
Recommend a shared driveway for proposed lots 4 and 5 so as to not interfere with access to Platt Park
Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways.

Utilities:
Hall County Sewer District.
No Sewer Service infrastructure nearby.

Georgia Department of Transportation
In an email dated November 14, 2024, Henry Stevens, GDOT Civil Engineer II, stated that GDOT coordination is not required.

Docusign Envelope ID: 6035B136-C10E-4D35-AD8C-5F6F0D745F86

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
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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Cameron Henderson
554 West Main Street Suite 700
Buford, GA 30518
Phone 678-978-6782
Email Address cameron@atlaslanddev.com

Property Owner (Name & Mailing Address)

James H. Henderson, Jerry P. Henderson & Harold B. Henderson
8575 Old Federal Road
Ball Ground, GA 30107
Phone 229-560-5020
Email Address hbhenderson2009@yahoo.com

Proposed Use 5 Single-Family Residential Lots

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

Requested Action

Permissive Use:
☐ HCPC ☒ HCC
Fee:$ 300.00
Receipt #:
Check #:

Zoning: Rezoning to R-1
Acreage 4.103 Acres

Tax Parcel Number 15029 000100
Location Address 4767 E Reed Road, Gainesville, GA 30507

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

Sign Signed by: 39D232E8C5D8432... Date: 10/18/2024

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: _____

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HALL COUNTY
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Harold B. Henderson, Executor for Hayne Lanier Henderson Estate

Address _____

_____

Phone Number 229-560-5020

Name of applicant(s) Cameron Henderson

Address 554 West Main Street Suite 700

Buford, GA 30518

Phone Number 678-978-6782

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) Harold B. Henderson

Personally appeared before me Harold B. Henderson

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

Caitlan Little
Notary Public

10-10-24
Date

Caitlan Little
NOTARY PUBLIC
Brooks County, Georgia
My Commission Expires 11/25/2025

PLANNING AND DEVELOPMENT DEPARTMENT
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HALL COUNTY
GEORGIA
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) James Harold Henderson and Jerry Phillip Henderson

Address 8575 Old Federal Road

Ball Ground, GA 30107

Phone Number

Name of applicant(s) Cameron Henderson

Address 554 West Main Street Suite 700

Buford, GA 30518

Phone Number 678-978-6782

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)

Jerry Phillip Henderson

Personally appeared before me

Jerry Phillip Henderson

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

Notary Public

JOHNNIE CAMP
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 15, 2025

10/4/2024
Date

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 10/23/24

Applicant's/Owner's Name (Printed): Cameron Henderson

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jerry Phillip Henderson **Date:** 10/4/24

Applicant's/Owner's Name (Printed): Jerry Phillip Henderson

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

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Harold B. Henderson **Date:** 10/10/24

Applicant's/Owner's Name (Printed): Harold B. Henderson, Executor for Hayne Lanier Henderson Estate

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

4767 E Reed Road – 4.103 Acres

RECEIVED
OCT 18 2024
Planning & Zoning Department

LOCATION – 4767 E Reed Road
Gainesville, GA 30507

APPLICANT – Cameron Henderson, Developer

CURRENT ZONING – AR-IV

PROPOSED ZONING – R-1 and a Conditional Use for a 5 Lot Subdivision

ACRES – 4.103 Acres

SUMMARY

The accompanying Application seeks a Rezoning from AR-IV to R-1 for 4.103 acres of property located at 4767 E Reed Road, Gainesville, GA 30507 and a Conditional Use for a 5 Lot Subdivision. The proposed use is consistent with the Hall County Comprehensive Plan for residential use for this location, which is residential and agricultural.

SITE DESCRIPTION

The overall tract is 4.103 acres ("Tract") with 40ft of right-of-way along E Reed Road, and access from E Reed Road and Strickland Road. The applicant's intent is to have the Tract subdivided into five residential lots for single family homes, each with a minimum lot area of 35,000 SF under R-1 zoning.

ADJACENCIES & ACCESS

The lots are surrounded by agricultural residential zonings, with AR-IV and E. Lee Road to the North, AR-IV and R-1 (Post Zoning) to the East, AR-IV to the South, and AR-IV and R-1 (Post Zoning) to the West.

An asphalt driveway and sign are located in the northeast corner of proposed Lot 5 leading to Platt Park, a Hall County, Georgia Park. A recorded written easement for the asphalt road shall be required for entrance access from applicant or its predecessor to Hall County, Georgia from E Reed Road to Platt Park, said road to be maintained by Hall County. A recorded written easement shall also be required for the sign from applicant or its predecessor to Hall County, Georgia, said sign to be maintained by Hall County.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

PROJECT DIMENSIONAL STANDARDS

Parcel Size	4.103 acres
Density	
Proposed Number of Lots	5
Water and Sewer Provider	City of Gainesville Water: Septic Tank
Minimum Lot Area	35,000 SF
Minimum Lot Frontage	50ft at Building Line
Maximum Building Height	35ft
Minimum Rear Setback	20ft
Minimum Front Setback	65ft from centerline or 40ft from property line (whichever is greater)
Minimum Side Setback	10ft

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

SITE UTILITIES

Water will be provided by the City of Gainesville. Septic tanks will be used for on-site sewage systems. Attached is a copy of the Level III Soils Report, showing that the soils are suitable for installation of on-site systems with proper system design, installation, and maintenance.

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 R-1 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 R-1 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 Rezoning to R-1 and a Conditional Use for a 5 Lot Subdivision for single family residences from the existing AR-IV zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

CONTACT

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501
770-536-3381
sgilliam@sgwmfirm.com

APPLICANT

Cameron Henderson
Georgia South Development, LLC
390 Brogdon Road
Suwanee, GA 30024
678-978-6782
cameron@atlaslanddev.com

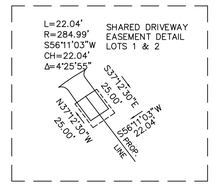
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

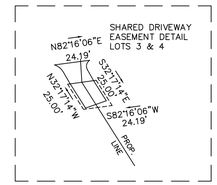
IPF	=	IRON PIN FOUND	HW	=	HEADWALL
IPS	=	1/2" REBAR PIN SET	DI	=	DROP INLET
LL	=	LAND LOT	PP	=	POWER/UTILITY POLE
LLL	=	LAND LOT LINE	FH	=	FIRE HYDRANT
P	=	PROPERTY LINE	IE	=	INVERT ELEVATION
C	=	CENTERLINE	FFE	=	FINISHED FLOOR ELEVATION
BL	=	BUILDING LINE	BOC	=	BACK OF CURB
R/W	=	RIGHT-OF-WAY	EP	=	EDGE OF PAVEMENT
SSE	=	SANITARY SEWER EASEMENT	—S—	=	SANITARY SEWER LINE/PIPE
DE	=	DRAINAGE EASEMENT	====	=	STORM SEWER LINE/PIPE
MH	=	MANHOLE	-x-x-x-	=	FENCE LINE
CB	=	CATCH BASIN	+ + + + +	=	FLOOD HAZARD ZONE LINE
JB	=	JUNCTION BOX	N/F	=	NOW OR FORMERLY

L=22.04'
R=284.99'
S56°11'03"W
CH=22.04'
Δ=4°25'55"

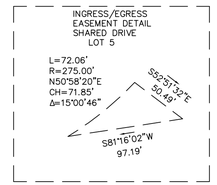
SHARED DRIVEWAY EASEMENT DETAIL
LOTS 1 & 2



SHARED DRIVEWAY EASEMENT DETAIL
LOTS 3 & 4



INGRESS/EGRESS EASEMENT DETAIL
SHARED DRIVE
LOT 5



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.40	N27°25'08"W
L2	34.25	S70°11'46"W
L3	35.72	N44°12'02"E
L4	70.58	N82°16'06"E
L5	49.91	N82°16'06"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	59.32	284.99	S50°13'07"W	59.21
C2	100.29	284.99	S66°15'47"W	99.77
C3	29.47	284.99	S79°18'23"W	29.45
C4	50.44	275.00	N77°00'49"E	50.37
C5	135.80	275.00	N57°36'45"E	134.42

REFERENCES

1) DEED BOOK 8865, PAGE 647.
2) DEED BOOK 9014, PAGE 445.
3) PLAT BOOK 879, PAGE 85.
4) PLAT BOOK 881, PAGE 131.
OTHER'S AS DENOTED ON PLAT.

ZONING R-1

-MINIMUM LOT AREA: 35,000 S.F.
-MINIMUM LOT FRONTAGE: 50 FEET
-MINIMUM LOT WIDTH: 75 FEET AT BUILDING LINE
-MAXIMUM BUILDING HEIGHT: 35 FEET
-MINIMUM REAR SETBACK: 20 FEET
-MINIMUM FRONT SETBACK: 30 FEET FROM PROPERTY LINE
-MINIMUM SIDE SETBACK: 10 FEET

OWNER / DEVELOPER:

ATLAS DEVELOPMENT, LLC
218 S. HILL STREET
BUFORD, GA 30518
PHONE: (678) 978-6782
CONTACT: CAMERON HENDERSON
EMAIL: CAMERON@ATLASLANDDEV.COM

HALL COUNTY ENGINEERING NOTES:

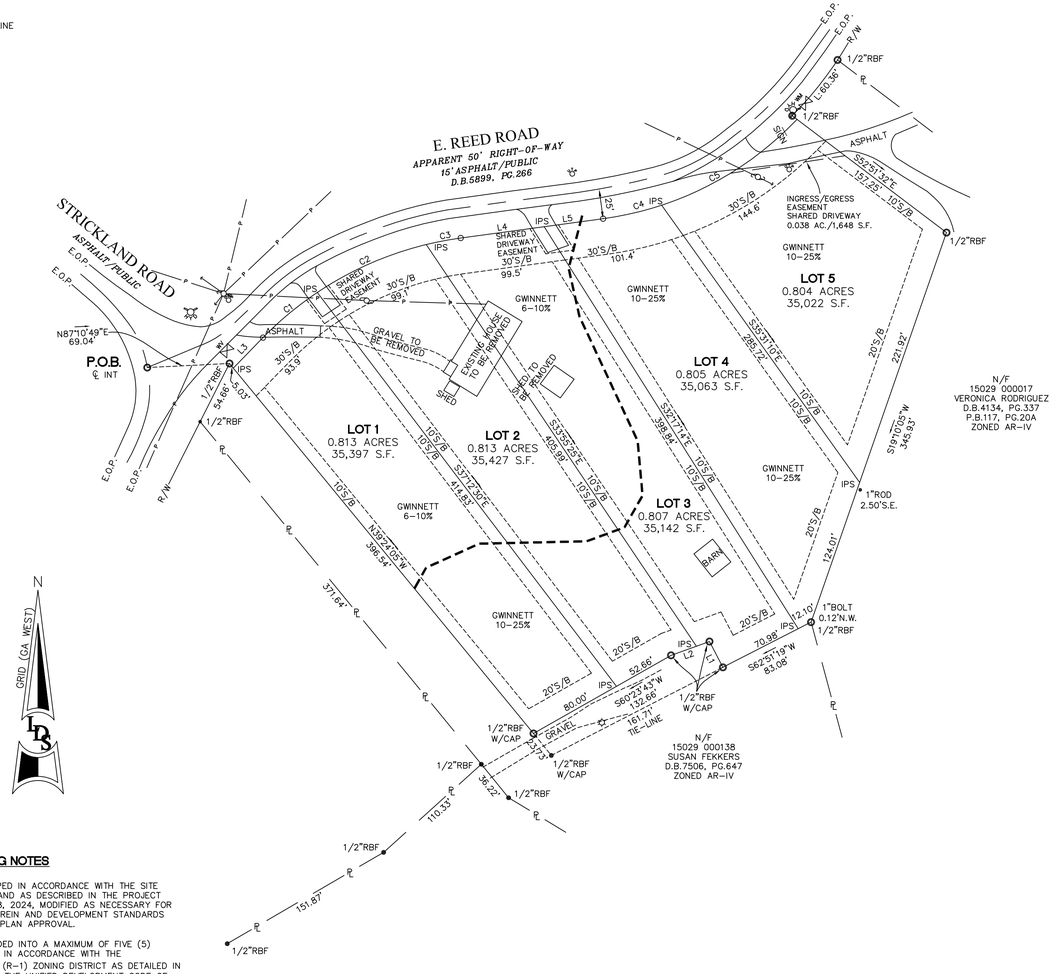
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
- THIS PROPERTY IS/(IS NOT) LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13139C0312G, HALL COUNTY, GEORGIA, DATED DECEMBER 1, 2022.
- THIS PROPERTY IS/(IS NOT) LOCATED IN THE HALL COUNTY FUTURE 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.

GENERAL NOTES:

1) ZONING: R-1
2) LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
3) WATER PROVIDED BY MEANS OF CITY OF GAINESVILLE.
4) LOTS WILL BE SERVED BY ONSITE INDIVIDUAL SEPTIC SYSTEMS.
5) HALL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. HALL COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
6) IRON PINS SHALL BE SET ON ALL LOT CORNERS (1/2" REBAR WITH ORANGE CAP).
7) "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 OPERATIONS 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".
8) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
9) SITE ELEVATIONS BASED ON NAVD 88 OBTAINED BY MEANS OF LOCAL GPS NETWORK.
10) ZONING INFORMATION TAKEN FROM HALL COUNTY ZONING MAPS.
11) LOTS 4 & 5 SHALL ACCESS E. REED ROAD BY SHARED DRIVEWAY EASEMENT.

NOTES:

- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
- ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE
- ALL LOTS MEET HALL COUNTY BOARD OF HEALTH LOT SIZE RESOLUTION REQUIREMENTS. NUMBER OF BEDROOMS PERMITTED WILL BE BASED ON THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA FOR EACH LOT
- MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIALS, AND WHEN SETTING UP BURN PITS.
- MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE SYSTEM.
- SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.
- "NO PERMIT APPLICATIONS WILL BE ACCEPTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR ANY LOT WITHOUT A SITE PLAN ON A 1 INCH TO 40 FEET OR LESS SCALE SHOWING HOUSE LOCATION, DRIVEWAY(S), DECK/PORCHES, OTHER AMENITIES, PRIMARY AND SECONDARY ABSORPTION TRENCHES WITH LENGTHS OF EACH TRENCH NOTED, SOIL BOUNDARIES AND LABELS, SURFACE WATER AND SPRING SETBACKS, EASEMENTS, TOPOGRAPHY, AND PROPOSED GRADING."


E. REED ROAD
APPARENT 50' RIGHT-OF-WAY
15' ASPHALT/PUBLIC
D.B.5899, PG.266
STRICKLAND ROAD
ASPHALT/PUBLIC
N87°10'49"E
69.04'
P.O.B.
℄ INT
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"RBF
1/2"ROD
2.50'S.E.
1"BOLT
0.12'N.W.
1/2"RBF
IPS
E.O.P.
R/W
ASPHALT
GRAVEL
SHED TO BE REMOVED
EXISTING HOUSE TO BE REMOVED
SHED
BARN
GRAVEL TO BE REMOVED
SHARED DRIVEWAY EASEMENT
INGRESS/EGRESS EASEMENT
SHARED DRIVEWAY
0.038 AC./1,648 S.F.
LOT 1
0.813 ACRES
35,397 S.F.
LOT 2
0.813 ACRES
35,427 S.F.
LOT 3
0.807 ACRES
35,142 S.F.
LOT 4
0.805 ACRES
35,063 S.F.
LOT 5
0.804 ACRES
35,022 S.F.
GWINNETT
6-10%
GWINNETT
10-25%
30'S/B
99.5'
30'S/B
93.9'
30'S/B
101.4'
30'S/B
144.6'
20'S/B
221.92'
20'S/B
124.01'
105'/B
105'/B
105'/B

LEGEND

IPF	=	IRON PIN FOUND
IPS	=	1/2" REBAR PIN SET
LL	=	LAND LOT
LLL	=	LAND LOT LINE
PL	=	PROPERTY LINE
℄	=	CENTERLINE
BL	=	BUILDING LINE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
FFE	=	FINISHED FLOOR ELEVATION
BOC	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
—S—	=	SANITARY SEWER LINE/PIPE
═══	=	STORM SEWER LINE/PIPE
-X-X-X-	=	FENCE LINE
° ° ° ° °	=	FLOOD HAZARD ZONE LINE
N/F	=	NOW OR FORMERLY
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13139C0312G DATED DECEMBER 1, 2022. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

4.103 ACRES

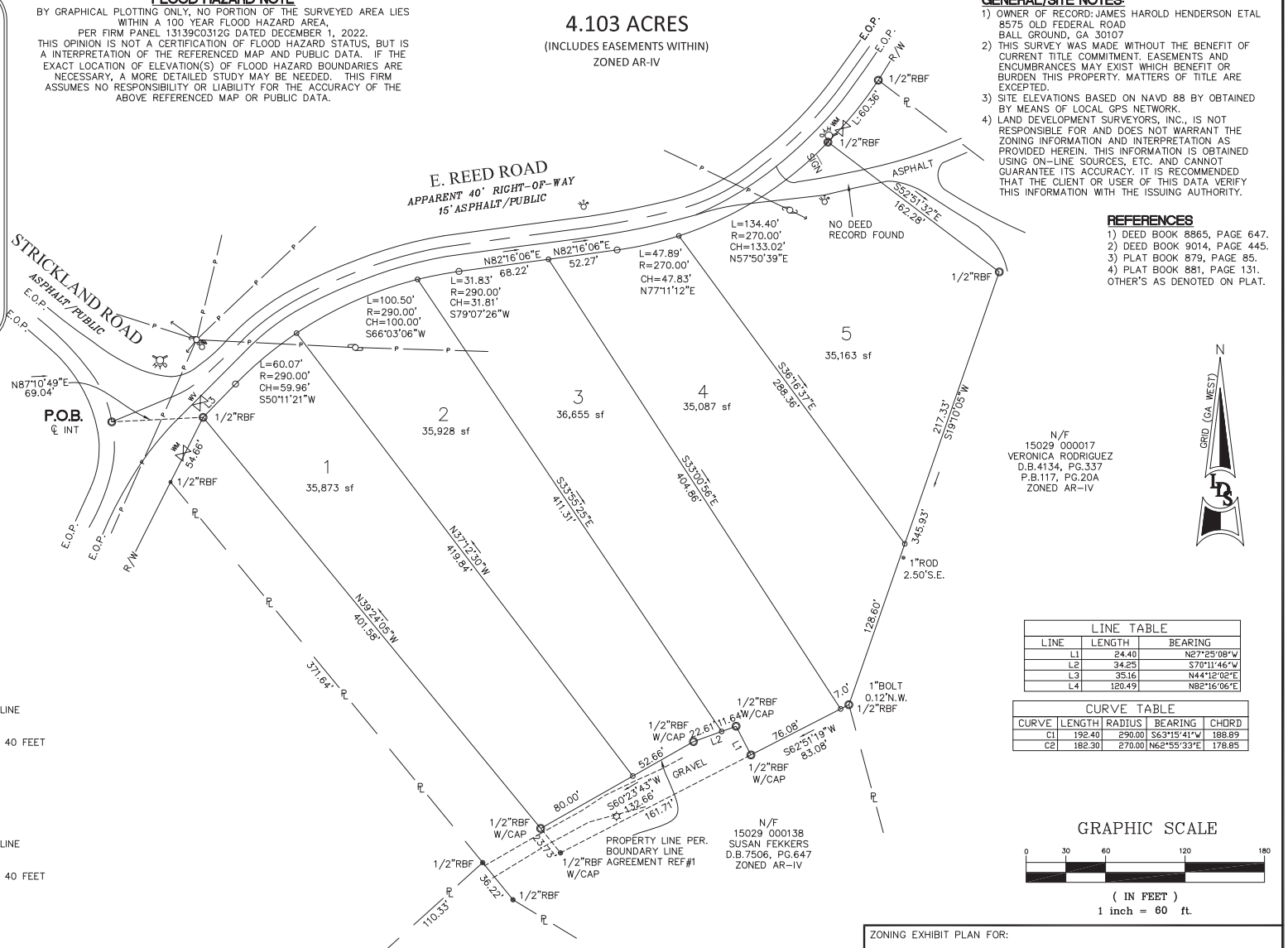
(INCLUDES EASEMENTS WITHIN)
ZONED AR-IV

GENERAL/SITE NOTES:

1) OWNER OF RECORD: JAMES HAROLD HENDERSON ETAL 8575 OLD FEDERAL ROAD BALL GROUND, GA 30107
2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
4) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

REFERENCES

1) DEED BOOK 8865, PAGE 647.
2) DEED BOOK 9014, PAGE 445.
3) PLAT BOOK 879, PAGE 85.
4) PLAT BOOK 881, PAGE 131.
OTHER'S AS DENOTED ON PLAT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.40	N27°25'08"W
L2	34.25	S70°11'46"W
L3	35.16	N44°12'02"E
L4	120.49	N82°16'06"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	192.40	290.00	S63°15'41"W	188.89
C2	182.30	270.00	N62°55'33"E	178.85

CURRENT ZONING AR-IV

- MINIMUM LOT AREA: 43,560 S.F.
- MINIMUM LOT FRONTAGE: 50 FEET AT BUILDING LINE
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM REAR SETBACK: 25 FEET
- MINIMUM FRONT SETBACK: 65 FEET FROM ℄ OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
- MINIMUM SIDE SETBACK: 15 FEET

PROPOSED ZONING R-1

- MINIMUM LOT AREA: 35,000 S.F.
- MINIMUM LOT FRONTAGE: 50 FEET AT BUILDING LINE
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM REAR SETBACK: 20 FEET
- MINIMUM FRONT SETBACK: 65 FEET FROM ℄ OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
- MINIMUM SIDE SETBACK: 10 FEET

GRAPHIC SCALE

0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND EGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/12/24.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 316,333 FEET, AND CONTAINS A TOTAL OF 4.103 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

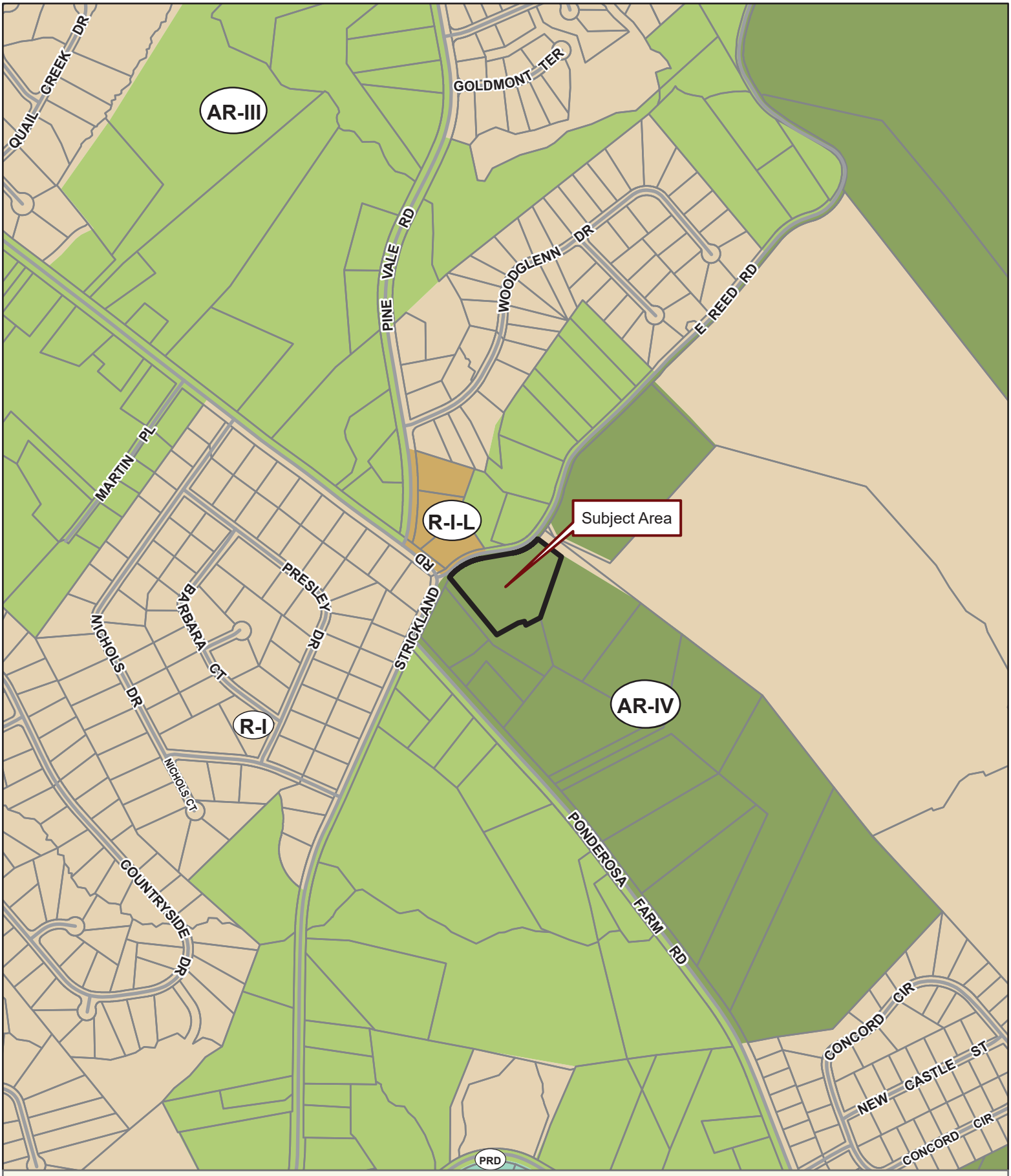
ZONING EXHIBIT PLAN FOR:

ATLAS LAND DEVELOPMENT

PARENT PARCEL 15029 000100 4767 E REED RD

LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA. 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832

Date: 8/12/24	Land Lot:	G.M.D.385	District: MORGAN
County: HALL COUNTY, GA		Scale: 1"=60'	Sheet No.
Field By: K,J	Drawn By: MSF	Checked By: LJJ	
Job Number: 24175	File Number: 24175.DWG		



Applicant: CAMERON HENDERSON
Tax Parcel #: 15029 000100
Location: 4767 E REED ROAD, GAINESVILLE, GA 30507
Commission District 1 **PC Mtg. Date: 12/16/2024**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: CAMERON HENDERSON
Tax Parcel #: 15029 000100
Location: 4767 E REED ROAD, GAINESVILLE, GA 30507
Commission District 1 **PC Mtg. Date: 12/16/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: CAMERON HENDERSON
Tax Parcel #: 15029 000100
Location: 4767 E REED ROAD, GAINESVILLE, GA 30507
Commission District 1 **PC Mtg. Date: 12/16/2024**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

THE PRESTON

(Nunnally Farm Rd.)

ELEVATION A

ELEVATION B

ELEVATION C

BUILDING CODE ANALYSIS

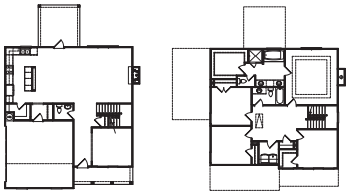
USE GROUP:	SINGLE FAMILY DWELLING
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	2 STORY MAXIMUM HGT. 35 FT.
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.
GARAGE/ HOUSE CEILING/ HOUSE ASSEMBLY:	1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF; NON-SLEEPING = 40 PSF
	DECKS = 40 PSF
	DEAD LOAD = 10 PSF
	BASIC WIND SPEED = 80 MPH
	STAIR LOAD = 40 PSF
	ROOF LIVE LOAD = 20 PSF
	LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)
ATTIC VENTILATION: (EXAMPLE)	2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D
	RIDGE VENT = 39 LF. X Ø85 FREE AREA/LF = 3.31 SF. PROVIDED
	SOFFIT VENT = 54 LF. X Ø45 FREE AREA/LF = 2.43 SF. PROVIDED

NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

DRAWING INDEX

C0.0	COVER SHEET
A1.1	ELEVATION 'A'
A1.1.1	ELEVATION 'A' W/ 3RD CAR GARAGE OPT.
A1.2	ELEVATION 'B'
A1.2.1	ELEVATION 'B' W/ 3RD CAR GARAGE OPT.
A1.3	ELEVATION 'C'
A1.3.1	ELEVATION 'C' W/ 3RD CAR GARAGE OPT.
A2.1	SIDES & REAR ELEVATIONS
A2.2	LEFT SIDE & REAR ELEV. W/ 3RD CAR GARAGE OPT.
A3.1	SLAB PLAN
A3.2	SLAB PLAN W/ 3RD CAR GARAGE OPT.
A4.1	MAIN FLOOR PLAN
A4.2	MAIN FLOOR PLAN W/ 3RD CAR GARAGE OPT.
A5.1	UPPER FLOOR PLAN
A6.1	ROOF PLANS
A7.1	ELECTRICAL PLAN

FOOTPRINT



AREA CALCULATION

48' x 53'
37' x 41'

SQUARE FOOTAGE:	
MAIN LEVEL	1,819
OPT. BONUS ROOM	1,209
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

Upton HOMEBUILDERS
390 BROGDON RD.,
SUWANEE, GA. 30024

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PREMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTRESTS WITHOUT FIRST OBTAINING SAID WRITTEN PREMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR A R C H I T E C T .

SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

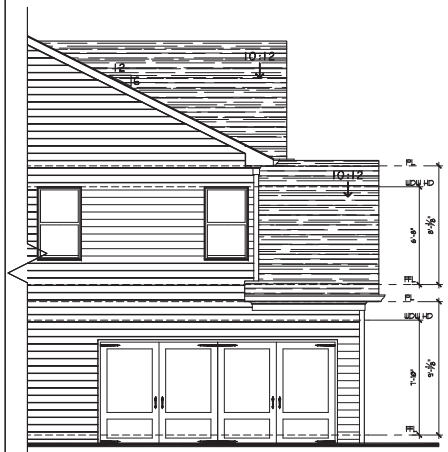
THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

COVER SHEET

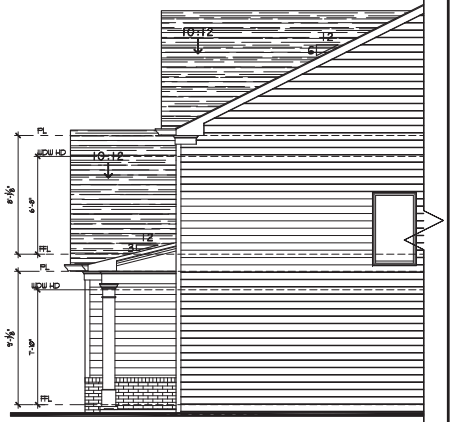
APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
C0.0
SHEET: XX OF: XX

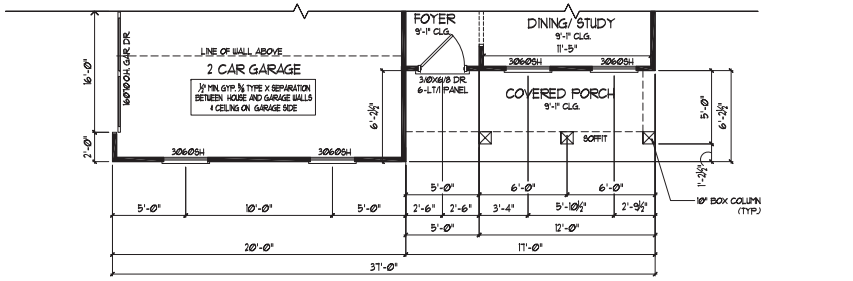


4 A1.1 Left Side Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'

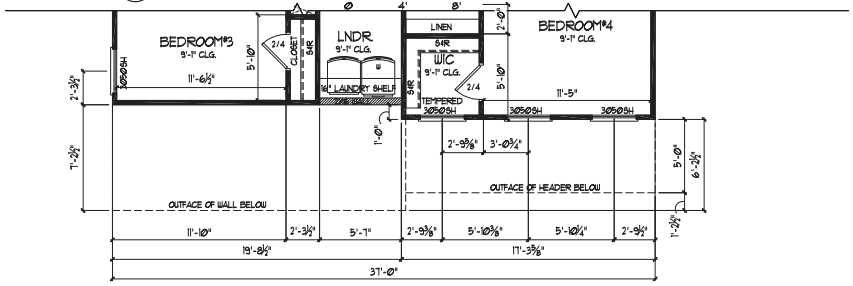
1 A1.1 Front Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'



5 A1.1 Right Side Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A1.1 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A1.1 2nd Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"
0 4' 8'

Clayton HOMEBUILDERS
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

THE PRESTON

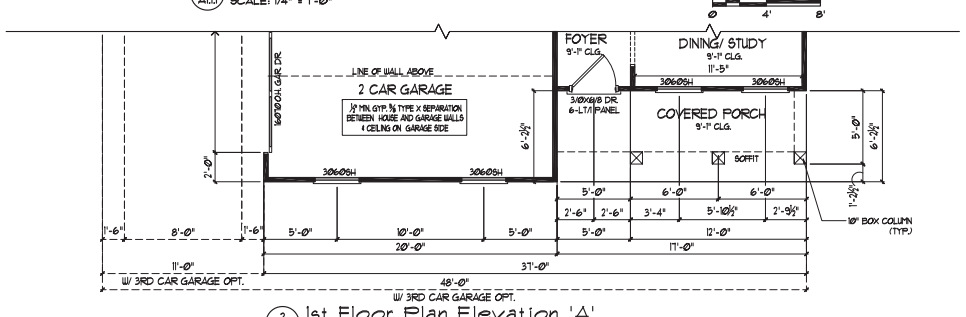
JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

FRONT ELEVATION 'A'

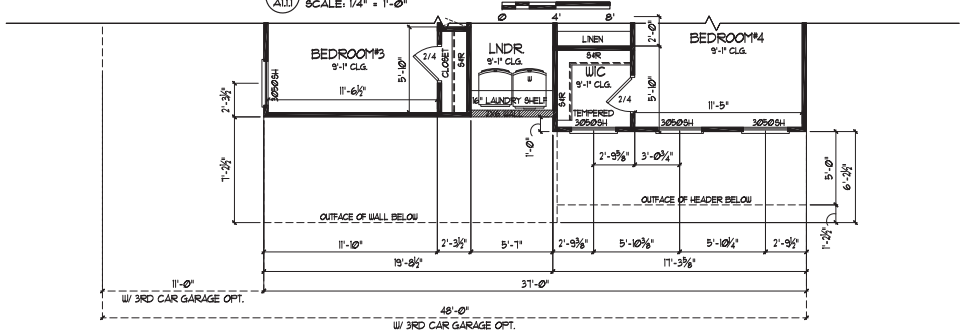
APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.1
SHEET: XX OF: XX

1 A1.1.1 Front Elevation 'A' w/ 3rd Car Garage Opt.-Front entry
SCALE: 1/4" = 1'-0"



2 A1.1.1 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-Ø"



3 A1.1.1 2nd Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-Ø"

Ciptan HOMEBUILDERS
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

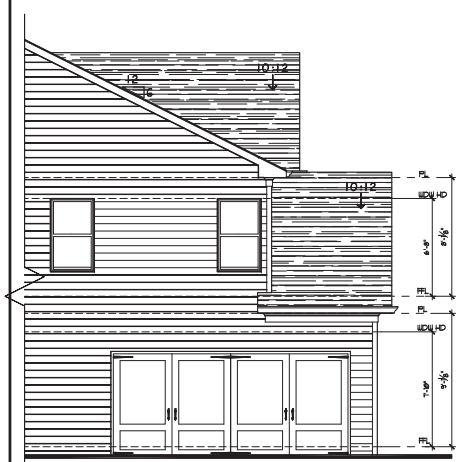
THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

FRONT ELEVATION 'A'
W/ 3RD CAR GARAGE OPT.

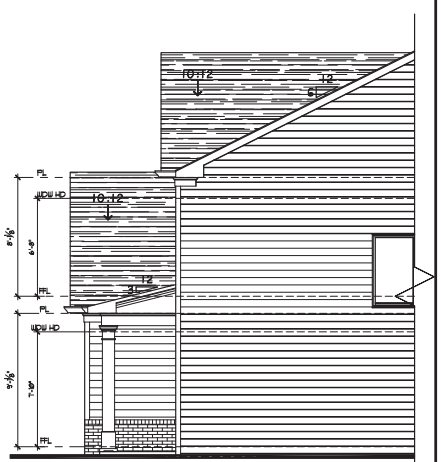
APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.1.1
SHEET: XX OF: XX

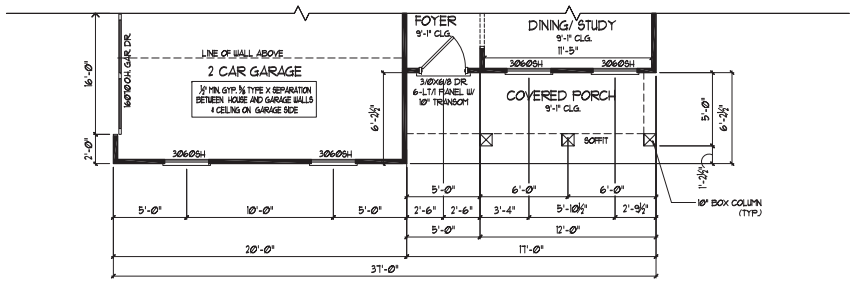


4 A1.2 Left Side Elevation 'B'
SCALE: 1/4" = 1'-0"

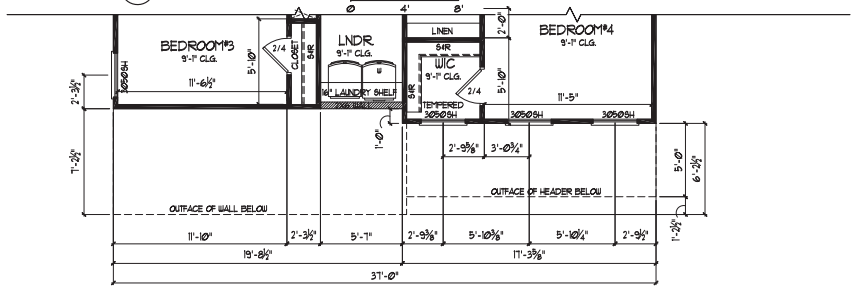
1 A1.2 Front Elevation 'B'
SCALE: 1/4" = 1'-0"



5 A1.2 Right Side Elevation 'B'
SCALE: 1/4" = 1'-0"



2 A1.2 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"



3 A1.2 2nd Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

THE PRESTON

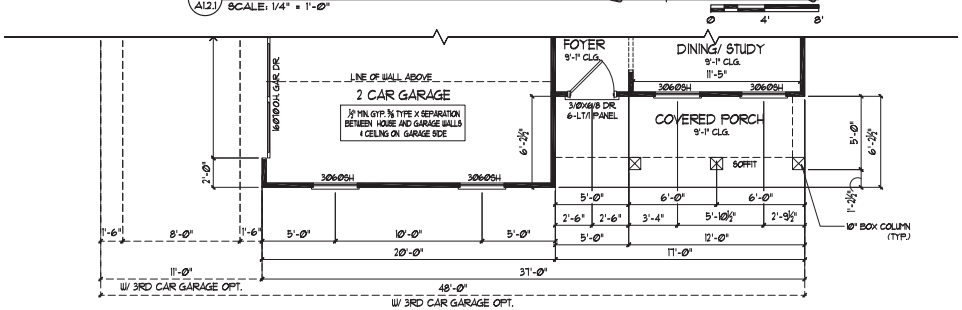
JOB NO. NA DRAWN GC
DATE 2/10/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

FRONT ELEVATION 'B'

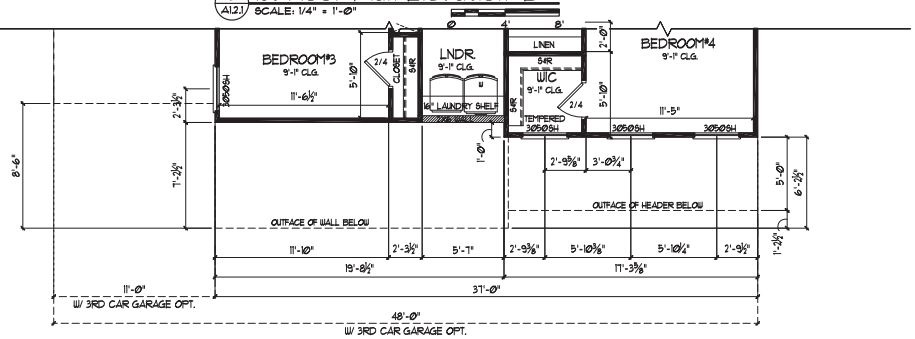
APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.2
SHEET: XX OF: XX

1 A1.2.1 Front Elevation 'B' w/ 3rd Car Garage Opt.-Front entry
SCALE: 1/4" = 1'-0"



2 A1.2.1 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"



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SUB-DIVISION *Nunnally Farm*
LOT #

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REVISED

THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

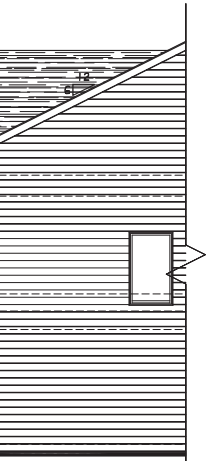
FRONT ELEVATION 'B'
W/ 3RD CAR GARAGE OPT.

APPROVED BY : DAVID BOWEN
DATE:

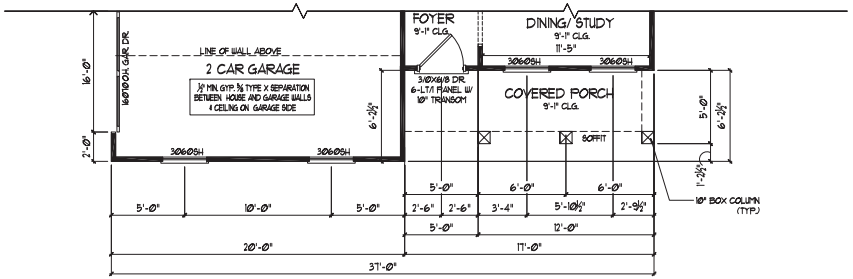
SHEET NO.
A1.2.1
SHEET: XX OF: XX

4 A1.3 Left Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

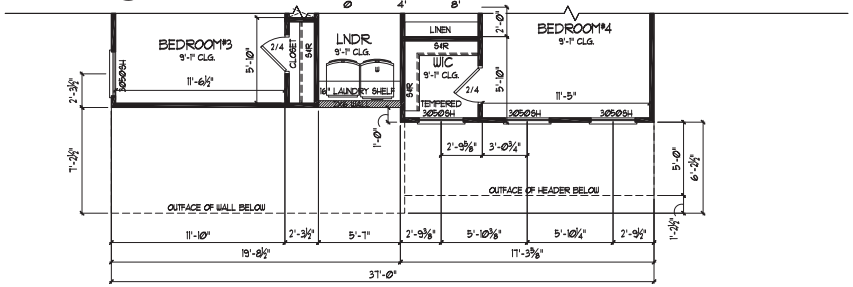
1 A1.3 Front Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



5 A1.3 Right Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A1.3 1st Floor Plan Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A1.3 2nd Floor Plan Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

THE PRESTON

JOB NO. NA DRAWN GC
DATE 2/10/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

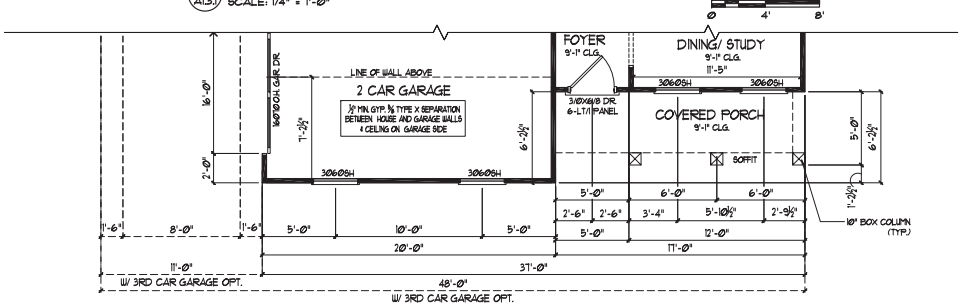
FRONT ELEVATION 'C'

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.3
SHEET: XX OF: XX

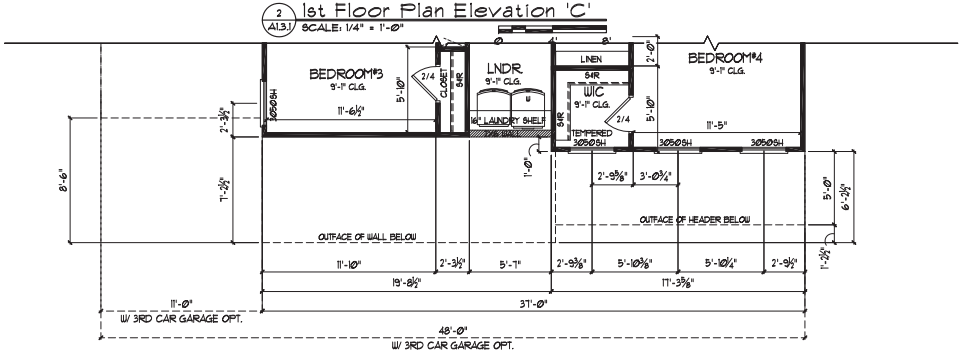
1 A1.3.1 Front Elevation 'C' w/ 3rd Car Garage Opt.-Front entry

SCALE: 1/4" = 1'-0"



2 A1.3.1 1st Floor Plan Elevation 'C'

SCALE: 1/4" = 1'-0"



3 A1.3.1 2nd Floor Plan Elevation 'C'

SCALE: 1/4" = 1'-0"

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SUB-DIVISION *Nunnally Farm*
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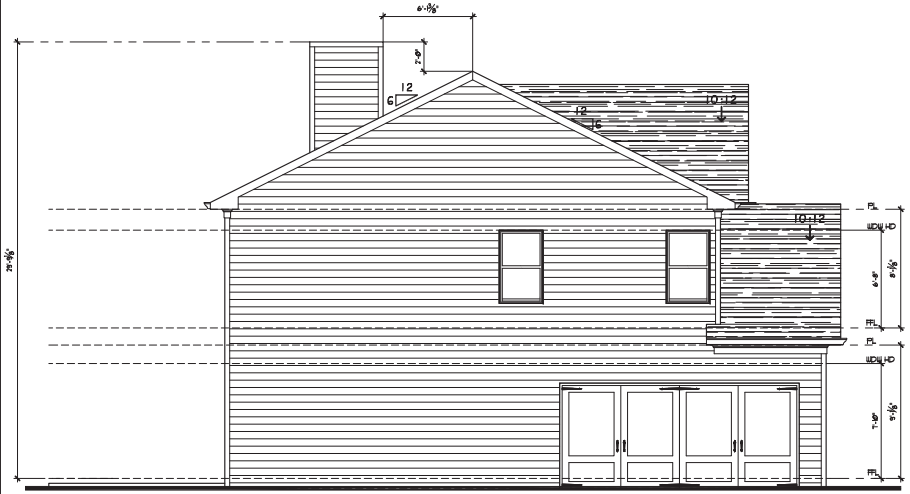
JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

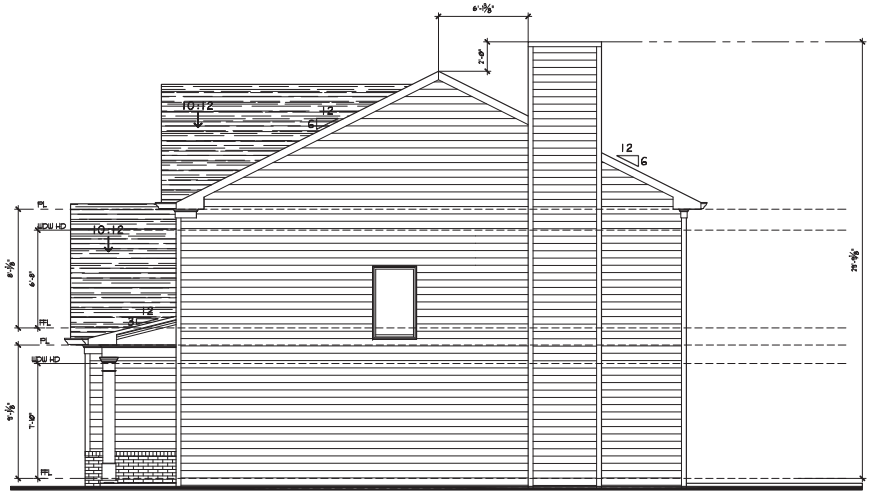
FRONT ELEVATION 'C'
W/ 3RD CAR GARAGE OPT.

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.3.1
SHEET: XX OF: XX



1 A2.1 Left Side Elevation
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A2.1 Right Side Elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

3 A2.1 Rear Elevation - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'

4 A2.2 Rear Elevation w/ Opt. Covered Porch
SCALE: 1/4" = 1'-0"
0 4' 8'

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SUB-DIVISION *Fench Manor*
LOT #

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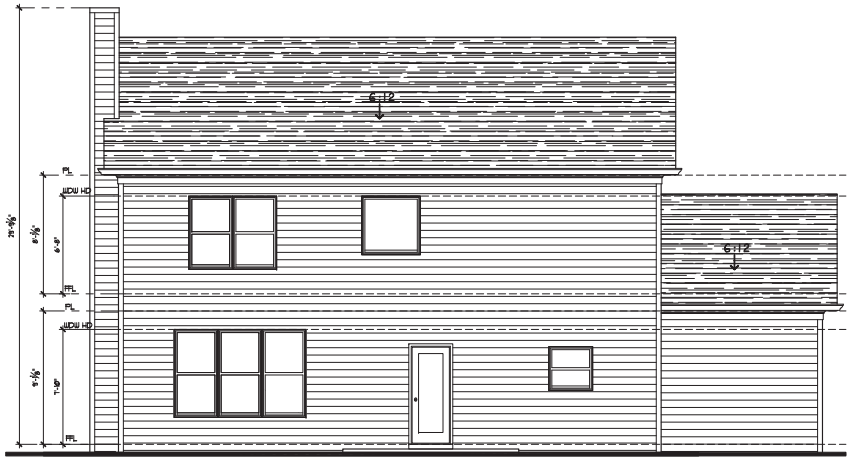
JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

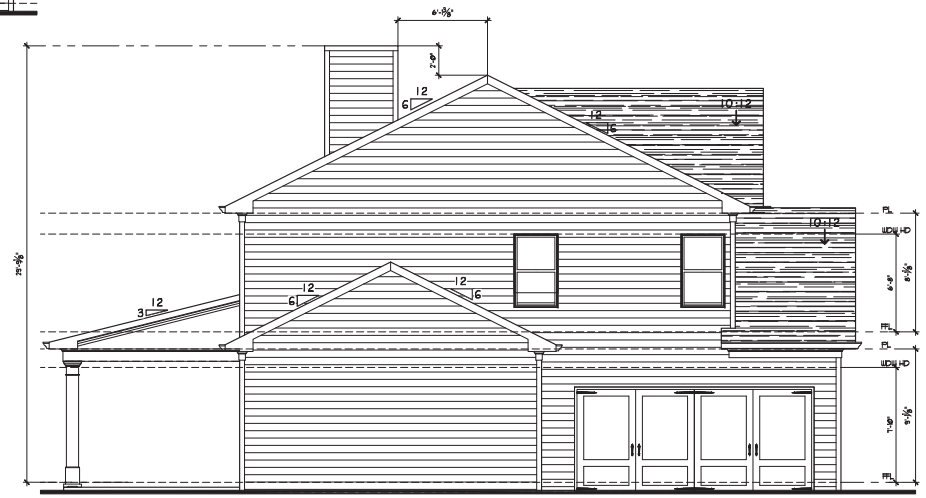
SIDE & REAR ELEVATIONS 'A' & 'B'

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A2.1
SHEET: XX OF: XX



2 A2.2 Rear Elevation w/ 3rd Car Garage Option
SCALE: 1/4" = 1'-0"
0 4' 8'



1 A2.2 Left Side Elevation w/ 3rd Car Garage Option
SCALE: 1/4" = 1'-0"
0 4' 8'

3 A2.3 Rear Elev. w/ 3rd Car Garage & Covered Porch Opt.
SCALE: 1/4" = 1'-0"
0 4' 8'

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SUB-DIVISION *Nunnally Farm*
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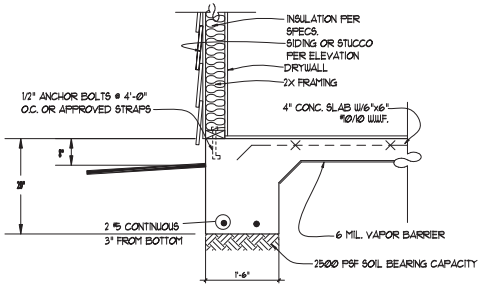
SCALE:	AS NOTED	APROV.	DB

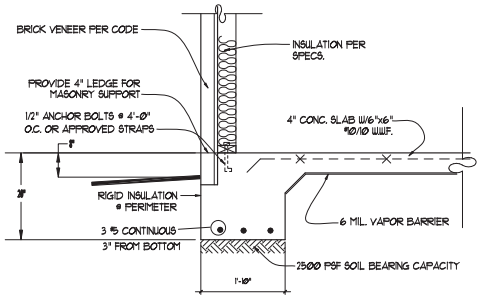
SIDE & REAR ELEVATIONS 'C' & 'D'

APROVED BY : DAVID BOWEN
DATE:

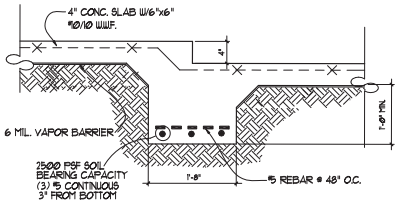
SHEET NO.
A2.2
SHEET: XX OF: XX



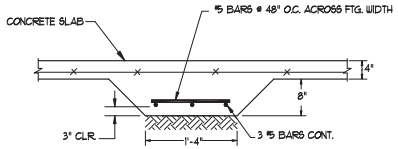
2 A3.1 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



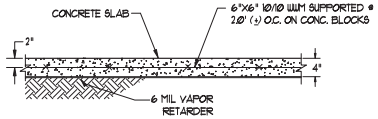
3 A3.1 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



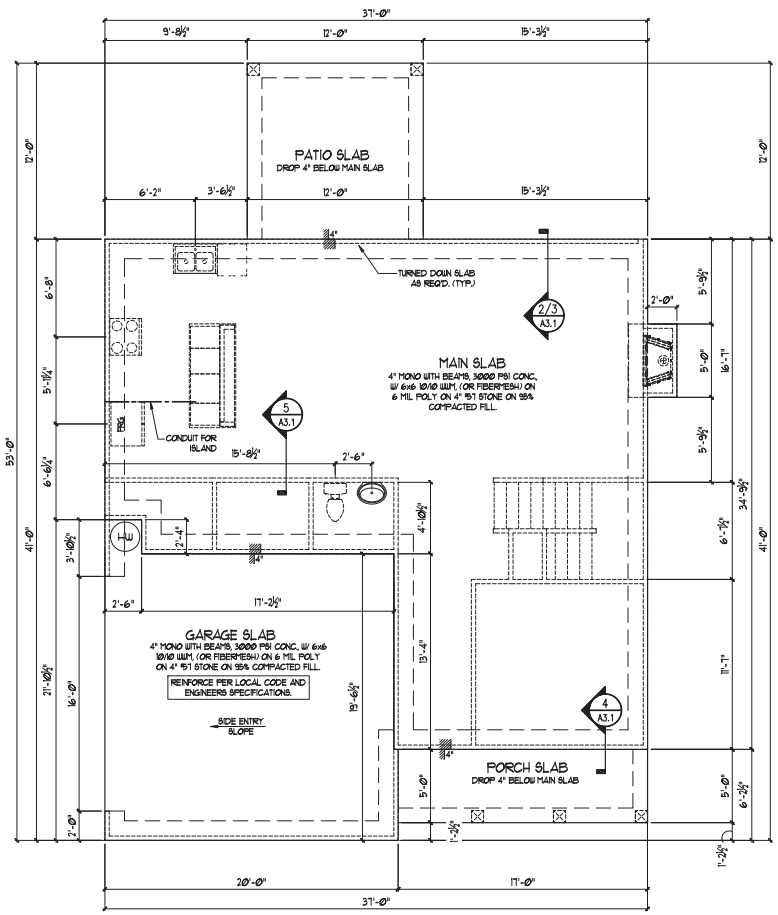
4 A3.1 STEPPED SLAB SECTION
SCALE: NTS



5 A3.1 INTERIOR GRADE BEAM
SCALE: NTS



6 A3.1 TYPICAL SLAB ON GRADE
SCALE: NTS



1 A3.1 Slab Foundation Plan
SCALE: 1/4" = 1'-0"

NOTE:
VERIFY W/ FLOOR TRUSS PROVIDER ANY LOCATIONS FOR THICKENED SLABS PRIOR TO PLACEMENT OF CONCRETE SLAB.

VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE.

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

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SUB-DIVISION *Nunnally Farm*
LOT #

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REVISED

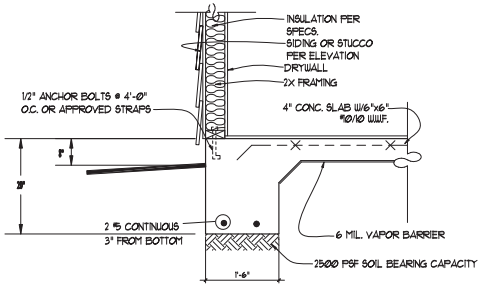
THE PRESTON

JOB NO.	NA	DRAWN	GC
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

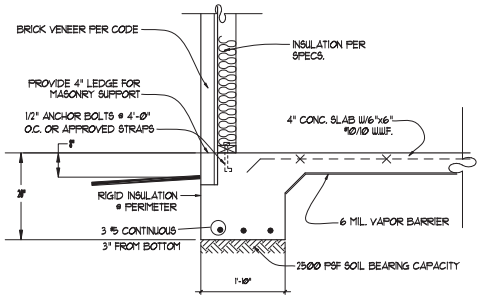
SLAB FOUNDATION PLAN

APROVED BY : DAVID BOWEN
DATE:

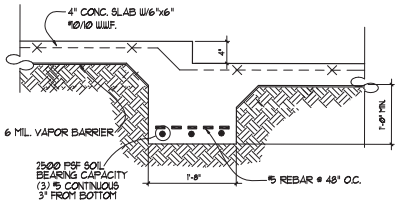
SHEET NO.
A3.1
SHEET: XX OF: XX



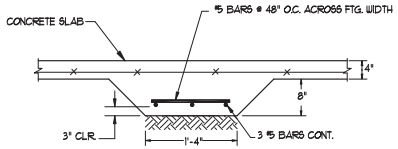
2 A3.1 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



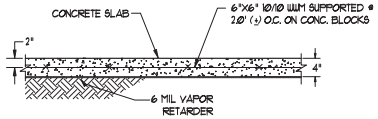
3 A3.1 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



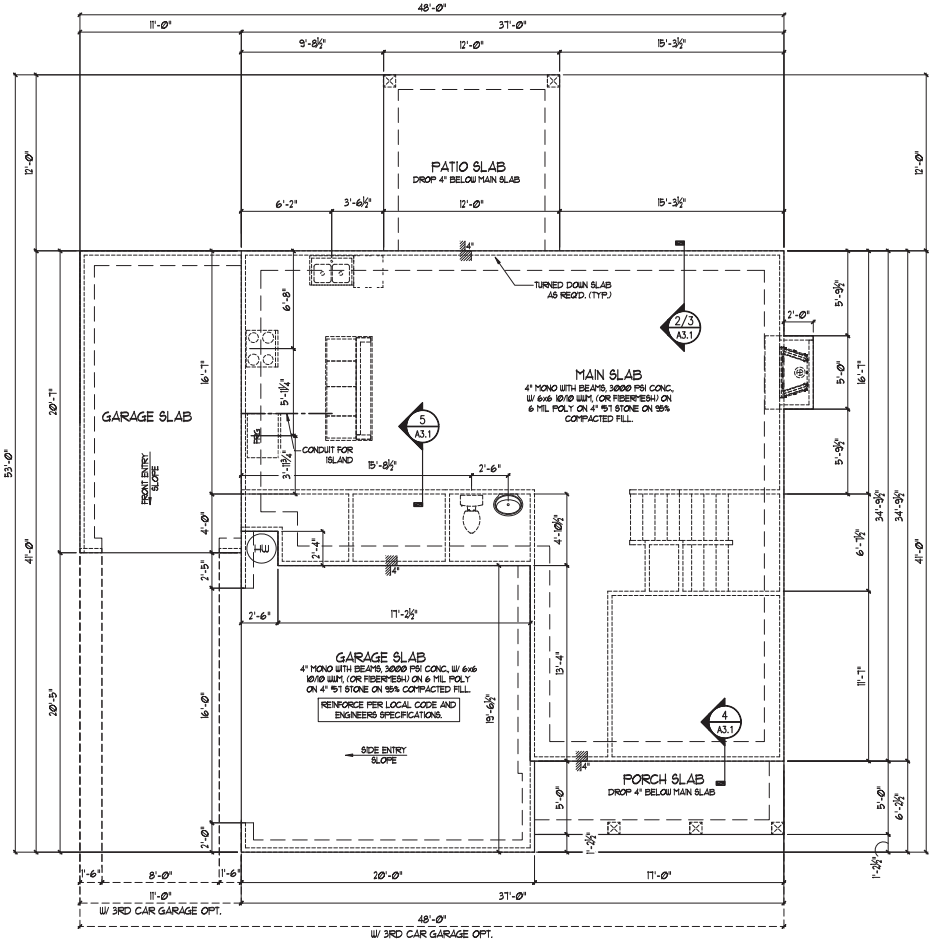
4 A3.1 STEPPED SLAB SECTION
SCALE: NTS



5 A3.1 INTERIOR GRADE BEAM
SCALE: NTS



6 A3.1 TYPICAL SLAB ON GRADE
SCALE: NTS



1 A3.2 Slab Foundation Plan w/ 3rd Car Garage Opt.-Front entry
SCALE: 1/4" = 1'-0"

NOTE: VERIFY W/ FLOOR TRUSS PROVIDER ANY LOCATIONS FOR THICKENED SLABS PRIOR TO PLACEMENT OF CONCRETE SLAB.

VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE.

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

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SUB-DIVISION *Nunnally Farm*
LOT #

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THE PRESTON

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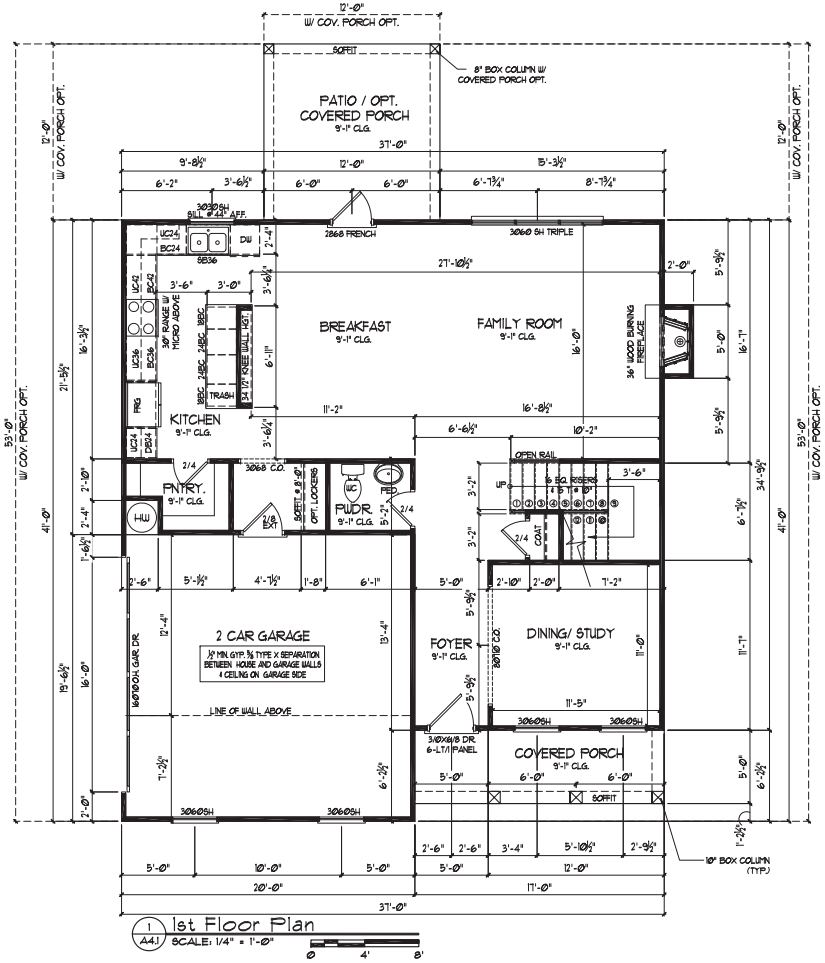
DATE	2/10/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

SLAB FOUNDATION PLAN
W/ 3RD CAR GARAGE OPT.

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A3.2
SHEET: XX OF: XX



1 A4.1 1st Floor Plan
SCALE: 1/4" = 1'-0"
0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	1,073
OPT. BONUS ROOM	1,203
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

Ciptan HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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REVISED

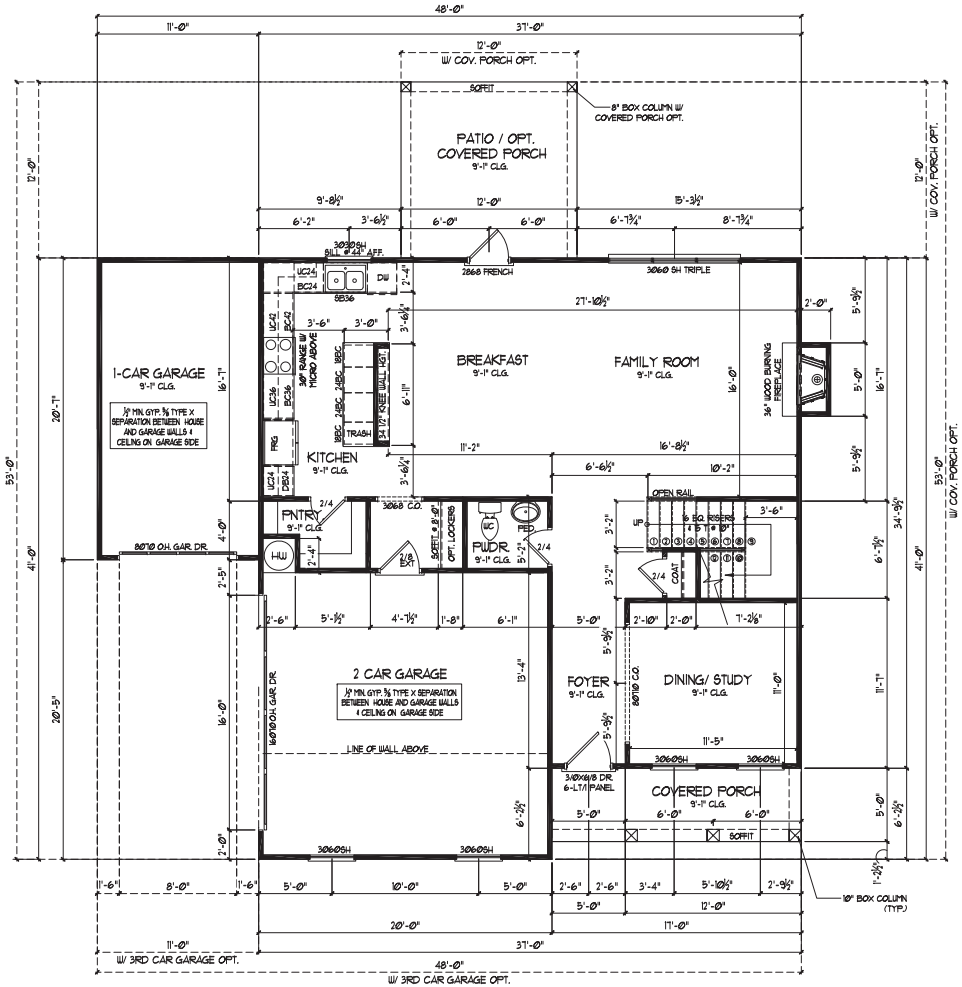
THE PRESTON

JOB NO. NA DRAWN GC
DATE 2/10/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

MAIN FLOOR PLAN

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A4.1
SHEET: XX OF: XX



1 / A4.2 1st Floor Plan w/ 3rd Car Garage Opt.-Front entry

SCALE: 1/4" = 1'-0"

0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	1,073
OPT. BONUS ROOM	1,203
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

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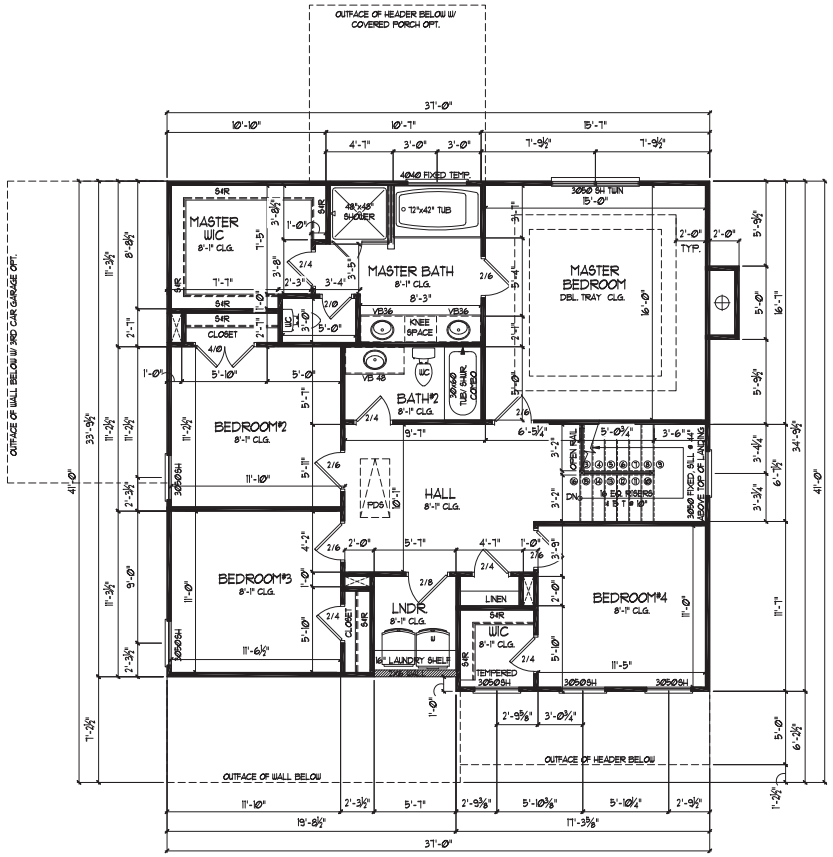
MAIN FLOOR PLAN
W/ 3RD CAR GARAGE OPT.

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A4.2
SHEET: XX OF: XX



1 A5.1 2nd Floor Plan

SCALE: 1/4" = 1'-0"

0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	1,019
OPT. BONUS ROOM	1,209
TOTAL HEATED	2,228
2 CAR GARAGE	393
FRONT PORCH	85
TOTAL FRAMED	2,706
OPT. COVERED PORCH	144
OPT. 3RD CAR GARAGE	226

Clayton HOMEBUILDERS

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UPPER LEVEL FLOOR PLAN

APPROVED BY : DAVID BOWEN
DATE:

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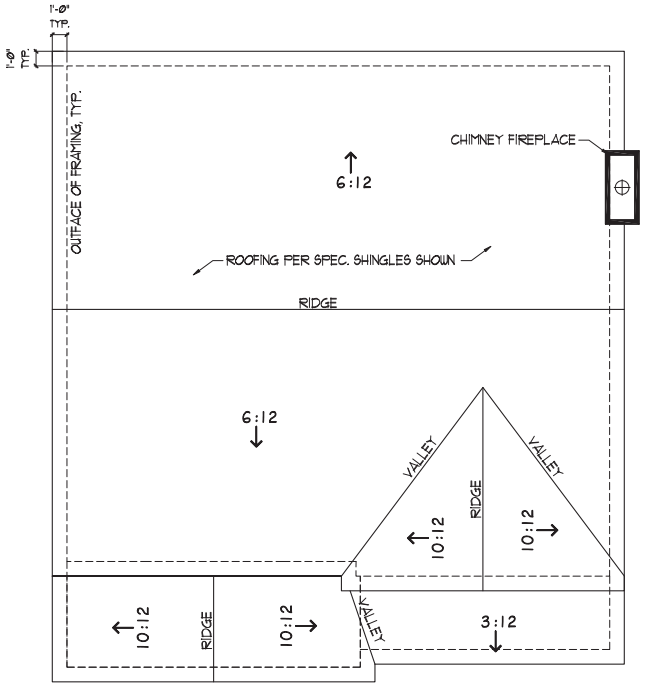
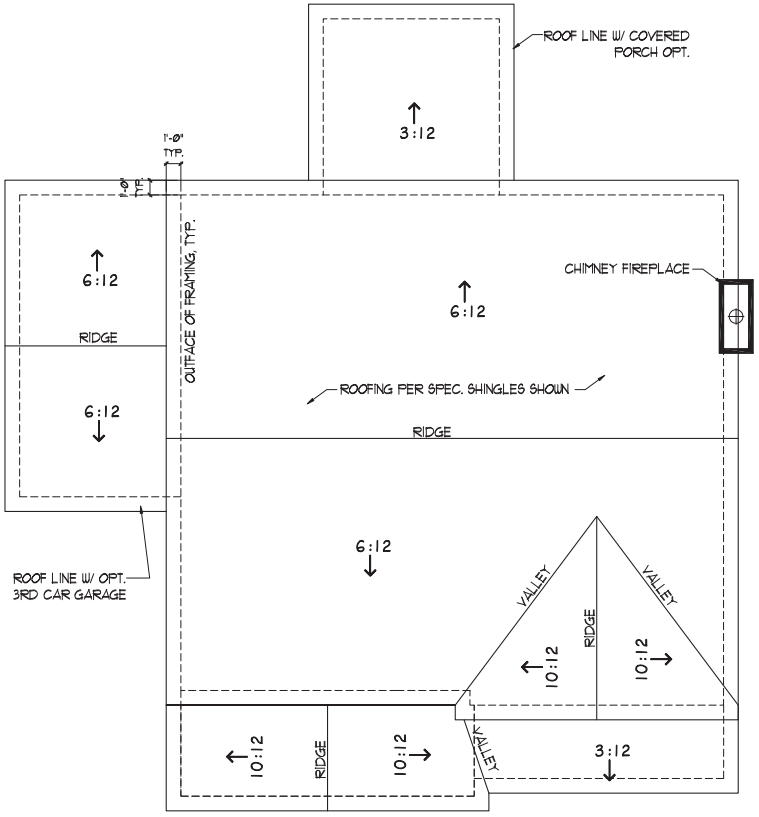
A5.1
SHEET: XX OF: XX



1 A6.1 Roof Plan Elevation
SCALE: 1/4" = 1'-Ø"
Ø 4' 8'



2 A6.1 Roof Plan w/ options
SCALE: 1/4" = 1'-Ø"
Ø 4' 8'

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ROOF PLANS

APROVED BY : DAVID BOWEN
DATE:

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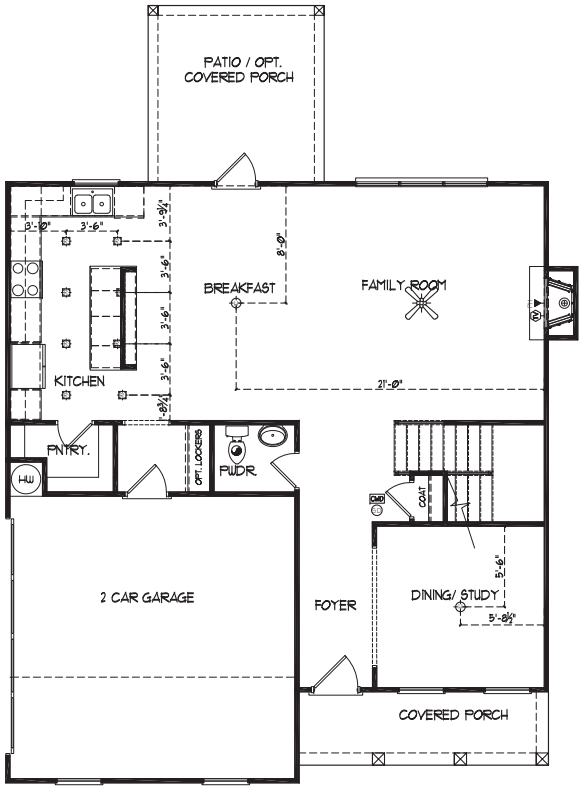
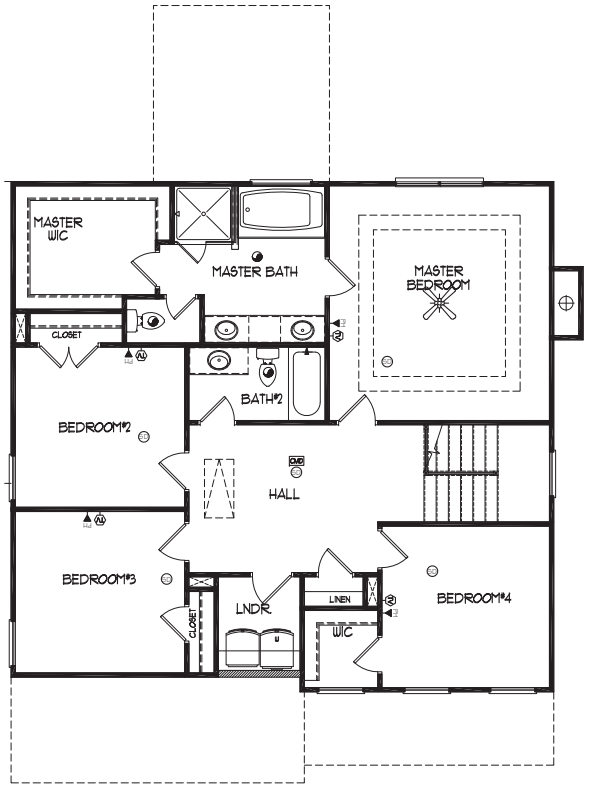
A6.1
SHEET: XX OF: XX



1 Main Level Electrical
not to scale



2 Upper Level Electrical
not to scale

ELECTRICAL LEGEND			
GAS	Gas Line		Recessed Can Light
CW	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
$	Switch		Fluorescent Light w/2 Bulbs
$3	3-Way Switch		Vapor Protected Light
$4	4-Way Switch		Exhaust Fan
$D	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet	SD	Smoke Detector
	Quadplex Outlet	CMD	Carbon Monoxide Detector
	Switched Duplex Outlet	T	Thermostat
FLOOR	Floor Outlet		Direct Wire
GFI	GFI Outlet	PH	Phone Jack
WP-GFI	Water Proof GFI Outlet		Media Jack
CLG	Ceiling Mounted Outlet	TV	Cable TV Outlet
220V	220V Outlet	DCH	Door Chimes
	Ceiling Mounted Light	SP	Security Panel
H	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light

Clayton HOMEBUILDERS

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ELECTRICAL PLANS

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A7.1
SHEET: XX OF: XX

THE MAPLEWOOD

(Nunnally Farm Rd.)

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

BUILDING CODE ANALYSIS

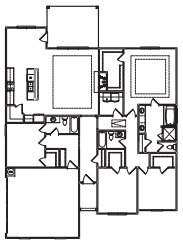
USE GROUP:	SINGLE FAMILY DWELLING
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	2 STORY MAXIMUM HGT. 35 FT.
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.
GARAGE/ HOUSE CEILING/ HOUSE ASSEMBLY:	1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF NON-SLEEPING = 40 PSF DECKS = 40 PSF DEAD LOAD = 10 PSF BASIC WIND SPEED = 90 MPH STAIR LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)
ATTIC VENTILATION: (EXAMPLE)	2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D RIDGE VENT = 39 LF. X Ø85 FREE AREA/LF = 3.31 SF. PROVIDED SOFFIT VENT = 54 LF. X Ø45 FREE AREA/LF = 2.43 SF. PROVIDED

NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

DRAWING INDEX

C0.0	COVER SHEET
A1.1	ELEVATION "A"
A1.2	ELEVATION "B"
A1.3	ELEVATION "C"
A1.4	ELEVATION "D"
A2.1	SIDES & REAR ELEVATIONS 'A' & 'B'
A2.2	SIDES & REAR ELEVATIONS 'C' & 'D'
A3.1	SLAB PLAN
A4.1	MAIN FLOOR PLAN
A5.1	ROOF PLANS
A6.1	ELECTRICAL PLAN

FOOTPRINT



AREA CALCULATION

49'-6"x61'

SQUARE FOOTAGE:	
MAIN LEVEL	2108
TOTAL HEATED	2108
2 CAR GARAGE	432
FRONT PORCH	40
TOTAL FRAMED	2580
OPT. REAR COVERED PORCH	96

Upton Homebuilders

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SUB-DIVISION *Nunnally Farm*
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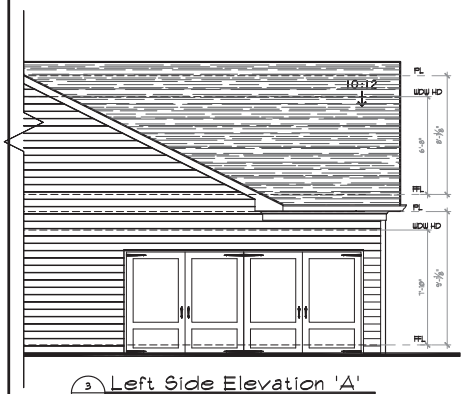
COVER SHEET

APPROVED BY : DAVID BOWEN
DATE:

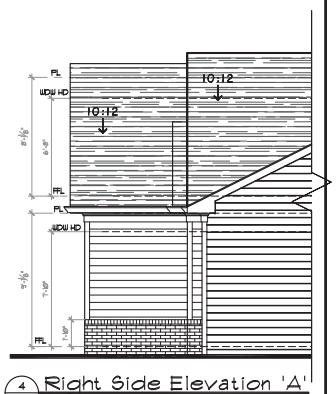
SHEET NO.
C0.0

SHEET: XX OF: XX

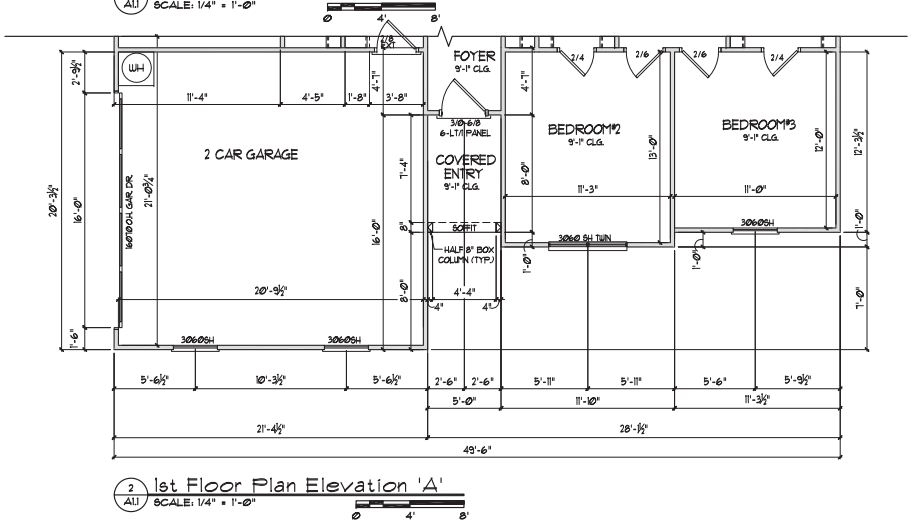


5 A1.1 Left Side Elevation 'A'
SCALE: 1/4" = 1'-0"

1 A1.1 Front Elevation 'A'
SCALE: 1/4" = 1'-0"



4 A1.1 Right Side Elevation 'A'
SCALE: 1/4" = 1'-0"



2 A1.1 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"

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SUB-DIVISION *Nunnally Farm*
LOT #

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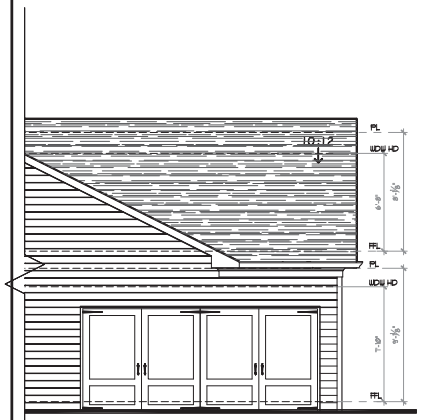
THE MAPLEWOOD

JOB NO.	NA	**DRAWN**	GC
DATE	2/15/2023	**CHECKED**	DB
SCALE:	AS NOTED	**APROV.**	DB

FRONT ELEVATION 'A'

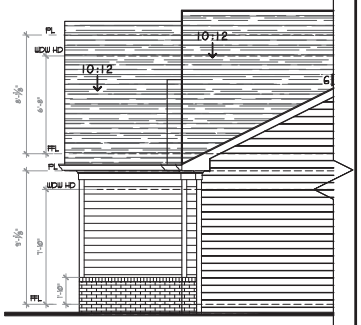
APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.1
SHEET: XX OF: XX

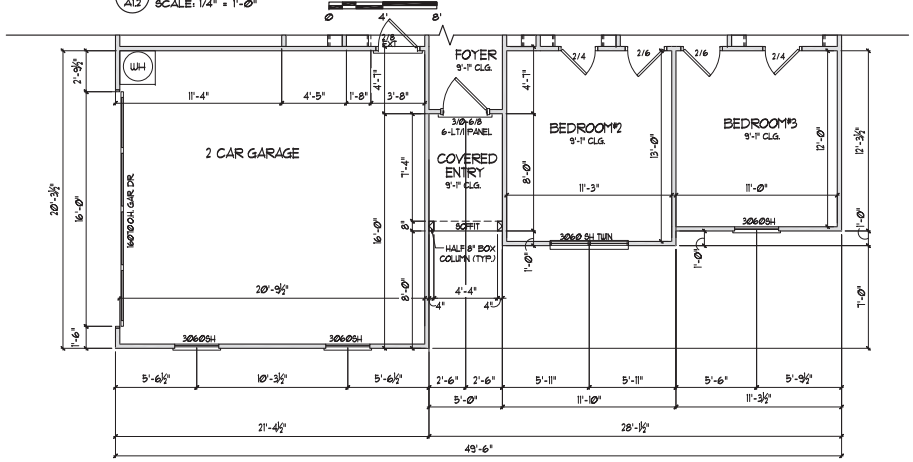


3 A1.2 Left Side Elevation 'B'
SCALE: 1/4" = 1'-0"

1 A1.2 Front Elevation 'B'
SCALE: 1/4" = 1'-0"



4 A1.2 Right Side Elevation 'B'
SCALE: 1/4" = 1'-0"



2 A1.2 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"

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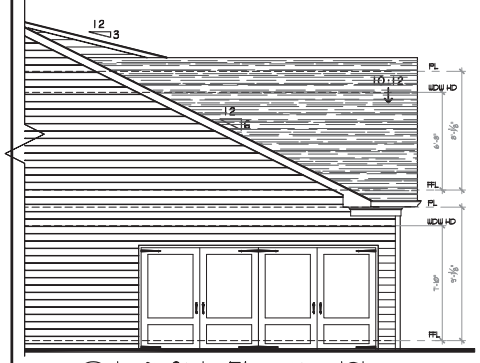
SCALE: AS NOTED APROV. DB

FRONT ELEVATION 'B'

APROVED BY : DAVID BOWEN
DATE:

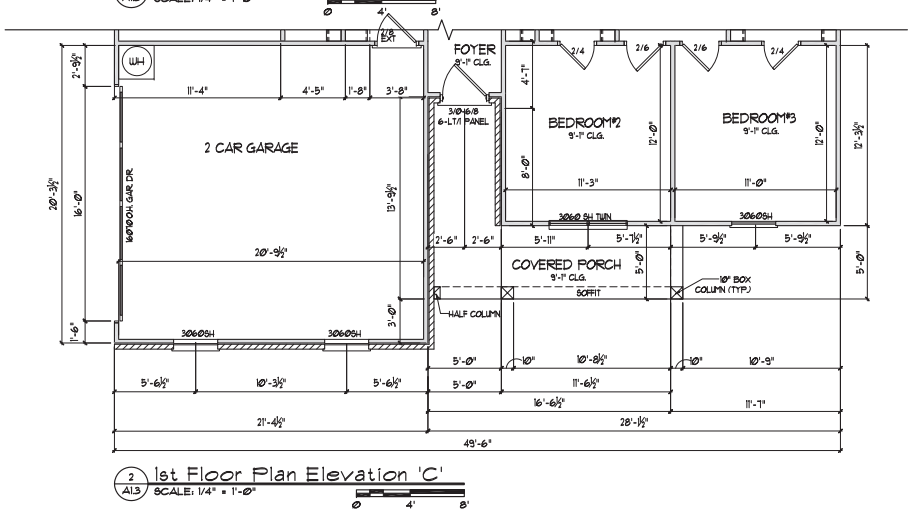
SHEET NO.
A1.2
SHEET: XX OF: XX



3 A1.3 Left Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

1 A1.3 Front Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

4 A1.3 Right Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A1.3 1st Floor Plan Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'

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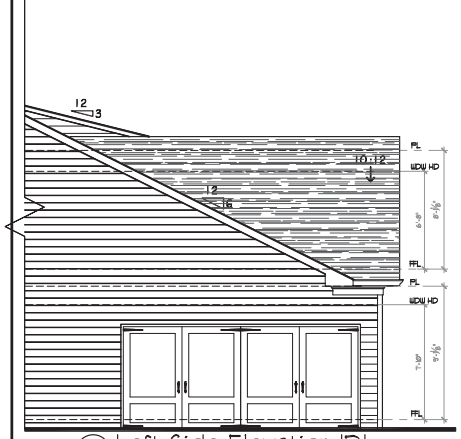
FRONT ELEVATION 'C'

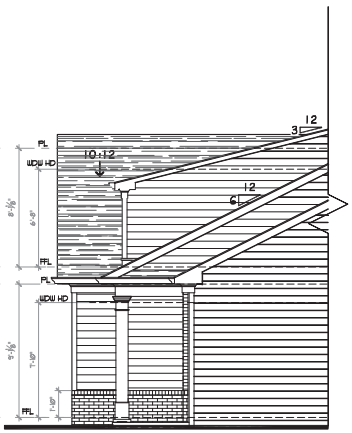
APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A1.3
SHEET: XX OF: XX

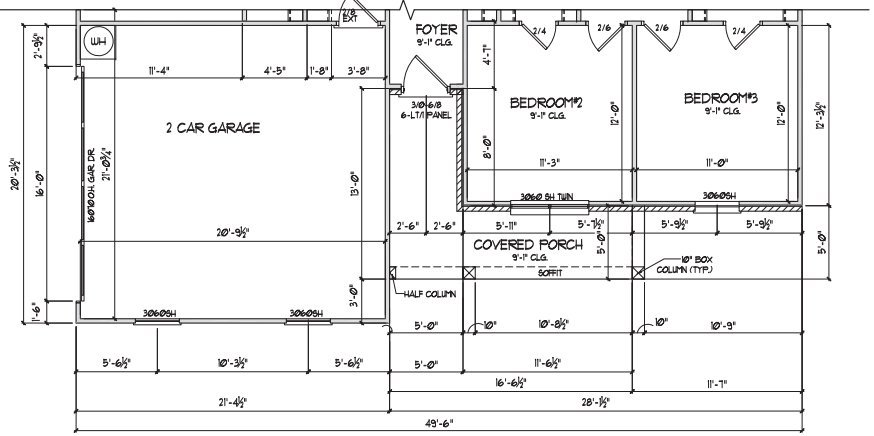


3 A1.4 Left Side Elevation 'D'
SCALE: 1/4" = 1'-0"

1 A1.4 Front Elevation 'D'
SCALE: 1/4" = 1'-0"



4 A1.4 Right Side Elevation 'D'
SCALE: 1/4" = 1'-0"



2 A1.4 1st Floor Plan Elevation 'D'
SCALE: 1/4" = 1'-0"

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FRONT ELEVATION 'D'

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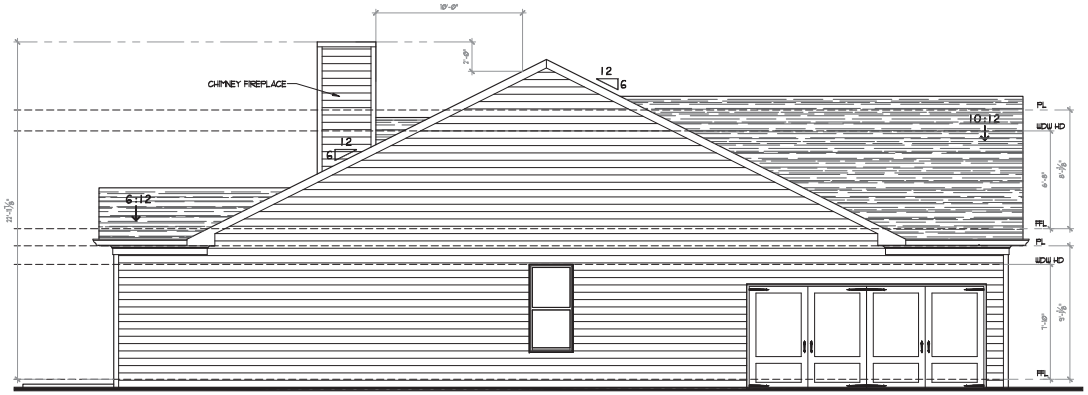
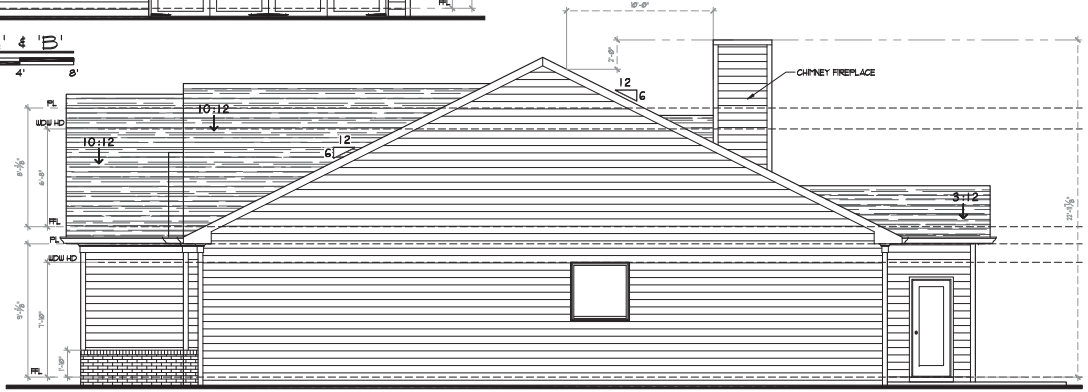
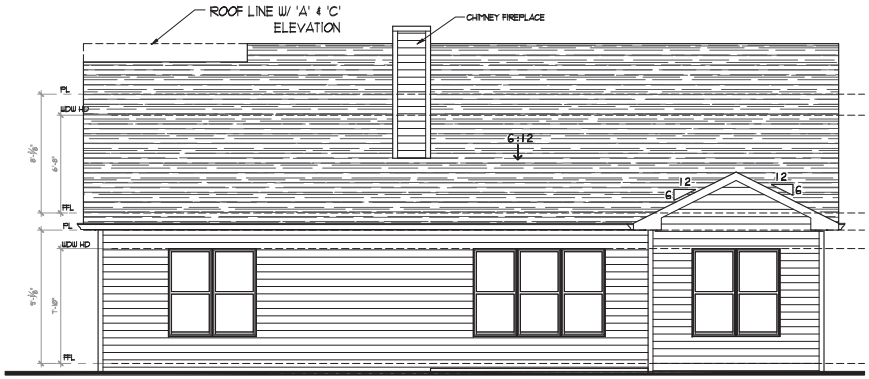
SHEET NO.
A1.4
SHEET: XX OF: XX



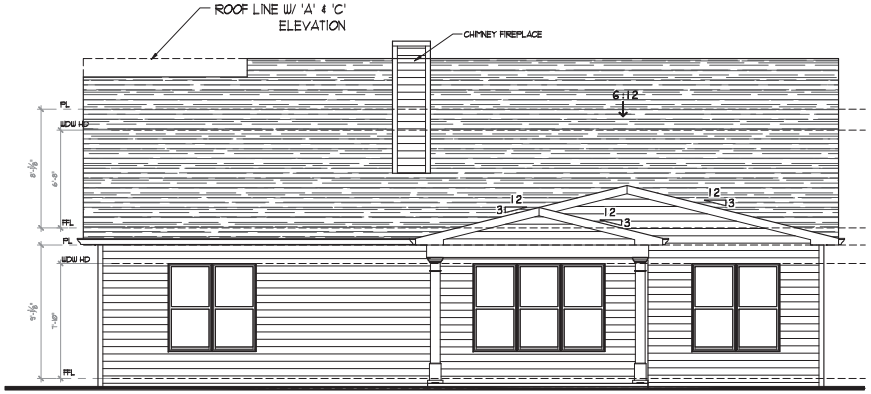
1 A2.1 Left Side Elevation 'A' & 'B'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A2.1 Right Side Elevation 'A' & 'B'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A2.1 Rear Elevation - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'



4 A2.1 Rear Elevation w/ Covered Porch Option
SCALE: 1/4" = 1'-0"
0 4' 8'

Upton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

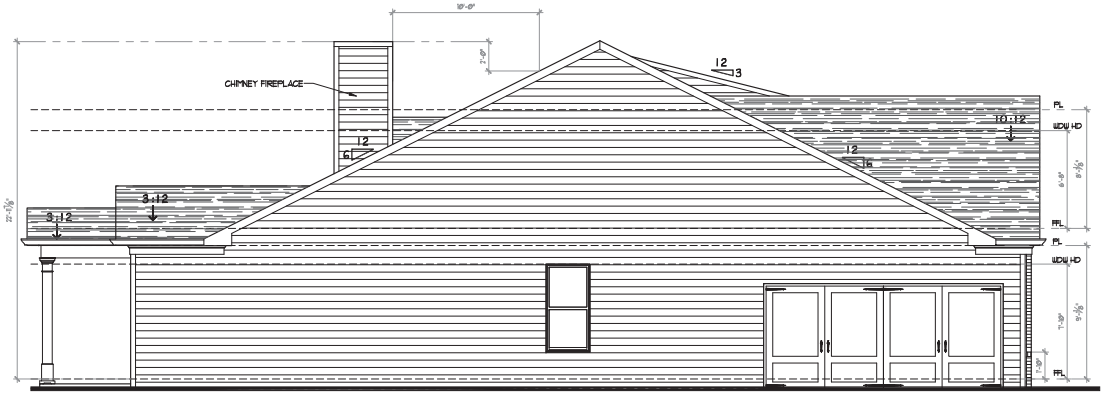
THE MAPLEWOOD

JOB NO.	NA	DRAWN	GC
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

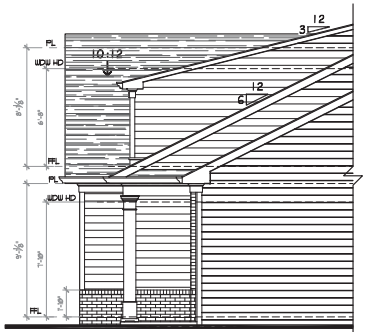
SIDE & REAR ELEVATIONS 'A' & 'B'

APPROVED BY : DAVID BOWEN
DATE:

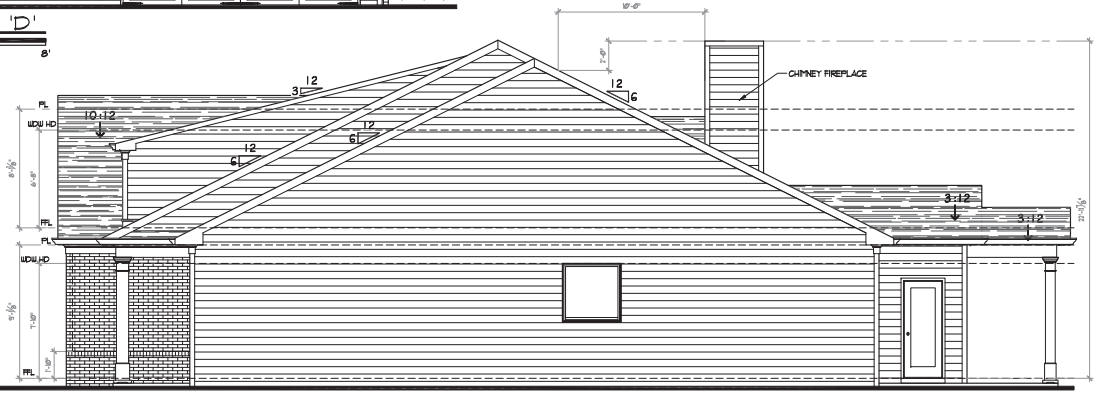
SHEET NO.
A2.1
SHEET: XX OF: XX



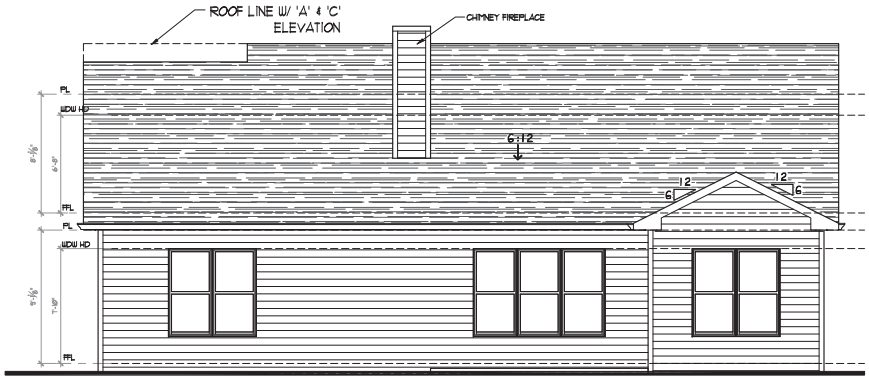
1 A2.2 Left Side Elevation 'C' & 'D'
SCALE: 1/4" = 1'-0"
0 4' 8'



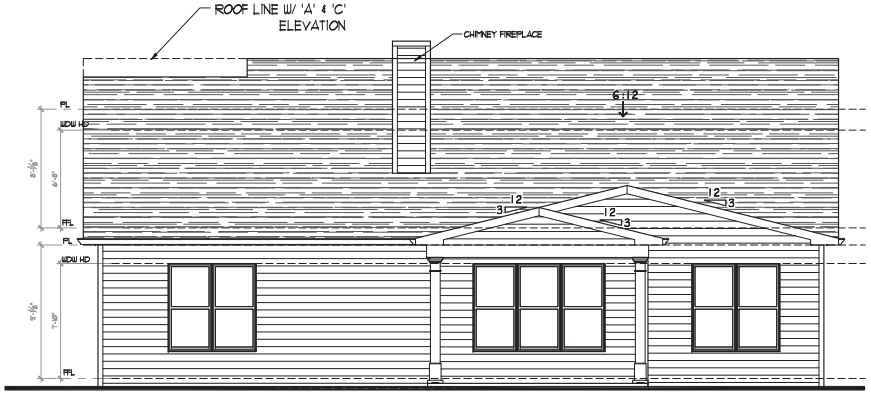
2 A2.2 Right Side Elevation 'D'
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A2.3 Right Side Elevation 'C'
SCALE: 1/4" = 1'-0"
0 4' 8'



3 A2.1 Rear Elevation - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'



4 A2.1 Rear Elevation w/ Covered Porch Option
SCALE: 1/4" = 1'-0"
0 4' 8'

Tipton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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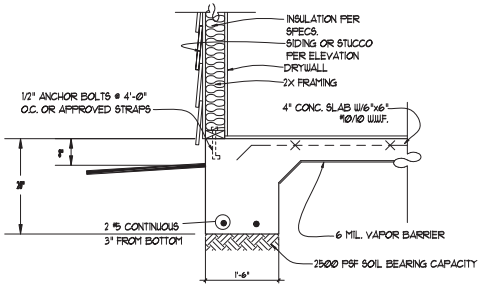
THE MAPLEWOOD

JOB NO.	NA	DRAWN	GC
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

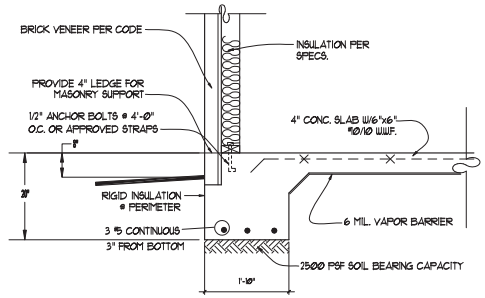
SIDE & REAR ELEVATIONS 'C & D'

APPROVED BY : DAVID BOWEN
DATE:

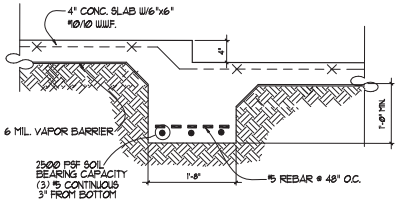
SHEET NO.
A2.2
SHEET: XX OF: XX



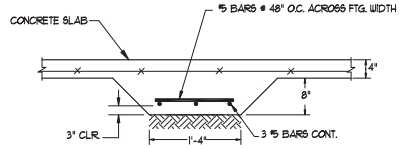
2 A3.1 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



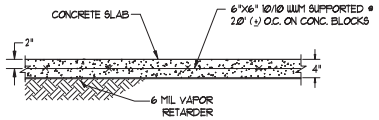
3 A3.1 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



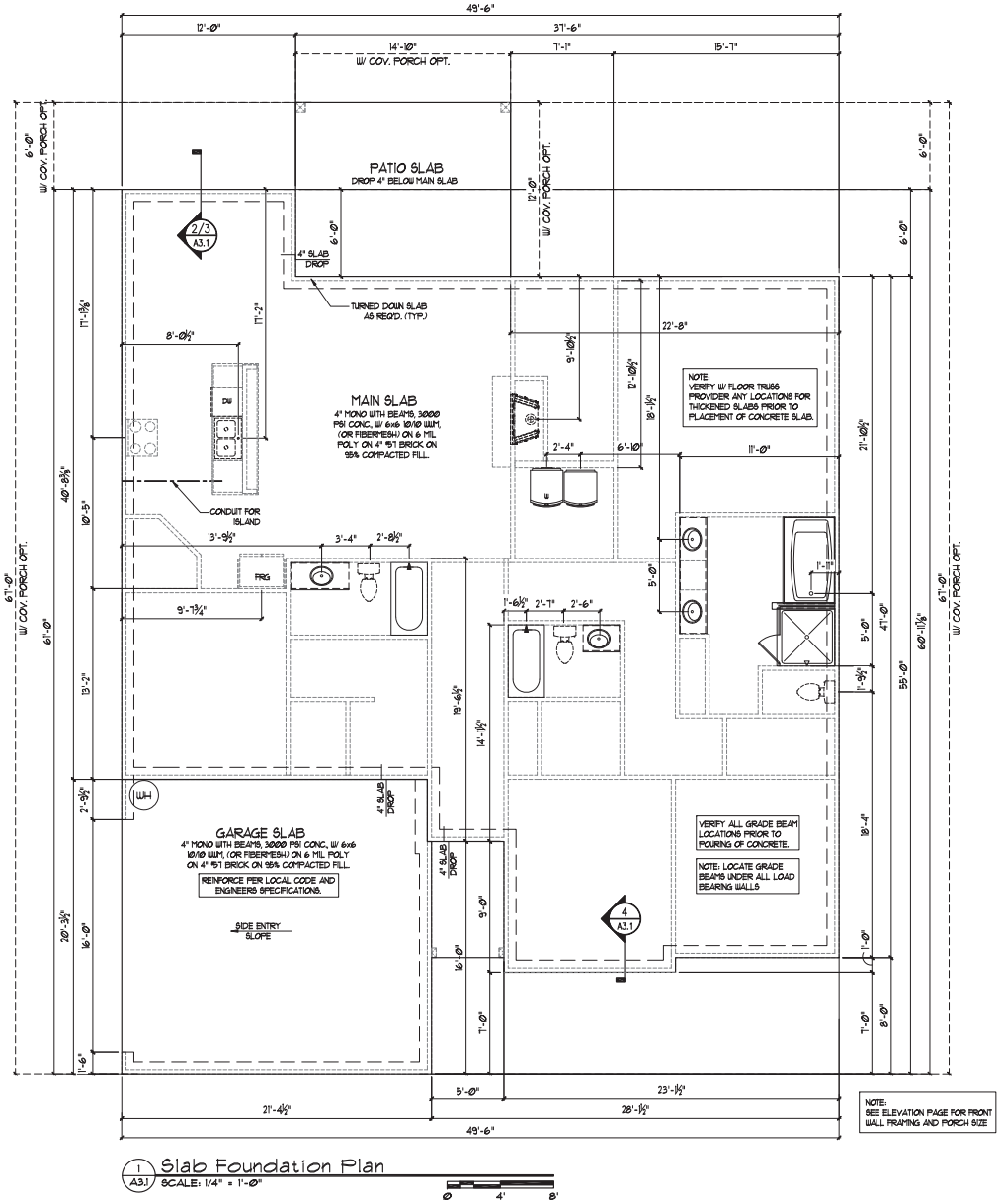
4 A3.1 STEPPED SLAB SECTION
SCALE: NTS



5 A3.1 INTERIOR GRADE BEAM
SCALE: NTS



6 A3.1 TYPICAL SLAB ON GRADE
SCALE: NTS



1 A3.1 Slab Foundation Plan
SCALE: 1/4" = 1'-Ø"

Ø 4' 8'

Ciptan HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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JOB NO.	NA	DRAWN	GC
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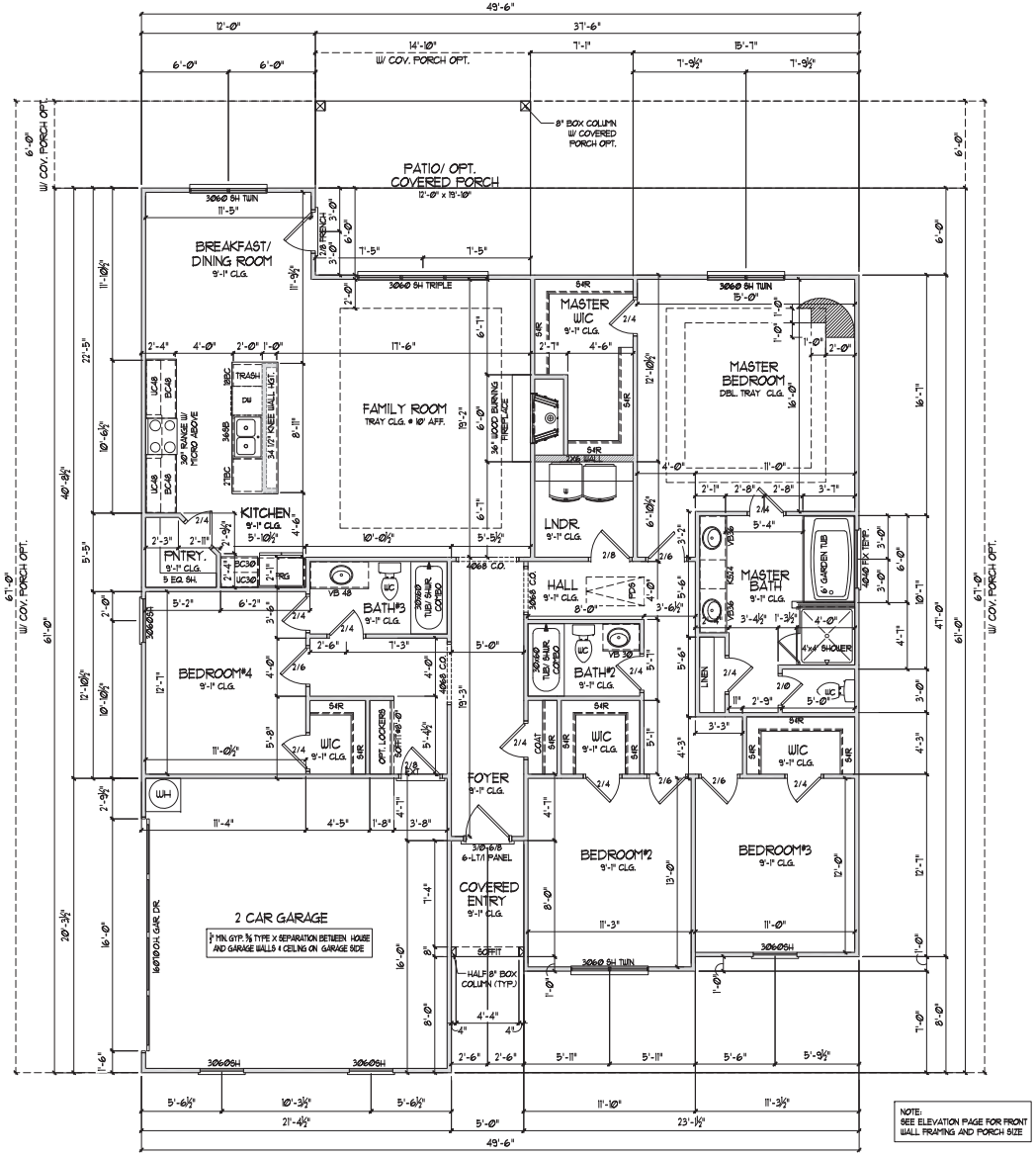
SCALE:	AS NOTED	APROV.	DB

SLAB FOUNDATION PLAN

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A3.1
SHEET: XX OF: XX



1 1st Floor Plan
A4.1 SCALE: 1/4" = 1'-0"
0 4' 8'

SQUARE FOOTAGE:	
MAIN LEVEL	2,108
TOTAL HEATED	2,108
2 CAR GARAGE	432
FRONT PORCH	40
TOTAL FRAMED	2580
OPT. REAR COVERED PORCH	96

NOTE:
SEE ELEVATION PAGE FOR FRONT WALL FRAMING AND PORCH SIZE

Upton HOMEBUILDERS

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SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

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REVISED

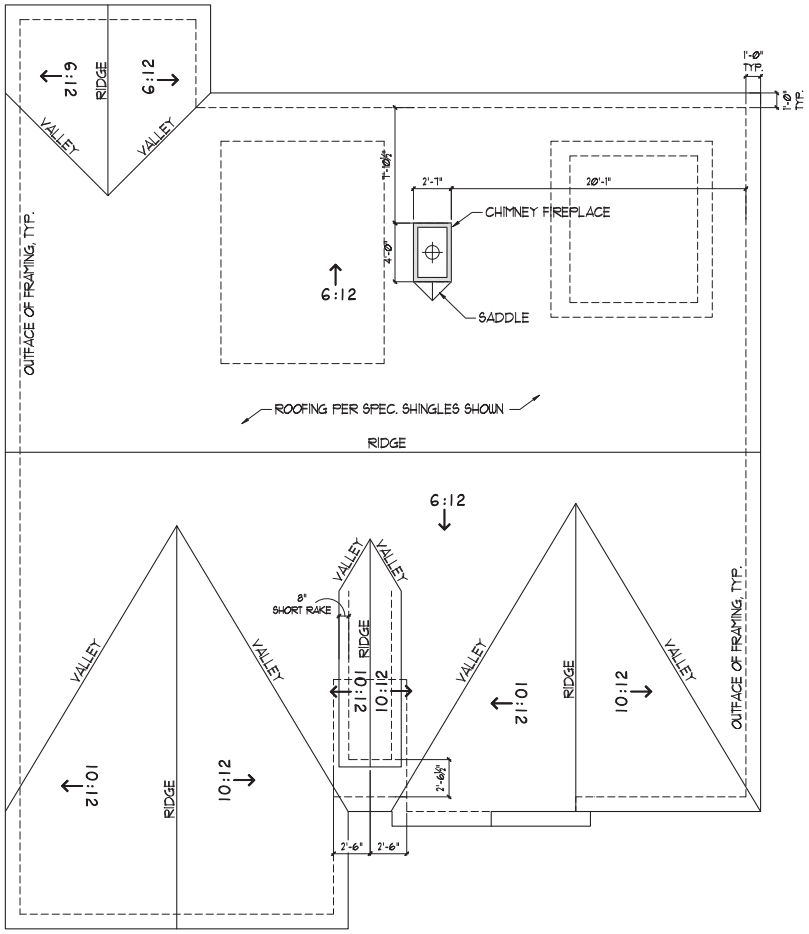
THE MAPLEWOOD

JOB NO. NA DRAWN GC
DATE 2/15/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

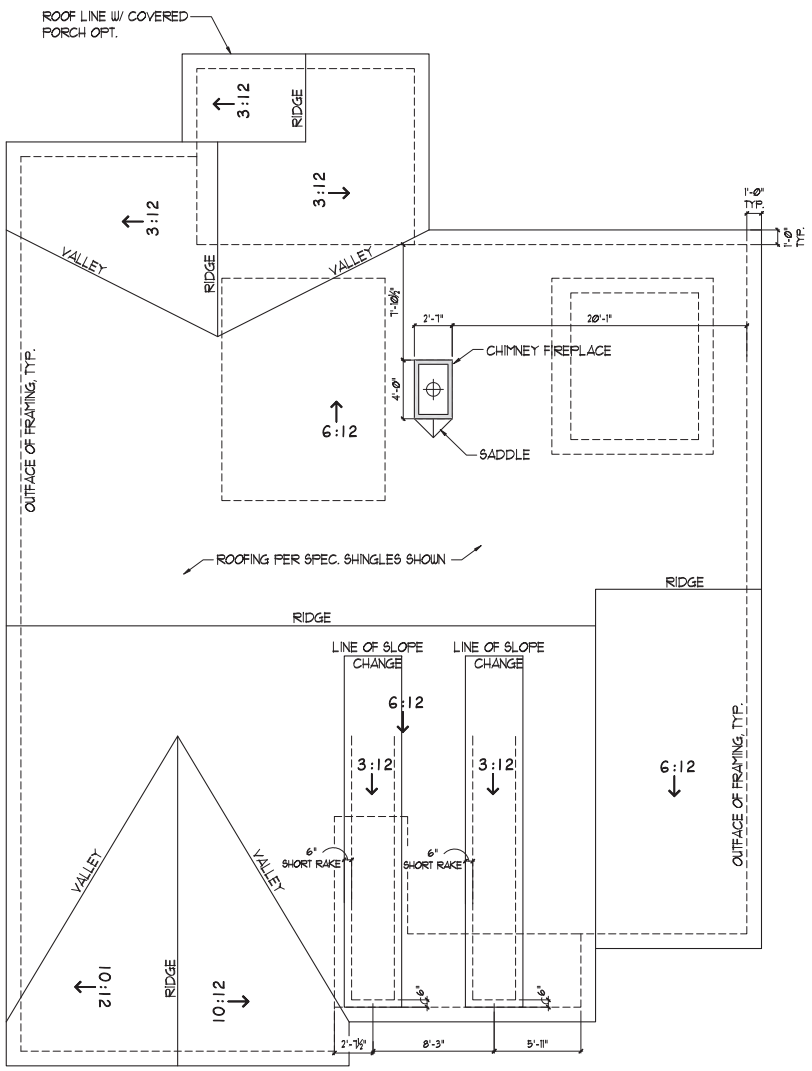
MAIN LEVEL FLOOR PLAN

APPROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A4.1
SHEET: XX OF: XX



1 A5.1 Roof Plan Elevation 'A' & 'B' - Standard
SCALE: 1/4" = 1'-0"
0 4' 8'



2 A5.1 Roof Plan Elevation 'C' & 'D' - w/ Covered Porch Opt.
SCALE: 1/4" = 1'-0"
0 4' 8'

Tipton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
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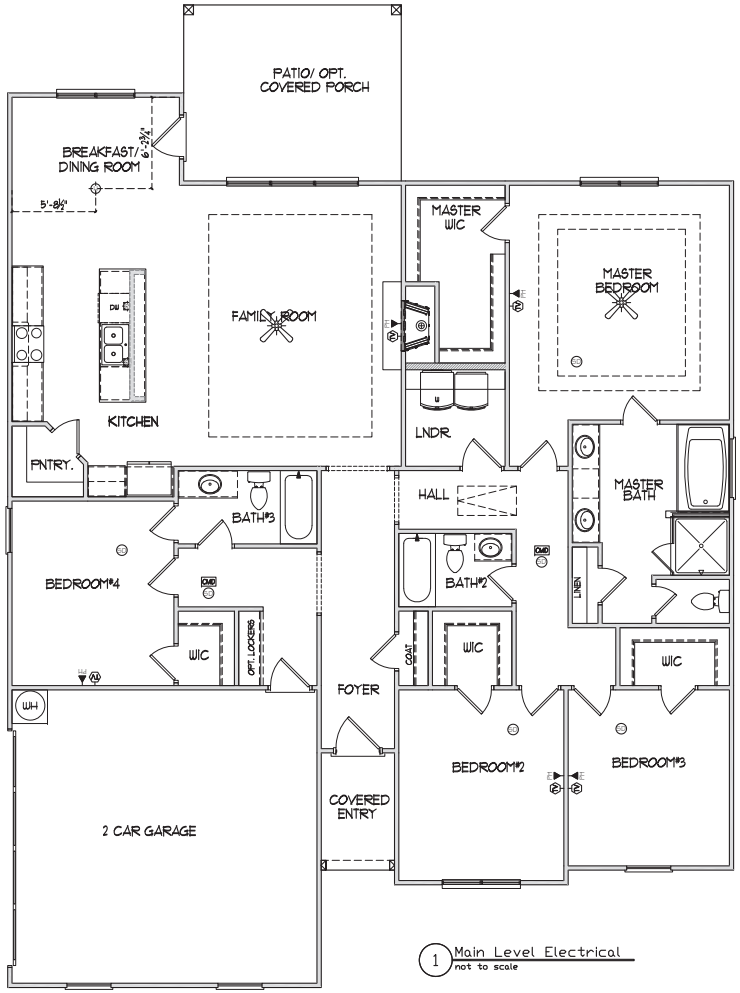
DATE	2/15/2023	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

ROOF PLANS

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A5.1
SHEET: XX OF: XX



1 Main Level Electrical
not to scale

ELECTRICAL LEGEND			
GAS	Gas Line		Recessed Can Light
CW	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
$	Switch		Fluorescent Light w/2 Bulbs
$3	3-Way Switch		Vapor Protected Light
$4	4-Way Switch		Exhaust Fan
$D	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet	SD	Smoke Detector
	Quadplex Outlet	CMD	Carbon Monoxide Detector
	Switched Duplex Outlet	T	Thermostat
FLOOR	Floor Outlet		Direct Wire
GFI	GFI Outlet	PH	Phone Jack
WP-GFI	Water Proof GFI Outlet		Media Jack
CLG	Ceiling Mounted Outlet	TV	Cable TV Outlet
220V	220V Outlet	CH	Door Chimes
	Ceiling Mounted Light	SP	Security Panel
H	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light

Clayton HOMEBUILDERS

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Nunnally Farm*
LOT #

RELEASED FOR CONSTRUCTION

REVISED

THE MAPLEWOOD

JOB NO. NA DRAWN GC
DATE 2/15/2023 CHECKED DB
SCALE: AS NOTED APROV. DB

ELECTRICAL PLANS

APROVED BY : DAVID BOWEN
DATE:

SHEET NO.
A6.1
SHEET: XX OF: XX

file-SMF

FILED & RECORDED 12/14/2021 4:05 PM
DEED BOOK 9014 PAGES 445 - 446
FILING FEES: $25.00
PT61: 069-2021-012534 TRANSFER TAX: $42.00
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

EXECUTOR'S DEED

THIS INDENTURE is made as of the 14th day of December, ~~2020~~ 2021, between **MICHAEL FORRESTER a/k/a MIKE FORRESTER, Executor of the Estate of Heyward J. Henderson** (hereinafter referred to as the "Deceased"), late of Hall County, Georgia (hereinafter referred to as "Grantor") and **JAMES HAROLD HENDERSON and JERRY PHILLIP HENDERSON** (hereinafter collectively referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the will of the Deceased, it having been duly probated and recorded in the Court of Probate of Hall County, Georgia), for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

Property described on Exhibit "A", attached hereto and incorporated herein by reference.

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 Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

The Grantor is selling the property conveyed herein to pay the debts of the estate, and there are no other assets in the estate to pay the debts of the estate.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Martha Smith
Unofficial Witness

Sandra K. Jones
Notary Public
Commission Expiration Date:
(NOTARIAL SEAL)

SANDRA K. JONES NOTARY PUBLIC COMMISSION EXPIRES July 10, 2023 HALL COUNTY, GA

Michael Forrester (Seal)
MICHAEL FORRESTER a/k/a MIKE FORRESTER, Executor of the Estate of Heyward J. Henderson

979380-1
93500

EXHIBIT "A"

All that tract or parcel of land lying and being in G.M.D. 385, Morgan District, Hall County, Georgia, containing 4.10 acres as shown on a survey for Estate of Heyward J. Henderson and Hayne L. Henderson, dated October 11, 2021, prepared by W. Shane Floyd, Georgia Registered Land Surveyor,recorded in Plat Book 881, page 131 of the Hall County, Georgia Plat Records the property being more particularly described as follows:

Begin at a 1/2" rebar found on the southern right of way of E. Reed Road (40' right of way), said rebar located South 89°52'23" East 69.89 feet from the centerline intersection of E. Reed Road and Strickland Road (80' right of way); thence running along the southern right of way of E. Reed Road the following chord bearings and distances: North 44°14'05" East 35.24 feet; a curve having an arc distance of 192.40 feet, a radius of 290.00 feet, being subtended by a chord bearing North 63°14'30" East 188.89 feet; North 82°14'55" East 120.49 feet; a curve having an arc distance of 182.38 feet, a radius of 270.00 feet, being subtended by a chord bearing North 62°53'51" East 178.93 feet to a ½" rebar found; thence leaving said right of way South 52°45'49" East 162.23 feet to a ½" rebar found; thence South 19°09'08" West 345.73 feet to a ½" rebar found; thence South 62°49'06" West 83.24 feet to an iron pin set; thence North 27°10' 54" West 24.48 feet to an iron pin set; thence South 70°08'31" West 34.25 feet to an iron pin set; thence South 60°25'38" West 132.76 feet to an iron pin set; thence North 39°24'16" West 401.33 feet to the point of beginning.

978933-1
93500

Key Engineering Solutions-US, Inc.

2847 N Bogan Road, Buford, GA 30519
PH: 561-504-2224
dsonders@kes-us.com

Report Date: 8/12/2024 Field Investigation Date: 8/9/2024 Level of Study: III

Site: 4767 E Reed Road, Gainesville, GA 30012

County: Hall Plat Book: 881 Plat Page: 131 Parcel Number: 15029 000100

Certified by: David M. Sonders, P.E., Professional Engineer License #PE-47163

Estimated Soil Properties

Soil Unit	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Optimum Trench Depth (in)	Estimated Perc. Rate @ Trench Depth	Soil Suitability Code
Gwinnett	6-10	>72	>72	18-42	65	A
Gwinnett	10-25	>72	>72	18-42	65	A

*Seasonal High-Water Table

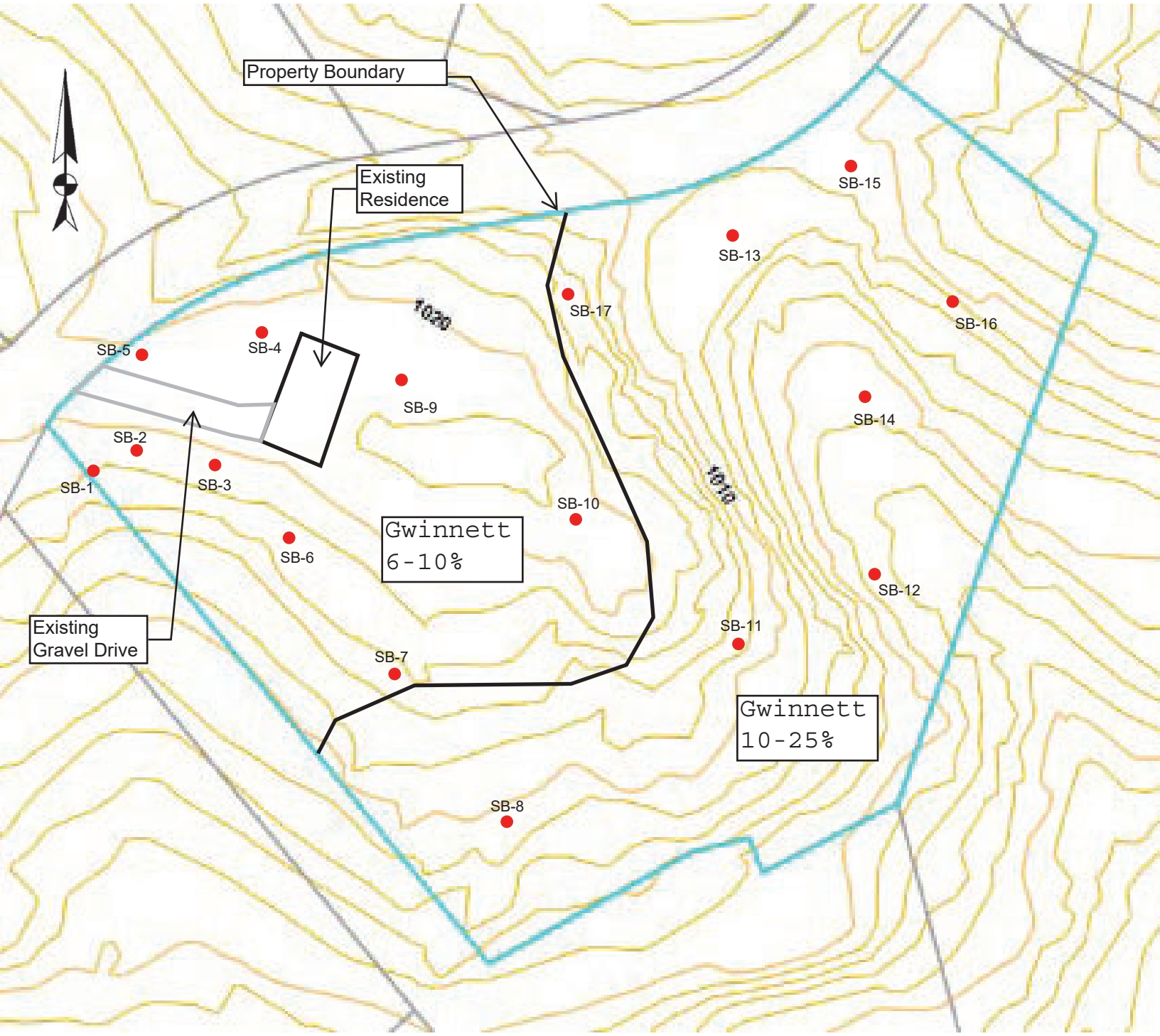
The recommendations in this Level III Soils Report are based on the site/soil conditions at the time of this study and the professional judgement of the soil classifier. They are the merely professional opinions and imply no guarantee or warrantee of performance of any particular system installed.

Soil Suitability Legend

A – These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation.

8/12/2024

Note: The property boundary was produced from tax records. Lot size may vary due to GPS locating devices. This report does not replace a survey prepared by a licensed surveyor.



Soil Boring Location

0 80 160 Feet

1:80

KEYENGI-01 DONEILL

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/3/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0H18131 Momentous Insurance Brokerage, A Marsh & McLennan Agency LLC Company 5990 Sepulveda Blvd., #550 Van Nuys, CA 91411	CONTACT NAME: Daren O'Neill PHONE (A/C, No, Ext): (818) 933-2763 FAX (A/C, No): (818) 933-2287 E-MAIL ADDRESS: daren.oneill@mmibi.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Hartford Underwriters Insurance Company — 30104
INSURED Key Engineering Solutions, LLC PO Box 971482 Boca Raton, FL 33497	INSURER B : Lloyd's of London Underwriters
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			72SBAAZ4E97	2/25/2024	2/25/2025	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			72SBAAZ4E97	2/25/2024	2/25/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Professional Liabili			ANE195840424	4/25/2024	4/25/2025	Eacn Claim/Aggregate	1,000,000
B	Professional Liabili			ANE195840424	4/25/2024	4/25/2025	Retention/Deductible	5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

EVIDENCE OF INSURANCE

Professional Liability is a claims-made and reported policy. Defense costs and claims expenses are paid from the policy limit and are subject to the retention amount.

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Daren O'Neill

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CITY OF
GAINESVILLE

WATER RESOURCES

October 30, 2024

Georgia South Development, LLC
Attn: Cameron Henderson
390 Brogdon Road
Suwanee, GA 30024

Re: Water Availability
Proposed Residential Development
4767 E Reed Road
Parcel 15029 000100

Dear Cameron,

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 ductile iron water main in the right-of-way of E Reed Road along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed 5-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 Division Manager
Chris Thornhill, Project Manager

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, November 12, 2024 3:50 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 12.16.24

Please find Environmental Health comments below:

Item 1, 3835/3875 Cornelia Hwy, Rochester: Connection to public sewer is required as public sewer is available within 200' of the property.

Item 2, 3042 Beards Road, Mooney: Must meet all residential permitting requirements.

Item 3, 4767 E. Reed Road, Henderson: 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 and review of proposed subdivision will be made during the plat review process and not during Zoning application/approval. All proposed property corners/lines must be staked (with lot numbers labeled) at time of plat submittal to Hall County Plat Review Team for review. Additional requirements/revisions may apply after initial review during Plat Review Team review.

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: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Thursday, November 14, 2024 2:42 PM
To: Beth Garmon (CDI: Planning); Kaitlyn Elliott (Planning)
Cc: Chavers, Veronica E
Subject: FW: Tentative Planning Agenda for December 16, 2024

Some people who received this message don't often get email from hstevens@dot.ga.gov. Learn why this is important

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

See comments from GDOT in red.

NEW BUSINESS

1. **3835 & 3875 Cornelia Highway | Amend conditions of zoning** | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant** **GDOT COORDINATION REQUIRED**

2. **3042 Beards Road | Rezone |** from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant** **NO GDOT COORDINATION REQUIRED**

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant** **NO GDOT COORDINATION REQUIRED**

Thanks,

Henry Stevens, E.I.T.
GDOT Civil Engineer 2
Georgia Department of Transportation
District 1 Traffic Operations- Gainesville
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.663.1807 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, November 7, 2024 8:33 AM
Subject: Tentative Planning Agenda for December 16, 2024

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 14, 2024

Subject: December 16, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 3835 & 3875 Cornelia Highway | Amend conditions of zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax Parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | ** Commission District 3 | **Rochester | DCCM, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** No comment
c. **Utilities:** All sanitary sewer adjustments shall be approved by Hall County Public Works.

2. 3042 Beards Road | Rezone | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | **Proposed Use: Single-family residence** | ** Commission District 2 | **Tim Mooney, applicant**

a. **Engineering:** No comments
b. **Traffic:** Driveway will need to meet Hall County driveway regulations
Due to horizontal cures in the area, applicant should verify required sight distance can be at proposed driveway location.

c. **Utilities**: Buford sanitary sewer district

3. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   a. **Engineering:** No comment
   b. **Traffic:** An access easement for the existing access to Platt Park across lot 5 to be provided to Hall county
   Driveways will need to meet Hall County driveway regulations
   Recommend a shared driveway for proposed lots 4 $ 5 so as to not interfere with access to Plat Park
   Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways
   c. **Utilities**: Hall County Sewer district
   No Sewer service infrastructure nearby.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)
Sent: Friday, November 8, 2024 3:16 PM
To: Beth Garmon (CDI: Planning)
Cc: Kaitlyn Elliott (Planning)
Subject: Fire Comments

Monday, December 16, 2024 Hall County Planning Commission Meeting.

1. **(A) 4767 E Reed Road | Rezone |** from Agricultural Residential IV (AR-IV) to Residential I (R-I) **|** on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, applicant**

   (B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | ** Commission District 1 **| Cameron Henderson, 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: CAMERON HENDERSON
REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL FOR A 5-LOT SINGLE-FAMILY SUBDIVISION.
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC. 16, 2024
Time: 5:15 PM
&
COUNTY COMMISSION
Date: JAN 23, 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: CAMERON HENDERSON
REQUEST: REZONE FROM AR-III TO R-I FOR A 5-LOT SINGLE-FAMILY SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC. 16, 2024
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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: CAMERON HENDERSON
REQUEST: REZONE FROM AR-III TO R-I FOR A 5-LOT SINGLE-FAMILY SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
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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 NOV 07, 2024 **AND NO LATER THAN** NOV 17, 2024.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOV 17, 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 Loftus, **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 11-14-24 **for** E. Reed Road Rezoning + Cond. Use.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 29/2025

SUBJECT: Approve the application for the 2025 US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of $25,000,000.00. A match of $52,514,602.00 will be required.

Meetings:

Work Session Date: 01/21/25

Voting Meeting Date: 01/23/25

Executive Summary:

Presenter: BN

Recommendation:
Approval

Purpose of Request:
Approve the application for the 2025 US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of $25,000,000.00. A match of $52,514,602.00 will be required.

History:

Hall County applied for RAISE funding in 2024.

Facts and Issues:
The US Department of Transportation's RAISE Grant Program's objectives are to invest in surface transportation that will have a significant local or regional impact; and support projects that are consistent with the Department's strategic goals to improve safety, economic strength, and global competitiveness, equity, and climate and sustainability. Completion of Spout Springs Road Widening Project Phase 2 will conclude a process that began in 2004 when a newly formed MPO identified improvements to this non-State system local road as a priority project.

Options:

Funding Requested	$ 52,514,602.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII and Other Capital Funding
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:

Grants	Submit	Approve	Grants
PS	BN	BN	PS
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	WLI	CR
Clerk			
JR			

Attachments:
Financial Supplement
BOC Letter of Commitment
FY25 RAISE Grant Announcement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 29/2025

Funds Requested: $ 52,514,602.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII and Other Capital Funding

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,600,000.00
2026	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$8,400,000.00
2027	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$7,100,000.00
2029	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$6,000,000.00
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$12,500,000.00
2028	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$12,500,000.00
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-12,500,000.00
2028	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-12,500,000.00
2029	TBD	4971-ENGINEERING	541400-INFRASTRUCTURE	$14,207,301.00
2030	TBD	4971-ENGINEERING	541400-INFRASTRUCTURE	$14,207,301.00

Budget Transfer Items:

Additional Information/Comments:

Budget guidelines are still under review during the application and selection phase with DOT, line items are subject to change. This is a preliminary budgetary outline as this project's cash match can still change based on the approval of a future capital spending plan.

Contact for Questions: BN

Phone: 770-531-6800

Hall County Government
BOARD OF COMMISSIONERS

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

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

January 21, 2025

Office of the Secretary, Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Re: FY2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program

To Whom It May Concern,

On Behalf of the Hall County Board of Commissioners, I am pleased to provide this letter of funding commitment in the amount of $52,514,602 in matching support for the grant application "Safely Connecting Communities in South Hall." As a FY 2024 "Projects of Merit" qualifier, we are requesting an additional $25,000,000 in federal funding assistance to complete the total proposed project cost of $77,514,602. This cost share is being committed in the form of cash.

The Hall County Board of Commissioners certifies that it has the technical, financial, and managerial capabilities to carry out the work described in this grant application. The following information in support of the request for funding is submitted for your consideration. If you have any questions on these matters, contact Sommer Green at 770-297-5503.

Sincerely,

David Gibbs
Chairman
Hall County Board of Commissioners

FY 2025 Notice of Funding Opportunity

Rebuilding American Infrastructure with Sustainability and Equity Grant Program

Office of the Secretary

US Department of Transportation (DOT)

Table of Contents

A. Basic Information 3
1. Round 1 5
2. Round 2 6
3. Changes from the FY 2024 NOFO 6
B. Eligibility 7
1. Eligible Applicants 7
2. Minimum Funding Request For Capital Projects 7
3. Application Limit 8
4. Cost Sharing 8
5. Pre-Award Authority 9
6. Location Designations 9
7. Eligible Projects 10
8. Project Components 12
9. Reduced Awards 12
10. Previous RAISE/BUILD/TIGER Recipients 13
C. Program Description 14
1. Program History and Authorization 14
2. Program Goals and Objectives 14
3. Restrictions on Funding 15
4. Availability of Funds 16
5. Performance Goals 16
6. Previous Awards 16
D. Application Content and Format 17
1. Standard Form 424 17
2. FY 2025 RAISE Project Information Form 18
3. Project Description File 18

4. Project Location File 18
5. Project Budget Files 19
6. Merit Criteria File 21
7. Project Readiness File 21
8. Benefit-Cost Analysis 25
E. Submission Requirements and Deadline 27
1. Address to Request Application Package 27
2. Unique Entity Identifier (UEI) and System for Award Management (SAM) 27
3. Submission Deadline 27
4. Intergovernmental Review 28
5. Compliance with Section 508 of the Rehabilitation Act of 1973 28
F. Application Review Information 29
1. Criteria 29
2. Review and Selection Process 48
G. Award Notices 50
1. How Project Selections Are Announced 50
2. Announcement Dates 50
3. Pre-Award Costs 50
4. Reimbursable Program 50
H. Post-Award Requirements and Administration 52
1. Administrative and National Policy Requirements 52
2. Reporting 55
I. Federal Awarding Agency Contact(s) 57
J. Other Information 58
1. Protection of Confidential Business Information 58
2. Publication and Sharing of Application Information 58

A. BASIC INFORMATION

The Office of the Secretary (OST) announces the intention to hold two rounds of selections under the FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Notice of Funding Opportunity (NOFO).

- **Round 1** – The Department is reserving a portion of the $1.5 billion in FY 2025 RAISE funds, provided by the Infrastructure Investment and Jobs Act (Bipartisan Infrastructure Law, or BIL), for Highly Rated applications that were not selected under the FY 2024 RAISE NOFO and designated FY 2024 Projects of Merit. FY 2024 Projects of Merit not selected for award under Round 1 must submit a revised application in Grants.gov to be considered under Round 2 of the FY 2025 RAISE program.

- **Round 2** – The Department will make another round of selections using a portion of the $1.5 billion in FY 2025 RAISE BIL funds and/or additional funding that may become available for the program under the FY 2025 Appropriations Act. Please note, all FY 2025 annual appropriations amounts are subject to availability of funding. DOT cannot guarantee that Congress will appropriate additional funding to RAISE via a future FY 2025 appropriation.

The FY 2024 RAISE NOFO stated:

- Projects for which an FY 2024 RAISE application is advanced by the Senior Review Team to the Highly Rated List, but that are not awarded, are automatically designated as "Projects of Merit." Projects with this designation will be carried over into FY 2025 RAISE and considered by the SRT for advancement to the Highly Rated List, along with other FY 2025 applications eligible for advancement to the Highly Rated List.

The Department is reducing the burden on all previous applicants, who would otherwise have to revise and resubmit applications, by evaluating and selecting applications for funding using the same criteria as the FY 2024 RAISE NOFO originally published on November 30, 2023. Additionally, this process expedites selections making a portion of the funds available to project sponsors earlier.

Topic	Description
Announcement Type	This is the initial announcement for the FY 2025 round of this program
Funding Opportunity Title	FY 2025 National Infrastructure Investments
Funding Opportunity Number	DTOS59-25-RA-RAISE
Assistance Listing Number	20.933 National Infrastructure Investments
Prior Awards	• In FY 2024, the Department received 1048 eligible applications requesting nearly $13 billion • 148 projects were awarded a total of $1.8 billion • Awards were made to projects in all 50 states, the District of Columbia, Puerto Rico, American Samoa, Guam, and the Northern Mariana Islands • Awards ranged from $328,000 to $25 million
Maximum Award Size	• RAISE grant awards are capped at $25 million
Submission Requirements and Deadlines	**Round 1: FY 2024 Projects of Merit** • FY 2024 Projects of Merit must email RAISEgrants@dot.gov by 11:59 pm December 2, 2024 if they want their FY 2024 application considered for award under the reserved funding • No amendments are being made to either the selection criteria or process. No application modifications will be needed or accepted • Round 1 selections are expected to be announced by January 13, 2025 • FY 2024 Projects of Merit not selected for award under Round 1 must submit a revised application in Grants.gov to be considered under Round 2 of the FY 2025 RAISE program.
	Round 2: All Applicants • All interested applicants must submit applications in Grants.gov no later than 11:59 pm eastern on January 30, 2025. • Complete instructions on how to register and apply can be found at Grants.gov. If applicants experience difficulties at any point during registration or application process, please use the help available on Grants.gov such as the Customer Support Hotline at 1-800-518-4726 or email support@grants.gov • Round 2 selections are expected to be announced no later than June 28, 2025.
Eligible Activities	Planning and/or constructing surface transportation infrastructure

Eligible Applicants	• States and the District of Columbia • Any territory or possession of the United States • A unit of local government • A public agency or publicly chartered authority established by one or more States • A special purpose district or public authority with a transportation function, including a port authority • A Federally recognized Indian Tribe or a consortium of such Indian Tribes • A transit agency • A multi-State or multijurisdictional group of entities that are separately eligible
Reconnecting Extra Designation	• Applications submitted for consideration under Round 2 of the FY 2025 RAISE competition, that have an identical project scope to applications that were submitted and evaluated under the FY 2024 Reconnecting Communities Program (RCP) competition and received the designation of "Reconnecting Extra," will automatically advance for second-tier analysis if they receive an overall merit rating of "Recommended" and have at least one "High" rating in a priority criterion. • The Department expects projects that rated well under the FY 2024 RCP Program criteria will do well under the FY 2025 RAISE program criteria. • Applicants should note in the FY 2025 RAISE Project Information Form whether their FY 2025 RAISE application was also submitted under the FY 2024 RCP competition and received the "Reconnecting Extra" designation
Questions	Email RAISEgrants@dot.gov Due to the competitive nature of the program, during the application submittal phase, the Department is unable to accommodate individual meeting requests to discuss the opportunity or specific project ideas, and unable to provide individualized guidance or render opinions about the merit of a specific project.

1. ROUND 1

i. Reservation of Funds for FY 2024 RAISE Projects of Merit

Under this NOFO, the Department is making a portion of the $1.5 billion in FY 2025 RAISE BIL funding available to Highly Rated applications that were submitted but not selected under the FY 2024 RAISE NOFO. The Department will follow the criteria and process set forth in the FY 2024 RAISE NOFO for making selections to receive the reserved funding.

The Department will carryover all applications that advanced to the Highly Rated List but were not selected for funding. These projects were designated as FY 2024 Projects of Merit. For

purposes of this reservation of funds, the Department incorporates the FY 2024 RAISE NOFO by reference and will follow that NOFO criteria for all Round 1 selections.

Using the discretionary authority provided in statute, the Secretary will select projects from the FY 2024 Projects of Merit List for award, consistent with the selection criteria and statutory requirements for geographic and modal diversity. The Secretary may, depending on the pool of qualified applications, seek to award at least one project per state or territory.

If an applicant submitted an application for funding under the FY 2024 RAISE NOFO, advanced to the Highly Rated List, but was not selected and thus designated a Project of Merit, such applicant must notify the Department by emailing RAISEgrants@dot.gov by December 2, 2024, if the applicant wishes for that application to be reconsidered for award using this reservation of funding.

FY 2024 RAISE Projects of Merit seeking reconsideration of their unawarded application will not be permitted to modify, amend, or supplement applications. To maximize chances of obtaining an award, FY 2024 RAISE Project of Merit applications may request consideration under the reserved funds, and they may also submit applications for Round 2 of this NOFO. The FY 2024 Project of Merit application(s) will count against an entity's three-application limit.

2. ROUND 2

i. Funding for FY 2025 RAISE Applications

Under this NOFO, in addition to Round 1, the Department intends to make another round of selections using a portion of the $1.5 billion in BIL funds and/or additional funding that may become available for the program under the FY 2025 Appropriations Act. Please note, all FY 2025 annual appropriations amounts are subject to availability of funding. DOT cannot guarantee that Congress will appropriate additional funding to RAISE via a future FY 2025 appropriation.

All interested applicants must submit applications in Grants.gov no later than 11:59 pm eastern on January 30, 2025. Round 2 selections are expected to be announced no later than June 28, 2025.

3. CHANGES FROM THE FY 2024 NOFO

This FY 2025 RAISE NOFO makes changes from the FY 2024 RAISE NOFO to:

- Outline the process to carry forward FY 2024 RAISE Projects of Merit applications for consideration under Round 1 of the FY 2025 RAISE NOFO;
- Reserve a portion of the $1.5 billion FY 2025 BIL funding for FY 2024 RAISE Projects of Merit applications;
- Update Areas of Persistent Poverty to account for the most recent annual Small Area Income Poverty Estimates as estimated by the Bureau of the Census;
- Update references to comply with updated 2 CFR Part 200 Appendix I; and
- Improve organization and clarity of the information the Department uses to assess project readiness.

B. ELIGIBILITY

1. ELIGIBLE APPLICANTS

Eligible applicants for RAISE grants are:

- States and the District of Columbia
- Any territory or possession of the United States
- A unit of local government
- A public agency or publicly chartered authority established by one or more States
- A special purpose district or public authority with a transportation function, including a port authority
- A Federally recognized Indian Tribe or a consortium of such Indian Tribes
- A transit agency
- A multi-State or multijurisdictional group of entities that are separately eligible

Ineligible applicants for RAISE grants are:

- Federal agencies
- Non-profits
- Private entities
- Individuals

Multiple states or jurisdictions may submit a joint application, designating a lead applicant as the primary contact and award recipient. The application should outline each applicant's roles and responsibilities.

DOT expects the applicant to manage and deliver the project. If the applicant plans to transfer the award to another agency, this should be stated in the application, along with a supporting letter from the designated entity.

2. MINIMUM FUNDING REQUEST FOR CAPITAL PROJECTS

Capital Grants	Minimum Request
Rural Areas	$1 million
Urban Areas	$5 million

Applicants submitting capital grant applications for projects located in rural areas must request at least $1 million in RAISE funding. Applicants submitting capital grant applications for projects located in urban areas must request at least $5 million in RAISE funding. Failure to request the minimum funding amount for a capital grant application will result in the application being ineligible.

There is no minimum funding request requirement for planning grant applications.

3. APPLICATION LIMIT

Each applicant can submit up to three applications. Unrelated project components should not be combined in one application to meet this limit. If an applicant submits more than three applications, only the first three will be considered.

4. COST SHARING

Cost sharing means the portion of the project's cost that is not paid by Federal funds. Cost share funds are typically stated as a percentage of the total project cost. The Department **only** considers an application's Federal share to confirm eligibility.

Project Location	Cost Share Requirement
Urban	Up to 80% Federal Funding
Rural	Up to 100% Federal Funding
Area of Persistent Poverty	
Historically Disadvantaged Community	

The Federal share for RAISE grant projects **shall not exceed 80 percent** unless the project receives one of the following location designations (see Location Designations for definitions):

- Rural
- Area of Persistent Poverty (APP)
- Historically Disadvantaged Community (HDC)

Applicants with projects located in one of the designated areas above are eligible to fund the project up to 100 percent with Federal funding. Projects located in an **urban area**, that are not designated APP and/or HDC, that have **more than 80 percent federal funding will be ineligible**.

Applicants should use the following equation when determining the cost share for their project:

$$\frac{(\boldsymbol{RAISE\ Grant\ Request + Other\ Federal\ Funds})}{\boldsymbol{Total\ Project\ Cost}} = \boldsymbol{Federal\ Cost\ Share}$$

Total Project Cost means the sum of future eligible Federal and non-Federal costs yet to be incurred.

Eligible sources of non-Federal funds include:

- State funds originating from programs funded by State revenue
- Local funds originating from State or local revenue-funded programs
- Private funds
- Tribal transportation program funds under section 202 of title 23
- Federal lands transportation program funds under section 203 of title 23
- TIFIA program funds (as defined in section 601(a) of title 23)
- Railroad Rehabilitation and Improvement Financing Program under chapter 224

- Federal credit assistance (if repaid from non-Federal sources)

Toll credits under 23 U.S.C. 120(i) are considered a Federal source under the RAISE program.

Unless otherwise authorized by statute, funds used to satisfy the cost-share requirements of a different Federal program may not be counted as the cost-share for both the RAISE grant and another Federal grant program.

Non-Federal funds are subject to the same Federal requirements as RAISE grant funds.

For each project that receives a RAISE grant award, **the terms of the award will require the recipient to complete the project using at least the level of non-Federal funding that was specified in the application**. If the actual costs of the project are greater than the costs estimated in the application, the recipient will be responsible for addressing the funding shortfall and maintaining the level of non-Federal funding stated in the application. If the actual costs of the project are less than the costs estimated in the application, the Department will generally reduce the Federal contribution to ensure federal cost share requirements are met.

5. PRE-AWARD AUTHORITY

Unless authorized by the Department in writing after announcement of FY 2025 RAISE awards, **any costs incurred prior to the Department's obligation of funds for a project ("pre-award costs") are ineligible for reimbursement and cost share requirements**.[1] In general, RAISE Program funds are administered on a reimbursement basis. Grant recipients will generally be required to pay project costs upfront using their own funds, and then request reimbursement for those costs. If a recipient cannot complete a project on reimbursement basis, DOT will—on a case-by-case basis—consider recipient requests to use alternate payment methods as described in 2 CFR 200.305(b), including advance payments.

6. LOCATION DESIGNATIONS

i. Urban or Rural

Urban and rural definitions differ across DOT programs. For the RAISE program:

- **Urban**: A project is designated as urban if it is located within (or on the boundary of) a Census-designated urban area that had a population greater than 200,000 in the 2020 Census.[2]
- **Rural**: A project is designated as rural if it is located outside a Census-designated urban area that had a population greater than 200,000 in the 2020 Census.

[1] Pre-award costs are costs incurred after award announcement, but directly pursuant to the negotiation of a grant agreement where such costs are necessary for efficient and timely performance of the scope of work, as determined by DOT. Costs incurred under an advance construction (23 U.S.C. 115) authorization before the DOT announces that a project is selected for a FY 2025 RAISE award cannot be charged to FY 2025 RAISE funds. Likewise, costs incurred under an FTA Letter of No Prejudice under Chapter 53 of title 49 U.S.C. before the DOT announces that a project is selected for a FY 2025 RAISE award, cannot be charged to FY 2025 RAISE funds.

[2] For the purpose of this NOFO, the definition of urban and rural is based on the 2020 Census-designated urbanized areas. The Department is required by the BIL to use the most recent decennial census information.

The Department provides an interactive map to show Census-designated urban areas with populations greater than 200,000 in the 2020 Census.

A project located in both an urban and a rural area will be designated as urban if the majority of the project's costs will be spent in urban areas. Conversely, a project located in both an urban area and a rural area will be designated as rural if the majority of the project's costs will be spent in rural areas. For RAISE planning grants, the location of the project being planned, prepared, or designed will be used for the urban or rural designation.

Urban and rural designations impact the following aspects of the RAISE program:

- Minimum RAISE funding requirements
- Fundings restrictions
- Cost share

ii. Areas of Persistent Poverty and Historically Disadvantaged Communities

The Department provides an interactive map to show Areas of Persistent Poverty and Historically Disadvantaged Communities.

Areas of Persistent Poverty (APP) are defined by RAISE statute:

- Any county that has consistently had greater than or equal to 20 percent of the population living in poverty during the 30-year period preceding November 15, 2021, as measured by the 1990 and 2000 decennial census and the most recent annual Small Area Income Poverty Estimates as estimated by the Bureau of the Census
  - The FY 2025 RAISE NOFO updated county APP designations to utilize the most recent annual Small Area Income Poverty Estimates as estimated by the Bureau of the census.
- Any census tract with a poverty rate of at least 20 percent as measured by the 2014-2018 5-year data series available from the American Community Survey of the Bureau of the Census
- Any territory or possession of the United States

Historically Disadvantaged Communities (HDC) are defined by the Justice40 Interim Guidance Addendum issued by the White House Office of Management and Budget (OMB), White House Council on Environmental Quality (CEQ), and Climate Policy Office (CPO):

- Any census tract or tracts identified as disadvantaged in the Climate & Economic Justice Screening Tool (CEJST), created by CEQ, which identifies such communities that have been marginalized by underinvestment and overburdened by pollution
- Any Federally Recognized Tribe or Tribal entity, whether or not they have land

7. ELIGIBLE PROJECTS

i. Capital Projects

Eligible capital projects activities include:

- Highway or bridge projects eligible under title 23, United States Code

- Public transportation projects eligible under chapter 53 of title 49, United States Code
- Passenger and freight rail transportation projects
- Port infrastructure investments (including inland port infrastructure and land ports of entry)
- The surface transportation components of an airport project eligible for assistance under part B of subtitle VII of title 49, United States Code[3]
- Intermodal projects whose component parts are otherwise an eligible project type
- Projects to replace or rehabilitate a culvert or prevent stormwater runoff for the purpose of improving habitat for aquatic species while advancing the goals of the RAISE program
- Projects investing in surface transportation facilities that are located on Tribal land and for which title or maintenance responsibility is vested in the Federal Government
- Any other surface transportation infrastructure project that the Secretary considers to be necessary to advance the goals of the program[4]
    - Public road and non-motorized projects that are not otherwise eligible under title 23, United States Code
    - Surface transportation components of transit-oriented development projects
    - Surface transportation components of mobility on-demand projects that expand access and reduce transportation cost burden

Ineligible capital projects are:

- School bus electrification and broadband deployment as a standalone project
- Improvements to Federally owned facilities
    - Unless the project is investing in surface transportation facilities that are located on Tribal land and for which title or maintenance responsibility is vested in the Federal Government

If a project type isn't explicitly listed as eligible or ineligible, applicants should explain its necessity for advancing the RAISE program goals in their application. The Department will then determine eligibility individually.

Research, demonstration, or pilot projects are only eligible if they lead to long-term, permanent surface transportation infrastructure with independent utility as defined in the Project Components section.

ii. Planning Projects

Eligible planning projects activities include:

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[3] Eligible surface transportation components of eligible airport projects are those projects listed in "Appendix P: Road and Surface Transportation Projects" of the Airport Improvement Program (AIP) handbook. For more details on airport project eligibility, please see the Frequently Asked Questions on the RAISE website.

[4] DOT may award a RAISE grant to pay for the surface transportation components of a broader project that has non-surface transportation components, and applicants are encouraged to apply for RAISE grants to pay for the surface transportation components of these projects. However, costs for non-surface transportation components are not eligible to count as matching funds for the RAISE grant.

- Planning, preparation, or design of eligible surface transportation capital projects described in the Capital Projects section that will not result in construction with FY 2025 RAISE funding.
    - For example: environmental analysis, equity analysis, community engagement, feasibility studies, benefit-cost analysis, and other pre-construction activities
- Development of master plans, comprehensive plans, transportation corridor plans, and integrated economic development, land use, housing, and transportation plans
- Zero emissions plan for transit fleet
- Planning activities related to the development of a multimodal freight corridor, including those that seek to reduce conflicts with residential areas and with passenger and non-motorized traffic
- Planning activities related to zero emission goods movement
- Development of port and regional port planning, including State-wide or multi-port planning within a single jurisdiction or region
- Risk assessments and planning to identify vulnerabilities and address the transportation system's ability to withstand probable occurrence or recurrence of an emergency or major disaster

If an application includes right-of-way acquisition, the project will be considered a capital project.

8. PROJECT COMPONENTS

An application for a RAISE grant can include multiple components, which may be executed by different parties. The Department requires all components, whether or not they receive Federal funding, to be delivered as part of the RAISE project.

Components may be funded individually if they meet the following criteria:

- Independently satisfy minimum award amounts and eligibility requirements.
- Independently align with selection criteria
- Meets National Environmental Policy Act (NEPA) requirements for independent utility – meaning the component must be a usable improvement on its own and ready for use upon completion.

Components in a single application must be related. Each component's status should be clearly outlined, for example, in the project schedule. Applicants should also detail independent components and their costs separately, showing how each one meets selection criteria and benefits on its own, in addition to how the full proposal does. Federal funding for some components might subject others to additional Federal requirements.

9. REDUCED AWARDS

If selected for award, the Department may decrease the RAISE funding amount from the applicant's request if some elements of the project are ineligible or to comply with statutory set asides such as awarding funding evenly between projects located in rural and urban areas.

10. PREVIOUS RAISE/BUILD/TIGER RECIPIENTS

Previous recipients of a RAISE grant may apply for funding to support additional phases of their project.[5] The application should demonstrate the extent to which the previously funded project has met estimated project schedules and budget, as well as the ability to realize the benefits expected for the project. A previous RAISE/BUILD/TIGER award, or application, does not affect competitiveness under the FY 2025 RAISE competition.

[5] Includes recipients of grants under former names of the program (*Better Utilizing Investments to Leverage Development* (BUILD) and *Transportation Investment Generating Economic Recovery* (TIGER)).

C. PROGRAM DESCRIPTION

1. PROGRAM HISTORY AND AUTHORIZATION

The RAISE program, previously known as the Better Utilizing Investments to Leverage Development (BUILD) and Transportation Investment Generating Economic Recovery (TIGER) discretionary grants, was established under the American Recovery and Reinvestment Act of 2009 to create jobs and spur economic recovery through transportation infrastructure investments. The Infrastructure Investment and Jobs Act (Pub. L. 117-58, November 15, 2021), authorized and appropriated $1.5 billion annually to be awarded by the Department of Transportation ("DOT") 2022 – FY 2026 for Local and Regional Project Assistance Program Grants under National Infrastructure Investments to fund eligible surface transportation projects with significant local or regional impact. As of June 2024, the program has awarded more than $15 billion over sixteen rounds to local governments, Tribes, transit and port authorities, states, and other entities. The program is codified at 49 U.S.C. 6702.

2. PROGRAM GOALS AND OBJECTIVES

The goal of the RAISE program is to fund eligible surface transportation projects that will have a significant local or regional impact that advance the Departmental priorities of safety, equity, climate and sustainability, and workforce development, job quality, and wealth creation, consistent with law, and as described in the Department's Strategic Plan[6] and in executive orders.

The Department seeks to fund projects under the RAISE program that reduce greenhouse gas emissions in the transportation sector; incorporate evidence-based climate resilience measures and features; avoid adverse environmental impacts to air or water quality, wetlands, and endangered species; and address the disproportionate negative environmental impacts of transportation on disadvantaged communities, consistent with Executive Order 14008, *Tackling the Climate Crisis at Home and Abroad*.

In addition, the Department seeks to award projects under the RAISE program that proactively evaluate whether a project will create proportional impacts to all populations in a project area and increase equitable access to project benefits, consistent with Executive Order 14091, *Further Advancing Racial Equity and Support for Underserved Communities Through the Federal Government*.

The Department also seeks to award projects that address environmental justice, particularly for communities that have experienced decades of underinvestment and are most impacted by climate change, pollution, and environmental hazards, consistent with Executive Order 14008, *Tackling the Climate Crisis at Home and Abroad*.

The RAISE program advances President Biden's Justice40 Initiative, which set the goal that 40 percent of the overall benefits of certain climate, clean energy, and other covered Federal investments flow to disadvantaged communities that are marginalized by underinvestment and overburdened by pollution.

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[6] See U.S. Department of Transportation Strategic Plan FY 2022–2026 at https://www.transportation.gov/dot-strategic-plan.

In addition, the Department intends to use the RAISE program to support the creation of good-paying jobs with the free and fair choice to join a union and the incorporation of strong labor standards and training and placement programs, especially registered apprenticeships, in project planning stages, consistent with Executive Order 14025, *Worker Organizing and Empowerment,* and Executive Order 14052, *Implementation of the Infrastructure Investment and Jobs Act*. The Department also intends to use the RAISE program to support wealth creation, consistent with the Department's Equity Action Plan, through the inclusion of local inclusive economic development and entrepreneurship such as the utilization of Disadvantaged Business Enterprises or 8(a) firms.

The BIL included provisions for Metropolitan Planning Organizations to consider integrating transportation planning, housing, employment opportunities, and economic development strategies.[7] The Department strongly encourages applicants to utilize these new planning coordination opportunities in their proposed projects and describe them in their applications. **Note, the RAISE program can only fund the surface transportation infrastructure elements** of a project that may also include housing, employment opportunities, and economic development strategies.

3. RESTRICTIONS ON FUNDING

The Department must comply with the following funding restrictions:

Funding Restriction	Amount
Per State	No more than 15% which is $225 million
Rural Projects	No more than 50% which is $750 million
Urban Projects	No more than 50% which is $750 million
Planning Projects	At least 5% which is $75 million
Projects Located in Areas of Persistent Poverty and/or History Disadvantaged Communities	At least 1% which is $15 million

The Department may retain up to $30 million for oversight and administration of grants. Additionally, the Department may use up to 20 percent of available funds (or $300 million) to pay the subsidy and administrative costs of a project receiving credit assistance under the Transportation Infrastructure Finance and Innovation Act of 1998 (TIFIA) or Railroad Rehabilitation and Improvement Financing (RRIF) programs. Note, applicants must apply to both the RAISE program and TIFIA or RRIF loan program to be eligible for the Department to pay for subsidy and administrative costs associated with credit assistance.

Federal funds awarded under this program may not be used to support or oppose union organizing, whether directly or as an offset for other funds.

[7] See BIL div. A § 11201., *Transportation Planning*, which amends 23 U.S.C. 134.

4. AVAILABILITY OF FUNDS

The table below outlines the obligation and expenditure deadlines for FY 2025 BIL funding.

Fiscal Year	BIL Funding Obligation Deadline	BIL Funding Expenditure Deadline
FY 2025	September 30, 2029	September 30, 2034

FY 2025 RAISE grant funds must be obligated by September 30, 2029.

- Obligation occurs when a selected applicant and the Department enter into a written grant agreement after the applicant has satisfied applicable local, State and Federal requirements.

FY 2025 RAISE funds must be expended by September 30, 2034.

- Expenditure occurs when a recipient is reimbursed for eligible project costs.
- After this date, unexpended funds are no longer available to the project.

5. PERFORMANCE GOALS

RAISE program performance measures can be found on the RAISE website.

6. PREVIOUS AWARDS

Previous program awards can be seen in Fact Sheets on the RAISE website.

D. APPLICATION CONTENT AND FORMAT

The Department requires the application to include the following files, in this order and with these specific names:

Information	File Name	NOFO Section	Page Limit
SF-424	SF-424	D.1	N/A
Project Information Form (Excel file)	FY 2025 RAISE Project Information Form	D.2	N/A
Project Description	Project Description	D.3	5 pages
Project Location File	Project Location File	D.4	N/A
Project Budget	Project Budget	D.5	5 pages
Funding Commitment Documentation	Funding Commitments	D.5	N/A
Merit Criteria	Merit Criteria Narrative	D.6	15 pages
Project Readiness	Project Readiness	D.7	5 pages
Benefit-Cost Analysis Narrative (capital projects only)	BCA Narrative	D.8	N/A
Benefit-Cost Analysis Calculations (capital projects only, unlocked Excel file)	BCA Calculations	D.8	N/A
Letters of Support (Optional)	Letters Of Support	D.7	N/A

The Department requires application files to be formatted as follows: single-spaced, 12-point standard font (e.g., Times New Roman), with 1-inch margins. Files should be in PDF unless otherwise specified (e.g., project information form in Excel; location files as Shapefile or KML/KMZ; and BCA calculations in Excel).

Applications should include all necessary information to demonstrate compliance with the Eligibility section and to meet selection criteria in the Criteria section. Applications must be complete at submission; the Department may request additional data, but applicants are not obligated to provide it.

Supporting documents may be included but are not required to be reviewed by evaluators.

Different evaluation teams review the merit criteria, the benefit-cost analysis, budget, and project readiness files.

The Department expects application files to include the following detailed information:

1. STANDARD FORM 424

The SF-424 Application for Federal Assistance must be completed. Applicants may leave the following fields on the form blank: 3, 4, 5a, 5b, 6, 7, 11, 13, and 14. Separate files must be attached in Item 15 to provide required project information that is not included in the body of the SF-424.

2. FY 2025 RAISE PROJECT INFORMATION FORM

The FY 2025 Project Information Form can be downloaded from Grants.gov or from the RAISE website. This from is used to determine applicant and project eligibility.

Information such as applicant name, RAISE amount requested, other Federal funding, non-Federal funding, etc. may be requested in varying degrees of detail on both the SF-424 and the FY 2025 RAISE Project Information Form. Applicants must fill in all fields unless stated otherwise on the forms.

3. PROJECT DESCRIPTION FILE

This file should describe the project to be planned or constructed, including a detailed statement of work covering technical and engineering aspects, current design status, and transportation challenges and solutions. It may also include the project's history and how it fits within the applicant's broader transportation infrastructure investments.

This file should include a narrative description of the project location, detailing the geographic area and providing maps to complement the project location file. It should narratively identify if the project is located in an Area of Persistent Poverty, a Historically Disadvantaged Community, and if the project is Urban or Rural (see Location Designations section for definitions).

4. PROJECT LOCATION FILE

Applicants should submit one of the following file types that detail the projects location so the Department can verify location designations: Shapefile (.zip with .shp, .shx, .dbf, and .prj) or KML/KMZ. Google Earth can be used to create KML/KMZ files. The files should only include the project's direct physical location, not a broad service area or area of impact. **Accurate location data is crucial as it affects eligibility for the FY 2025 RAISE grants program**.

5. PROJECT BUDGET FILES

This file should describe the budget for the RAISE project using the below table and also include a narrative section. **The budget table should show only future eligible project costs and should not include previously incurred expenses**.

Funding Source	[Component 1]	[Component 2]	Total Funding
RAISE Funds:	[$XXX]	[$XXX]	[$XXX]
Other Federal Funds:	[$XXX]	[$XXX]	[$XXX]
Non-Federal Funds:	[$XXX]	[$XXX]	[$XXX]
Total Project Cost:	[$XXX]	[$XXX]	[$XXX]

Note: If there is only a single component, remove "Component 2" column. If there are more than 2 components, add columns.

The budget table must show the **total project cost** by project component and the following funding sources:

- RAISE funding request
- Other Federal funds
- Non-Federal Funds

The budget table and narrative must identify the amount, type (e.g., grant, loan, bond, etc.), and source of all other Federal funds and non-Federal funds included in the budget. The budget table should demonstrate compliance with the statutory cost share requirements.

Applicants must also include the three tables listed below in their project budget file. The Department will use these tables to determine where the majority of project costs occur for the purposes of making APP, HDC, and Urban designations. The total project cost listed in each table should match the total project cost listed in the budget table above, in the SF-424 and in the FY 2025 RAISE Project Information Form. Applicants should reference the RAISE Grant Project Location Verification mapping tool when filling out the below tables.

2020 Census Tract(s)	Project Costs per Census Tract
[XX.XX]	$
[XX.XX]	$
[XX.XX]	$
[XX.XX]	$
	Total Project Cost: $

Note: Please reference the Census Tracts (2020 Census) layer in the RAISE Grant Project Location Verification mapping tool. Additional rows may be added if necessary.

2010 Census Tract(s)	Project Costs per Census Tract
[XX.XX]	$
[XX.XX]	$
[XX.XX]	$
[XX.XX]	$
	Total Project Cost: $

Note: Please reference the Census Tracts (2010 Census) layer in the RAISE Grant Project Location Verification mapping tool. Additional rows may be added if necessary.

Urban and Rural	Project Costs
Urban (2020 Census-designated urban area with a population greater than 200,000)	$
Rural (Located outside of a 2020 Census-designated urban area with a population greater than 200,000)	$
	Total Project Cost: $

Note: Please reference the Census Designated Urban Areas with Population Greater Than 200,000 (2020 Census) layer in the RAISE Grant Project Location Verification mapping tool.

The budget narrative should include:

- Sources, Uses, and Availability: Provide complete information on how all capital or planning project funds may be used, their availability, and documented funding commitments. For example, if a source of funds is available only after a condition is satisfied, the application should identify that condition and describe the applicant's control over whether it is satisfied. Similarly, if a source of funds is available for expenditure only during a fixed period, the application should describe that restriction. Examples of documentation include, but are not limited to, a letter signed by a governing official or chief financial officer confirming the amount and source of funding, a page or pages from the Statewide Improvement Program (STIP) or Transportation Improvement Program (TIP) (please do not include a link to the entire STIP/TIP), a signed city ordinance, or a county administrator committing previously approved general obligation bonds.
- Contingency Amount and Plan: Indicate the specific contingency amount included in the budget to demonstrate there is sufficient funding to cover unanticipated cost increases and describe a plan to address potential cost overruns. Planning projects are not required to include a contingency amount but must describe a plan to address potential cost overruns.
- Level of Design: Indicate the degree of design completion (e.g., no design, 30, 60, 90 percent design) for which the cost was estimated in the case of a capital project;
- Cost Estimates: Indicate how, when, and by whom project costs were estimated. Cost estimates should be no older than a year from the application deadline. If older, please apply an inflation factor.

- Cost Share: Explain how the project budget satisfies the statutory cost share or non-federal funds matching requirements shown in the project budget table, if applicable.

6. MERIT CRITERIA FILE

This file should demonstrate how the project aligns with each of the 8 statutory merit criteria described in the Merit Criteria section by:

- Organizing the narrative in the order the merit criteria are described in the Merit Criteria section
- Addressing each merit criteria separately by:
  - Identifying the bullet(s) from the rubric the project addresses
  - Identifying the element(s) of the project that address the bullet(s) from the rubric
  - Providing supporting justification using data. Unsupported claims may harm the application's competitiveness.

Applicants are encouraged to use the Department's Equitable Transportation Community (ETC) Explorer as a resource to describe how their project area is experiencing transportation related disadvantage as it relates to safety, affordable transportation options, pollution, access to good-paying jobs, climate change, and/or improving quality of life.

Insufficient information to assess any criterion will negatively impact the project rating. Merit reviewers will focus on this file and will not be required to reference links or the other files in the application package.

7. PROJECT READINESS FILE

Project readiness describes an applicant's preparedness to move a proposed project forward once it receives a RAISE grant. The Project Readiness file should include information that, when considered with the project budget information, is sufficient for the Department to evaluate whether the project is reasonably expected to begin the capital or planning project in a timely manner and meet both the obligation and expenditure deadlines. To assist the Department's environmental risk review, the applicant should provide the information requested on project schedule, required approvals and permits, NEPA class of action and status, public involvement, right-of-way acquisition plans, risk assessment, and risk mitigation strategies. Applicants can see a general Project Readiness checklist on the DOT Navigator The Project Readiness file should include the sections outlined below. Supporting material that exceeds page limits may be provided as hyperlinks, attachments, or appendices.

i. Planning and Constructability

Applicants should demonstrate that a project that is required to be included in the relevant State, metropolitan, and local planning documents has been or will be included in such documents.

- STIP / TIP / TTIP / TAM Plan: Is the project already listed in the STIP, TIP, Tribal Transportation Improvement Program (TTIP), and/or Transit Asset Management (TAM) Plan, if applicable? If so, provide links or attachments that show the project listing in the applicable plans/programs. If the project is not yet listed, describe any coordination that

has/will occur to facilitate listing in the applicable plans/programs and the anticipated date when listing will occur.

- Consistency with Other Plans: Is your proposal listed in and/or consistent with any other plans (e.g., the Long-Range Statewide Transportation Plan and/or Metropolitan Long-Range Plan)? If so, please summarize and provide a link to appropriate project listing.
- Freight Plans: To the extent possible, freight projects should be included in a State Freight Plan and supported by a State Freight Advisory Committee (49 U.S.C. 70201, 70202), if these exist. Applicants should provide links or other documentation supporting this consideration such as letters of support from the State DOT if the project is intended to be included in the State Freight Plan, or results from application of the FHWA Freight Mobility Trends Tool.
- Property Acquisition / Right-of-Way (ROW): Who is the owner of the existing facility? Will any new ROW acquisition be required, and if so, from whom? If acquisition will be required, describe the status and anticipated schedule for the acquisition. Will any special ROW permits or approvals be needed? If so, please describe.
- Construction Techniques and Phasing: Will the proposed improvements require unique construction techniques, non-standard project delivery methods (e.g., approaches other than design-bid-build), and/or phasing? If so, please describe.

ii. Proposed Schedule

- List the completed and/or anticipated dates (calendar month and year, not fiscal year or quarter) for the following key milestones. Dates provided should reflect a realistic amount of time to complete each milestone. Ensure that dates provided here are consistent with dates provided elsewhere in the application.
  - Start and end of preliminary design
  - Start and end of the NEPA process
  - Start and end of obtaining permits/approvals (if required)
  - Project listed in STIP, TIP, TTIP, and/or TAM Plan (as applicable)
  - Start and end of final design
  - Start and end of ROW acquisition (if required)
  - Anticipated finalization of RAISE grant agreement (if awarded)
  - Anticipated obligation of grant funds (if awarded)
  - Start and end of construction
- Project Development Phases to be Funded with RAISE: Describe the project development phase(s) proposed to be funded with RAISE funds (if awarded), and whether RAISE funds are proposed to be used for phases other than ROW acquisition and construction (e.g., for design, NEPA, etc.). Note: typically, milestones for establishing the grant agreement and obligation of funds should be scheduled before any activities/phases that will use RAISE funds.

iii. NEPA and Permitting

- NEPA Class of Action: List the class of action/type of document that has already been or will be prepared to comply with the National Environmental Policy Act (NEPA) of 1969,

as amended (e.g., a categorical exclusion, an environmental assessment, an environmental impact statement, or class of action not yet determined). If multiple NEPA documents are being prepared for this proposal, briefly explain why, and complete the prompts below for each document.

- NEPA Status and Milestones: Briefly describe the status of NEPA compliance (e.g., not started, underway, or complete), the anticipated project impacts, and proposed mitigation measures. If the NEPA process has been completed, provide the final approval date for the NEPA document. If the NEPA process has not yet been completed, list the key remaining milestones for the NEPA process, their status, and their anticipated completion dates. Identify any anticipated challenges to timely completing the NEPA process.
- Link to NEPA Documentation: If draft or final NEPA documentation is available, provide a hyperlink, attach it, or append it.
- Reevaluation and Post-Approval Changes: Describe any planned and/or completed efforts to reevaluate the NEPA documentation between the final NEPA approval and beginning of construction. Reevaluation may be warranted based on the passage of time and/or changes in the project scope, setting, impacts, or applicable requirements since the final NEPA approval.
- Permits and Approvals: List any federal, state, or local permits and approvals anticipated to be needed for the project (e.g., Clean Water Act Section 404 permit, Endangered Species Act Section 7 consultation, etc.). Provide the status of each permit or approval and the date that the permit or approval was obtained or is anticipated to be obtained. Summarize and attach relevant correspondence or documentation of consultation with permitting agencies.
- Coordination with DOT: Identify the federal lead agency for the NEPA process and any joint-lead agencies. Describe any coordination that has occurred with an agency or operating administration of USDOT regarding the project proposal and/or NEPA analysis. Describe any coordination with state, county, or local transportation agencies regarding preliminary design and the NEPA process.

iv. Project Support

- Public and Agency Involvement Process: Summarize the key events and techniques used to engage the public and other stakeholders during the NEPA process. Highlight efforts to engage disadvantaged communities and communities likely to be affected by the project, including details on compliance with environmental justice requirements and access for persons with disabilities and limited English proficiency. These efforts may include public meetings, a public website, presentations to community groups, newsletters, online outreach, etc.
- Public and Agency Involvement Results: Summarize the support, opposition, and/or other notable feedback related to the project from the following groups and describe how stakeholder feedback has been integrated into project development and design:
  - The public, including members of communities affected by the proposal,
  - Elected officials and/or bodies (e.g., federal and state legislators, city and county councils and boards, etc.),

  - Other entities (e.g., members of business or industry, community organizations, advocacy groups, etc.), and
  - Federal, state, or local agencies (reference any relevant information provided in the NEPA and Permitting section above).
- Attach and reference documentation of support as applicable (e.g., letters of support, letters of commitment, resolutions, summaries of public comments, etc.)

v. Risks and Mitigation

Project risks, such as procurement delays, environmental uncertainties, increases in real estate acquisition costs, uncommitted local match (non-federal funding), lack of support from stakeholders or impacted communities, or lack of legislative approval affect the likelihood of successful project start and completion. Project risks can also include the unavailability of vehicles that either comply with Federal Motor Vehicle Safety Standards or are exempt from Federal Motor Vehicle Safety Standards in a manner that allows for their legal acquisition and deployment, and unavailability of domestically manufactured equipment.

- The applicant should identify all material risks and harms to the project and the strategies that the lead applicant and any project partners have undertaken or will undertake to mitigate those risks, and describe the potential effects of each risk on meeting the key project delivery schedule milestones presented in the Proposed Schedule. The applicant should assess the greatest risks to the project and identify how the project parties will mitigate those risks.
- If an applicant anticipates pursuing a waiver for relevant domestic preference laws, the applicant should describe steps that have been or will be taken to maximize the use of domestic goods, products, and materials in constructing its project. To the extent the applicant is unfamiliar with the Federal program, the applicant should contact the appropriate DOT operating administration field or headquarters offices, as found in contact information on the RAISE website, for information on the prerequisite steps to obligate Federal funds in order to ensure that their project schedule is reasonable and that there are no risks of delays in satisfying Federal requirements.

vi. Technical Capacity Assessment

All applications should include a section in the Project Readiness file that demonstrates their technical capacity to successfully deliver the project in compliance with applicable Federal requirements including, but not limited to, compliance with Title VI/Civil Rights requirements and Buy America provisions. The applicant should address the following in the technical capacity section of the Project Readiness file:

- Federal Funding: experience implementing federally funded transportation projects.
- Federal Regulations: understanding of federal contract and procurement requirements, Buy America, Americans with Disabilities Act, Uniform Relocation Assistance and Real Property Acquisition Act, Davis Bacon Act, etc.
- Project Planning: practice incorporating projects into long-range development plans or adding projects to the TIP/STIP through the MPO planning process.

- Project Delivery: examples of successfully delivered projects of similar size, scope, and complexity.

8. BENEFIT-COST ANALYSIS

The purpose of the Benefit-Cost Analysis (BCA) is to enable the Department to evaluate the cost-effectiveness of the proposed project by comparing its expected benefits to its expected costs relative to the current problem often referred to as the "baseline" or "no-build alternative." The baseline defines the world without the proposed project.

Any benefits claimed for the proposed project, both quantified and unquantified, should be clearly tied to the expected outcomes of the proposed project. While benefits should be quantified wherever possible, applicants may also describe other categories of benefits in the BCA that are more difficult to quantify and/or value in economic terms.

There should be two BCA files included in the application: (1) a narrative description of the BCA; and (2) an unlocked spreadsheet revealing the underlying calculations:

- Narrative Description of Analysis: The BCA narrative should describe the current baseline, the sources of data used to estimate the benefits of the project, document any assumptions, and the values of key input parameters. Applicants may also provide a table similar to the one shown below summarizing the impacts of the project and how those impacts would translate into expected benefits. This is shown as an example only:

Baseline / Current Status and Problem to be Addressed	**Change to Baseline / Proposed Project to Address Problem**	**Example Impacts**
A freeway divides two neighborhoods	A new street will be constructed to connect neighborhoods on each side of the freeway	Reduced travel time for pedestrians and cyclists by X miles per day due to a more direct route, as well as reduced emissions, vehicle operating costs, and travel time for vehicle occupants by lowering VMT by Y miles per year
A roadway with a high number of pedestrian fatalities has no sidewalks or marked crosswalks	Sidewalks, high visibility crosswalks, and upgraded lighting will be added to the roadway	Reduced pedestrian fatalities and injuries by X and Y per year, respectively, as well as amenity benefits of wider sidewalks for Z daily pedestrian trips

- Spreadsheet Revealing Underlying Calculations: The BCA spreadsheet file should present the calculations in sufficient detail and transparency to allow the analysis to be reproduced by Department evaluators. While DOT does not have a prescribed format for the BCA spreadsheet submitted by the applicant beyond ensuring that it is unlocked, to allow review, the Department is also developing a new BCA spreadsheet template that will be available to assist applicants in structuring their analysis.

Applicants should review the Department's detailed guidance on how to conduct a BCA. Both the guidance document and spreadsheet template will be available on the RAISE website.

E. SUBMISSION REQUIREMENTS AND DEADLINE

1. ADDRESS TO REQUEST APPLICATION PACKAGE

All application materials may be found on Grants.gov and the RAISE website.

2. UNIQUE ENTITY IDENTIFIER (UEI) AND SYSTEM FOR AWARD MANAGEMENT (SAM)

Each applicant must:

- Be registered in SAM.gov before submitting its application;
- Provide a valid unique entity identifier in its application; and
- Continue to maintain an active registration in SAM.gov with current information at all times during which it has an active Federal award or an application under consideration by a Federal agency.

Please note that the SAM registration process takes **several weeks to complete, if not longer**.

i. Submission Instructions

All applications must be submitted electronically through Grants.gov

The Department does not accept applications via mail, fax machine, email, or other means.

Each applicant must:

- Create a Grants.gov username and password
- The E-Business Point of Contact (POC) at the applicant's organization must respond to the registration email from Grants.gov and login at Grants.gov to authorize the applicant as the Authorized Organization Representative (AOR). Please note that there can be more than one AOR for an organization

Failure to register for SAM or comply with Grants.gov applicant requirements in a timely manner will not be considered for exceptions to the submission requirements and deadline.

ii. Submission Issues

The Department is not able to assist with technical issues related to Grants.gov registration or application submission. For information and instructions, please see Grants.gov. If applicants experience difficulties at any point during the registration or application submission process, please call the Customer Service Support Hotline at 1-800-518-4726 or email support@grants.gov.

3. SUBMISSION DEADLINE

Applications must be submitted through Grants.gov by 11:59 PM eastern on January 30, 2025. Grants.gov attaches a time stamp to each application at the time that submission is complete.

i. Consideration of Applications

Only applicants who comply with all submission deadlines described in this notice and electronically submit valid, on-time applications through Grants.gov will be eligible for evaluation and possible selection for award.

ii. Late Applications

Any applications that Grants.gov time stamps after 11:59 PM eastern on the deadline will not be accepted. Applicants are strongly encouraged to make submissions days, if not weeks, in advance of the deadline. Applicants facing technical issues are advised to contact the Grants.gov helpdesk well in advance of the deadline.

4. INTERGOVERNMENTAL REVIEW

This program is not subject to EO 12372, Intergovernmental Review of Federal Programs.

5. COMPLIANCE WITH SECTION 508 OF THE REHABILITATION ACT OF 1973

The Department encourages applicants to submit documents that are compliant with Section 508 of the Rehabilitation Act of 1973 (see Section 508 guidelines).

F. APPLICATION REVIEW INFORMATION

1. CRITERIA

This section specifies the criteria the Department will use to evaluate applications.

TIER 1 All Eligible Applications
Merit Criteria Review
TIER 2 All applications rated "Highly Recommended" under the merit criteria review automatically advance for second tier analysis. The Senior Review Team (SRT) can advance applications rated "Recommended" for second tier analysis.
Project Readiness Review
Environmental Risk Assessment (capital projects only)
Financial Completeness Assessment
Technical Capacity Assessment
Benefit-Cost Analysis (capital projects only)

The Department will review merit criteria for all applications. Highly Recommended capital applications will automatically advance to receive second-tier analysis consisting of three Project Readiness reviews: (1) Environmental Risk Assessment; (2) Technical Capacity Assessment; and (3) Financial Completeness Assessment, as well as a Benefit-Cost Analysis (BCA). Highly Recommended planning applications will automatically advance to receive second-tier analysis consisting of two Project Readiness areas: (1) Technical Capacity Assessment; and Financial Completeness Review. Environmental Risk Assessment and BCA will not be reviewed for planning applications. The SRT can advance select Recommended capital and planning applications for second-tier analysis under the circumstances described in the Review and Selection Process section.

iii. Merit Criteria

For each merit criterion, the Department will evaluate whether the application uses data-driven and evidence-based methods to demonstrate that the project will provide the anticipated benefits, which will result in a rating of "high, "medium," "low," or "non-responsive" as described in the rubric below.

Individual Merit Criteria Ratings	
High	The criterion must be addressed as a primary project purpose (not an ancillary or incidental consideration, except for the Partnership and Collaboration and Innovation criteria), must include clear, direct, data-driven (capital projects only), and significant benefits, and must align with at least one of the benefits described in the high column of the merit criteria rubric.
Medium	The criterion may not be a primary project purpose, or the project benefits do not meet at least one of the requirements for a 'high' rating, as described in the merit criteria rubric.
Low	The application contains insufficient information to assess that criterion's benefits.
Non-Responsive	The proposed project negatively affects the criterion, or the application does not address the criterion.

Planning grant applications will be evaluated against the same merit criteria as capital grants. Planning grant applications should include data on the problem intended to be addressed, but information does not need to be as driven by data as a capital project when estimating benefits of the implemented project since data is often an outcome of the project to be planned. The Department will consider how the plan, once implemented, will ultimately further the merit criteria.

The combination of individual criterion ratings will inform one overall Merit Rating: Highly Recommended, Recommended, Acceptable, or Unacceptable, as shown below.

Overall Merit Rating	
Highly Recommended	six or more of the eight merit criteria ratings are "high" none of the merit criteria ratings are "non-responsive"
Recommended	one to five of the merit criteria ratings are "high" no more than three of the merit criteria ratings are "low" none are "non-responsive"
Acceptable	a combination of "high," "medium," "low," or "non-responsive" ratings that do not fit within the definitions of Highly Recommended, Recommended, or Unacceptable
Unacceptable	three or more "non-responsive" ratings

Merit Criteria	Non-Responsive	Low	Medium	High
Safety	Application did not address the Safety criterion OR Project negatively affects safety	Application contains insufficient information to assess safety benefit	The project has one or more of the following safety benefits, but safety may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Protect non-motorized or motorized travelers from safety risks; or • Reduce any number of fatalities and/or serious injuries	Safety is a primary project purpose AND the project has clear, direct, **data-driven** (for capital projects only), and significant benefits that targets a known, documented safety problem, by doing one or more of the following: • Protect non-motorized travelers from safety risks; or • Reduce fatalities and/or serious injuries in underserved communities to bring them below the state-wide average; or • Incorporate and cite specific actions and activities identified in the Department's National Roadway Safety Strategy plan or Improving Safety for Pedestrians and Bicyclists Accessing Transit report, or FTA's Safety Advisory 23-1: Bus-to-Person Collisions; or • Incorporate specific safety improvements that are part of a documented risk reduction mitigation strategy and that have, for example, port-wide or transit system impact.

Merit Criteria	Non-Responsive	Low	Medium	High
Environmental Sustainability	Application did not address the Environmental Sustainability criterion OR Project negatively affects environmental sustainability	Application contains insufficient information to assess environmental sustainability benefits	Project has one or more of the following environmental sustainability benefits, but environmental sustainability may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Reduce transportation-related air pollution and greenhouse gas emissions; or • Reduce vehicle miles traveled; or • Incorporate lower-carbon pavement/construction materials; or • Redevelop brownfield sites; or • Improve resilience of infrastructure to current and future weather and climate risks; or • Make basic stormwater improvements	Environmental sustainability is a primary project purpose AND the project has clear, direct, **data-driven** (for capital projects only), and significant benefits that explicitly considers climate change and environmental justice, by doing one or more of the following: • Reduce transportation-related air pollution and greenhouse gas emissions in disadvantages communities; or • Address the disproportionately negative environmental impacts of transportation on disadvantaged communities such as by reducing exposure to elevated levels of air, water, and noise pollution; or • Align with the applicant's State Carbon Reduction Strategy, State Electric Vehicle Infrastructure Deployment Plan, or other State, local, or tribal greenhouse gas reduction plan; or • Align with the U.S. National Blueprint for Transportation Decarbonization; or • Implement transportation-efficient land use and design, such as drawing on the features of historic towns and villages that had a mix of land uses, compact and walkable development patterns, accessible

Merit Criteria	Non-Responsive	Low	Medium	High
				green space, and neighborhood centers that make it convenient to take fewer or shorter trips; or • Reduce vehicle miles traveled specifically through modal shift to transit, rail, or active transportation; or • Reduce emissions specifically by shifting freight to lower-carbon travel modes; or • Incorporate energy efficient investments, such as electrification or zero emission vehicle infrastructure; or • Improve the resilience of at-risk infrastructure to be resilient to extreme weather events and natural disasters caused by climate change, such as by using best-available climate data sets, information resources, and decision-support tools; or • Incorporate nature-based solutions or natural infrastructure with the use of native plants; or • Referenced in a Resilience Improvement Plan or similar plan; or • Remove, replace, or restore culverts for the purpose of improving habitat for aquatic species; or

Merit Criteria	Non-Responsive	Low	Medium	High
				• Avoid adverse environmental impacts to air or water quality, wetlands, and endangered species
Quality of Life	Application did not address the Quality of Life criterion OR Project negatively affects quality of life	Application contains insufficient information to assess quality of life benefits	Project has one or more of the following quality of life benefits but quality of life may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Increase affordability for travelers; or • Reduces vehicle dependence	Quality of life is a primary project purpose AND the project has clear, direct, **data-driven** (for capital projects only) and significant benefits, by doing one or more of the following: • Increase affordable transportation choices by improving and expanding active transportation usage or significantly reducing vehicle dependence, particularly in underserved communities; or • Reduce transportation and housing cost burdens by integrating mixed-use development and a diversity of housing types, including affordable housing, with multimodal transportation infrastructure; or • Coordinate and integrate land use, affordable housing, and transportation planning in order to create more livable communities and expand travel choices; or • Improve access to daily destinations like jobs, healthcare, grocery stores, schools, places of worship, recreation, or parks through transit and active transportation; or • Implement transit-oriented development that benefits existing

Merit Criteria	Non-Responsive	Low	Medium	High
				residents and businesses, low-income and disadvantaged communities, and minimizes displacement; or • Improve public health by adding new facilities that promote walking, biking, and other forms of active transportation; or • Mitigate urban heat islands to protect the health of at-risk residents, outdoor workers, and others; or • Proactively addresses equity.
Mobility and Community Connectivity	Application did not address the Mobility and Community Connectivity criterion OR Project negatively affects mobility and community connectivity	Application contains insufficient information to assess mobility and community connectivity benefits	Project has one or more of the following mobility and community connectivity benefits, but mobility and community connectivity may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Increase accessible transportation choices; or • Include ADA improvements	Mobility and community connectivity is a primary project purpose AND the project has clear, direct, **data-driven** (for capital projects only) and significant benefits, by doing one or more of the following: • Improve system-wide connectivity with access to transit, micro-mobility, and mobility on-demand; or • Implement plans, based on community participation and data, that addresses gaps identified in the existing network; or • Remove physical barriers for individuals by reconnecting communities to direct, affordable transportation options; or • Include transportation features that increase the accessibility for non-

Merit Criteria	Non-Responsive	Low	Medium	High
				motorized travelers in underserved communities; or • Incorporate Universal Design including details of how the improvements go beyond ADA requirements by designing environments to be usable by all people, to the greatest extent possible, without the need for adaption or specialized design such as a Complete Streets approach; or • Directly increasing intermodal and multimodal freight movement; or • Consider last-mile freight plans in a Complete Streets and multimodal approach
Economic Competitiveness and Opportunity	Application did not address the Economic Competitiveness and Opportunity criterion OR Project negatively affects economic competitiveness and opportunity	Application contains insufficient information to assess economic competitiveness and opportunity benefits	Project has one or more of the following economic competitiveness and opportunity benefits, but economic competitiveness and opportunity may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Improve travel time reliability; or • Improve movement of goods; or • Create jobs related to the project's delivery	Economic competitiveness is a primary project purpose AND the project has clear, direct, **data-driven** (for capital projects only), and significant benefits, by doing one or more of the following: • Improve intermodal and/or multimodal freight mobility, especially for supply chain bottlenecks; or • Facilitate tourism opportunities; or • Promote local inclusive economic development and entrepreneurship such as the utilization of Disadvantaged Business Enterprises or 8(a) firms; or • Promote wealth building; or

Merit Criteria	Non-Responsive	Low	Medium	High
			and on-going operations	• Promote long-term economic growth and other broader economic and fiscal benefits; or • Create good-paying jobs with free and fair choice to join a union including through the use of a project labor agreement; or • Adopt local and economic hiring preferences for the project workforce or include other changes to hiring policies and workplace cultures to promote the entry and retention of underrepresented populations; or • Promote greater public and private investments in land-use productivity, including rural main street revitalization or locally driven density decisions that support equitable commercial and mixed-income residential development
State of Good Repair	Application did not address the State of Good Repair criterion OR Project negatively affects state of good repair	Application contains insufficient information to assess state of good repair benefits	Project has one or more of the following state of good repair benefits but state of good repair may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Routine or deferred maintenance; or • Create new infrastructure (not in a	State of good repair is a primary project purpose AND the project has clear, direct, **data-driven** (for capital projects only) and significant benefits, by doing one or more of the following: • Restore and modernize (such as through road diets and complete streets approaches) the existing core infrastructure assets that have met their useful life; or

Merit Criteria	Non-Responsive	Low	Medium	High
			remote community) that will be maintained in a state of good repair; or • Identify the party responsible for maintenance and describe how the new or improved asset(s) will be maintained in a state of good repair; or • Resolve the current or projected transportation system vulnerabilities	• Reduce construction and maintenance burdens through efficient and well-integrated design; or • Create new infrastructure in remote communities that will be maintained in a state of good repair; or • Address current or projected transportation system vulnerabilities for underserved communities; or • Prioritize improvement of the condition and safety of existing transportation infrastructure within the existing footprint
Partnership and Collaboration	Application did not address the Partnership and Collaboration criterion OR Project negatively affects partners or community members (e.g., negative impacts from ROW acquisition, lack	Application contains insufficient information to assess the partnership and collaboration benefits	Project has one or more of the following partnership and collaboration benefits but partnership and collaboration may not be a primary project purpose or does not meet the description(s) of a 'high' rating: • Collaborate with public and/or private entities; or • Document support from local, regional, or national levels	Project has, or demonstrates plans to, support and engage diverse people and communities by doing one or more of the following: • Engage residents and community-based organizations to ensure equity considerations for underserved communities are meaningfully integrated throughout the lifecycle of the project, for example, by citing and describing how the project aligns with the Department's Promising Practices for Meaningful Public Involvement in Transportation Decision-Making Guide; or

Merit Criteria	Non-Responsive	Low	Medium	High
	of support for the project, etc.)			• Coordinate with other types of projects such as economic development, commercial or residential development near public transportation, power/electric infrastructure projects, or broadband deployment; or • Partner with Disadvantaged Business Enterprises or 8(a) firms; or • Partner with high-quality workforce development programs with supportive services to help train, place, and retain people in good-paying jobs or registered apprenticeships. These programs should have a focus on expanding access for women, people of color, and others that are underrepresented in infrastructure jobs (people with disabilities, people with convictions, etc.); or • Partner and engage with unions and/or worker organizations in the development of the project and the lifecycle of the project, including the maintenance or operation of the completed project; or • Partner with communities or community groups representative of historically underrepresented groups to develop workforce strategies; or

Merit Criteria	Non-Responsive	Low	Medium	High
				• Establish formal public-private partnerships or joint ventures to expand or create new infrastructure or economic development capacity; or • Participate in the Thriving Communities Network
Innovation	Application did not address the Innovation criterion. OR Includes non-innovative practices or components	Application contains insufficient information to assess innovation benefits	Project has one or more of the following innovation benefits but does not meet the description(s) of a 'high' rating: • Deploy technologies, project delivery, or financing methods that are new or innovative to the applicant or community	Project has, or demonstrates plans for, one or more of the following innovative benefits. Innovative Technologies • Enhance the environment for electric, connected, or automated vehicles to improve the detection and mitigation of safety risks; or • Improve safety using Advanced Driver Assistance Systems on public transit vehicles, including functions such as precision docking; lane keeping or lane centering; or • Use sensors or small unmanned aerial vehicles to enhance infrastructure inspection and asset management processes; or • Use sensors to monitor real-time conditions of pavement quality, signage, crosswalks, transit headways, or other public infrastructure; or • Use low-carbon or other innovative materials; or

Merit Criteria	Non-Responsive	Low	Medium	High
				• Use caps, land bridges, or underdecks; or • Use active grade crossing detection systems to enable responsive traffic management; or • Use detection systems on railroads to target and deter trespassing; or • Digitalize curb management to optimize use across purposes and modes, including freight, pick-up drop-off, and transit usage Innovative Project Delivery • Use practices that facilitate accelerated project delivery such as single contractor design-build arrangements, Advanced Digital Construction Management, Accelerated Bridge Construction, Digital as-builts, or an up-to-date programmatic agreement between an environmental resource agency and a state DOT, or other NEPA lead agency, that establishes a streamlined process for environmental consultations and permits for commonly encountered project types. Innovative Financing • Secure TIFIA, RRIF, or private activity bond financing; or • Use congestion pricing or other demand management strategies

Safety

The Department will assess how the project targets a known safety problem and seeks to protect motorized or non-motorized travelers from safety risks on roadways, transit, rail, or ports. Applicants are highly encouraged to include data-driven information when addressing the safety criterion such as the current and projected number or rate of crashes, fatalities and/or serious injuries among transportation users and how those compare to the statewide average; details about the transportation user that will reap the safety benefits such as whether the project addresses vulnerable roadway users[8] or whether the project addresses inequities in crash victims. If applicable, applicants should describe how the project incorporates specific actions and activities identified in the Department's National Roadway Safety Strategy, or Improving Safety for Pedestrians and Bicyclists Accessing Transit report, or FTA's Safety Advisory 23-1: Bus-to-Person Collisions.

Environmental Sustainability

The Department will consider the extent to which the project incorporates considerations of climate change and environmental justice in the project planning or project delivery stage. Environmental justice means the just treatment and meaningful involvement of all people, regardless of income, race, color, national origin, Tribal affiliation, or disability, in agency decision-making and other Federal activities that affect human health and the environment so that people: (i) are fully protected from disproportionate and adverse human health and environmental effects (including risks) and hazards, including those related to climate change, the cumulative impacts of environmental and other burdens, and the legacy of racism or other structural or systemic barriers; and (ii) have equitable access to a healthy, sustainable, and resilient environment in which to live, play, work, learn, grow, worship, and engage in cultural and subsistence practices.

The Department will evaluate whether and how the project demonstrates environmental sustainability benefits. For this assessment, the Department will consider, for example, how the project will significantly reduce transportation-related pollution like air pollution and greenhouse gas emissions; aligns with the applicant's State, regional, county or city carbon-reduction plan or the U.S. National Blueprint for Transportation Decarbonization; address the disproportionate negative environmental impacts of transportation such as exposure to elevated levels of air, water, and noise pollution; or implement transportation-efficient land use and design, such as drawing on the features of historic towns and villages that had a mix of land uses, compact and walkable development patterns, accessible green space, and neighborhood centers that make it convenient to take fewer or shorter trips.

The Department will assess whether and how the project is expected to reduce emissions, such as shifts to lower emissions vehicles, transit, or active transportation; shift freight to lower-carbon

8 As defined by FHWA's Vulnerable Road User Safety Assessment Guidance, a vulnerable road user is a non-motorist and may include people walking, biking, or rolling as well as highway workers on foot in a work zone.

travel modes to reduce emissions; improve the resiliency of at-risk infrastructure[9] to withstand extreme weather events and natural disasters caused by climate change such as by using best-available climate data sets, information resources, and decision-support tools, and incorporating nature-based solutions or natural infrastructure; or incorporates lower-carbon pavement or construction materials as described in the Environmental Protection Agency's interim guidance on low-carbon materials or the U.S. National Blueprint for Transportation Decarbonization.

The Department will also consider whether and how the project will incorporate energy efficient investments such as electrification or zero emission vehicle infrastructure; redevelop brownfield sites; remove, replace, or restore culverts to improve passage of aquatic species; or avoid adverse impacts to air or water quality, wetlands, and endangered species. If applicable, applicants are encouraged to make floodplain upgrades consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law, in Executive Order 14030, *Climate-Related Financial Risk* and Executive Order 13690, *Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input*.

Quality of Life

The Department will consider whether and how the project will improve quality of life, such as by increasing affordable transportation choices and expanding active transportation usage or significantly reducing vehicle dependence; reduce transportation and housing cost burdens by integrating mixed use development and a diversity of housing types (including affordable housing) with multimodal transportation infrastructure; coordinate and integrate land use, affordable housing, and transportation planning in order to create more livable communities and expand travel choices; reduce vehicle dependence and improve access to daily destinations such as jobs, healthcare, grocery store, schools, places of worship, recreation, or parks such as by adding new facilities that promote walking, biking; implement transit-oriented development that benefits existing residents and businesses; mitigate urban heat islands to protect the health of at-risk residents, outdoor workers, and others; or proactively address racial equity.[10]

Mobility and Community Connectivity

The Department will assess whether and how the applicant will improve mobility and community connectivity. For this assessment, DOT will consider, for example, how the project will address system-wide connectivity with access to transit, micro-mobility, and mobility on-demand; implement plans, based on community participation and data, that identifies and addresses gaps in the existing network; remove physical barriers for individuals by reconnecting communities to direct, affordable transportation options; include transportation features that increase accessibility for non-motorized travelers, such as through a Complete Streets approach;

9 For the RAISE program, at-risk infrastructure is defined as infrastructure that is subject to, or faces increased long-term future risks of, a weather event, a natural disaster, or changing conditions, such as coastal flooding, coastal erosion, wave action, storm surge, or sea level rise, in order to improve transportation and public safety and to reduce costs by avoiding larger future maintenance or rebuilding costs.

10 Definitions for "racial equity" and "underserved communities" are found in Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government, Sections 2 (a) and (b).

incorporate Americans with Disabilities Act (ADA) or Universal Design[11] improvements; directly increase intermodal and multimodal freight movement; or considers last-mile freight plans in a Complete Streets and multimodal approach.

Economic Competitiveness and Opportunity
The Department will assess whether and how the project will improve economic competitiveness and opportunity. For this assessment, DOT will consider, for example, how the project will improve intermodal or multimodal freight mobility, especially for supply chain bottle necks; facilitate tourism; promote local inclusive economic development and entrepreneurship such as the utilization of Disadvantaged Business Enterprises or 8(a) firms; wealth building; long-term economic growth and other broader economic and fiscal benefits; create good-paying jobs with free and fair choice to join a union including through the use of a project labor agreement; or adopt local and economic hiring preferences for the project workforce or include other changes to hiring policies and workplace cultures to promote the entry and retention of underrepresented populations. DOT will evaluate the extent to which the project will promote greater public and private investments in land-use productivity, including rural main street revitalization or locally driven density decisions that support equitable commercial and mixed-income residential development.

State of Good Repair
The Department will assess whether and to what extent the project improves state of good repair. For this assessment, DOT will consider, for example, how the project will mitigate current or projected system vulnerabilities; restore and modernize (such as through road diets and Complete Streets approaches) the existing core infrastructure assets that have met their useful life; reduce construction and maintenance burdens through efficient and well-integrated design; create new infrastructure *in remote communities* that will be maintained in a state of good repair; prioritize improvement of the condition and safety of existing transportation infrastructure within the existing footprint; conduct routine or deferred maintenance; create new infrastructure *(not in a remote community)* that will be maintained in a state of good repair; or identify the party responsible for maintenance and how the new or improved asset(s) will be maintained in a state of good repair.

The Department encourages applicants to improve the condition and safety of existing state and locally owned transportation infrastructure within the right-of-way before proposing projects that add new general purpose travel lanes serving single occupancy vehicles.

Partnership and Collaboration
The Department will consider the extent to which the project has or will support and engage diverse people and communities. For this assessment, DOT will consider, for example, how the project has or will collaborate with public and/or private entities; documents support from local, regional, and/or national levels; engage residents and community-based organizations to ensure

11 Definition for "Universal Design" found on the General Services Administration's Section508.gov website and states, "Universal design is a concept in which products and environments are designed to be usable by all people, to the greatest extent possible, without the need for adaption or specialized design."

equity considerations for underserved communities are meaningfully integrated throughout the project. Applicants should describe how the project incorporates specific actions and activities identified in the Department's Promising Practices for Meaningful Public Involvement in Transportation Decision-Making Guide; coordinate with other types of projects such as economic development, commercial or residential development near public transportation, power/electric infrastructure projects, or broadband deployment; partner with Disadvantaged Business Enterprises or 8(a) firms; partner with high-quality workforce development programs with supportive services[12] to help train, place, and retain underrepresented communities in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs that serve underrepresented groups, and proactive plans to prevent harassment; partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements; or partners with communities, or community groups representative of historically underrepresented groups, to develop workforce strategies; or establish formal public-private partnerships or joint ventures to expand or create new infrastructure or economic development capacity. DOT will assess the level of detail and description provided about the partnerships listed above. Applications that provide more details and descriptions about the project partnership will be rated higher than those that do not, in alignment with the merit rating rubric.

The Department will consider whether the applicant is participating in the Thriving Communities Network. Applications that include right-of-way acquisition plans that minimally disrupts communities and maintains community cohesion will be more competitive than right-of-way acquisition plans that disrupt communities. For projects involving other Federal agencies, or requiring action from other Federal agencies, DOT will consider the level of involvement and commitment from those agencies. For example, relevant port projects should demonstrate alignment with U.S. Army Corps of Engineers investment strategies.

Innovation

The Department will assess the extent to which the applicant uses innovative: (1) technologies; (2) project delivery; or (3) financing. If this project is the first time the applicant or community will deploy specific innovations, the Department will consider them innovative, to the extent applicants provide enough detail to determine whether the innovations being deployed are new or innovative to the applicant or community regardless of whether other applicants or communities have implemented these innovations.

- Innovative Technologies: The Department will consider how the project enhances the environment for connected, electric, or automated vehicles to improve the detection, mitigation, and documentation of safety risks. Examples include the use of Advanced

12 Supportive services are critical to help women and people facing systemic barriers to employment be able to participate and thrive in training and employment. Recommended supportive services include childcare, tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking.

Driver Assistance Systems on public transit vehicles and detection systems on railroads to target and deter trespassing. The Department will assess the extent to which the project uses innovative technology that significantly enhances the operational performance and maintenance of the surface transportation system including sensors to inspect infrastructure and manage assets or to monitor real-time conditions of pavement quality, signage, crosswalks, or transit headways; active grade crossing detection systems to enable responsive traffic management; or digitalized curb management to optimize use across purposes and modes, including freight, pick-up drop-off, and transit usage. The use of low-carbon materials as well as the use of caps, land bridges, or underdecks are also considered innovative.

  - Please note that all innovative technology must follow 2 CFR § 200.216. If an applicant is proposing to deploy autonomous vehicles or other innovative motor vehicle technology, the Department will consider whether and how the applicant demonstrates that all vehicles will comply with applicable safety requirements, including those administered by the National Highway Traffic Safety Administration (NHTSA) and Federal Motor Carrier Safety Administration (FMCSA). Specifically, the Department will consider whether the vehicles acquired for the proposed project will comply with applicable Federal Motor Vehicle Safety Standards (FMVSS) and Federal Motor Carrier Safety Regulations (FMCSR). If the vehicles may not comply, the Department will consider applications that do one of the following more competitive than applications that do not: either (1) show that the vehicles and their proposed operations are within the scope of an exemption or waiver that has already been granted by NHTSA, FMCSA, or both agencies or (2) directly address whether the project will require exemptions or waivers from the FMVSS, FMCSR, or any other regulation and, if the project will require exemptions or waivers, present a plan for obtaining them.

- Innovative Project Delivery: The Department will consider the extent to which the project utilizes innovative practices in contracting (such as public-private partnerships and single contractor design-build arrangements), single contractor design-build arrangements, project bundling, https://www.fhwa.dot.gov/construction/adcms/Advanced Digital Construction Management, Accelerated Bridge Construction, Digital as-builts, or an up-to-date programmatic agreement between an environmental resource agency and a state DOT, or other NEPA lead agency, establishing a streamlined process for environmental consultations and permits for commonly encountered project types.
- Innovative Financing: The Department will assess the extent to which the project incorporates innovations in transportation funding and finance, for example through private sector funding or financing, using congestion pricing or other demand management strategies to address congestion, securing a TIFIA or RRIF loan, or receiving an allocation for private activity bonds through DOT's Build America Bureau.

iv. Project Readiness

Capital project applications that receive second-tier analysis will be reviewed for Project Readiness and assigned three evaluation ratings:

- Environmental Risk Assessment
- Financial Completeness Assessment
- Technical Capacity Assessment

Planning project applications that receive second-tier analysis will be reviewed for Project Readiness and assigned two evaluation ratings:

- Financial Completeness Assessment
- Technical Capacity Assessment

Low ratings in any of these readiness areas do not disqualify projects from award, but competitive applications clearly and directly describe achievable risk mitigation strategies.

Environmental Risk
The Environmental Risk Assessment evaluates information provided in the Project Readiness file. It analyzes the project's environmental approvals and likelihood of the necessary approvals affecting project obligation funds and timely expenditure of funds after obligation. The assessment results in a rating of "high risk," "moderate risk," or "low risk."

Technical Capacity
The Technical Capacity Assessment will assess the applicant's capacity to successfully deliver the project in compliance with applicable Federal requirements as well as the recipient's experience working with Federal funds, civil rights compliance, and previous experience delivering infrastructure projects. This review is partially based on information submitted with the application and partially based on DOT Operating Administration knowledge of the applicant's performance. Technical Capacity ratings will be one of the following: "certain," "somewhat certain," or "uncertain."

DOT will assign the highest rating of "certain," if the application demonstrates that: the applicant has extensive experience with Federal funds; the applicant has extensive experience completing projects with similar scope; the applicant has the resources to deliver the project; and the project will comply with all applicable Federal requirements including, but not limited to, Buy America provisions, ADA regulations, Civil Rights requirements, Federal Motor Vehicle Safety Standards, and/or the Federal Motor Carrier Safety Regulations.

If an applicant is proposing to adopt innovative technology or other innovative practices, DOT will assess whether the applicant's capacity to implement those innovations, the applicant's understanding of applicable Federal requirements and whether the innovations may require extraordinary permitting, approvals, exemptions, waivers, or other procedural actions, and the effects of those innovations on the project delivery timeline.

Financial Completeness
The Financial Completeness Assessment reviews the project budget to confirm the availability of funding for the project and whether the applicant presented a complete funding package based on reasonable cost estimates. Financial Completeness ratings are: "complete," "partially complete," or "incomplete."

DOT will assign the highest rating of "complete," if the application identifies all funding sources for the project budget, documents all funding is available and committed to the project, includes contingency amount in the project budget and describes a plan to address potential cost overruns, and cost estimates are no more than a year old or include an inflation factor. Planning grants are not required to include a contingency amount but **must discuss a plan to address potential cost overruns**.

Projects with funding estimates that are based on early stages of design (e.g., less than 30 percent design) or outdated cost estimates without specified budget contingencies will receive a lower rating. **All applicants, including those requesting 100 percent grant funding, should describe a plan to address potential cost overruns.**

v. Benefit-Cost Analysis

For capital projects that receive second-tier analysis, the Department will consider the costs and benefits of projects seeking RAISE grant funding in determining whether a project is cost effective. To the extent possible, the Department will rely on quantitative, evidenced-based and data-supported analysis to assess how well a project addresses this criterion, including an assessment of the project's estimated benefit-cost ratio (BCR) based on the applicant-supplied BCA described in the Benefit-Cost Analysis section.

To evaluate the costs and benefits of a proposed project, the Department will assign the project as either negative net benefits (costs exceed benefits) or positive net benefits (benefits exceed costs). Projects with negative net benefit ratings will not be selected for an award, unless the project demonstrates exceptional benefits for underserved or disadvantaged communities, as identified by the Senior Review Team (see Review and Selection Process section).

2. REVIEW AND SELECTION PROCESS

This section explicitly addresses the BIL requirement to describe the methodology for evaluation in the NOFO. The RAISE grant program review and selection process consists of Merit Criteria Review; Project Readiness Review (consisting of Environmental Risk Assessment, Financial Completeness Assessment, and Technical Capacity Assessment); Benefit-Cost Analysis; and Senior Review. The Secretary makes final project selections.

Teams comprising Department staff review all eligible applications received by the deadline for a Merit Review and assign ratings as described in the Application Review Information section. Using the Merit Review rubric described in the Application Review Information section, the combination of eight merit criteria ratings will result in one overall Merit Rating: Highly Recommended, Recommended, Acceptable, or Unacceptable.

"Highly Recommended" projects automatically advance for second-tier analysis.

The Senior Review Team (SRT) reviews all "Recommended" projects to determine if the benefits of a particular criterion are so significant that the project merits advancing for second-tier analysis. The SRT can advance a "Recommended" project only if:

- The project received a "high" in one or more of the priority criteria of safety, environmental sustainability, mobility and community connectivity, or quality of life, and the benefits in that criterion are exceptional; or
- The SRT provides additional information to demonstrate that a criterion has benefits that are aligned with a "high" rating for one or more of the priority merit criteria listed above (whether or not the Merit Review Team assigned a "high" rating) and the benefits in that criterion would be exceptional.

Senior Operating Administration staff and OST staff may make recommendations to the SRT for which projects should advance based on exceptional benefits of a particular priority criterion.

Applications for the FY 2025 RAISE grant program that have identical project scope to applications that were submitted and evaluated under the FY 2024 Reconnecting Communities Neighborhoods Program competition and received the designation of "Reconnecting Extra," will automatically advance for second-tier analysis if they receive an overall merit rating of "Recommended" and have at least one "High" rating in a priority criterion.

Second-tier analysis consists of:

- **Capital Projects**
  - Cost-Benefit Analysis
  - Project Readiness: (1) Environmental Risk Assessment; (2) Financial Completeness Assessment; and (3) Technical Capacity Assessment
- **Planning Projects**
  - Project Readiness: (1) Financial Completeness Assessment; and (2) Technical Capacity Assessment

Following completion of second-tier analysis, the SRT determines which projects are designated as Highly Rated.

Using the discretionary authority provided in statute, the Secretary selects projects from the Highly Rated List for award, consistent with the selection criteria and statutory requirements for geographic and modal diversity. The Secretary may, depending on the pool of qualified applications, seek to award at least one project per state or territory.

Projects for which an FY 2025 RAISE application is advanced by the Senior Review Team to the Highly Rated List, but that are not awarded, are automatically designated as "Projects of Merit." Projects with this designation will be carried over into FY 2026 RAISE and considered by the SRT for advancement to the Highly Rated List, along with other FY 2026 applications eligible for advancement to the Highly Rated List.

Consistent with past practice and statute, the Department offers debriefs to applicants not selected for award to receive information about the RAISE project's evaluation. Due to overwhelming demand, the Department is unable to provide a RAISE award to every competitive project that applies.

G. AWARD NOTICES

1. HOW PROJECT SELECTIONS ARE ANNOUNCED

The Department emails each successful applicant and posts all selections in Fact Sheets as well as an excel file on the RAISE website.

- Notice of selection is **not** authorization to begin or to incur costs for the proposed project.
- Following that announcement, the RAISE program Office and relevant operating administration will contact the point of contact listed in the SF-424 to initiate development of the grant agreement.

2. ANNOUNCEMENT DATES

- Round 1: The selections of applications, designated as FY 2024 Projects of Merit awarded reserved funding under Round 1 of this NOFO, will be announced by January 13, 2025.
- Round 2: Selections under Round 2 of this NOFO, will be announced no later than June 28, 2025.

3. PRE-AWARD COSTS

Unless authorized by the Department in writing after announcement of FY 2025 RAISE selections, any costs incurred prior to the Department's obligation of funds for a project are ineligible for reimbursement and are ineligible cost share requirements.[13]

- Project costs incurred before project selections are announced cannot be paid for with funds from this competition.
- Funds must be used only for the specific purposes as outlined in the award letter and/or authorized by the Department.

4. REIMBURSABLE PROGRAM

Recipients of RAISE Grant awards will not receive lump-sum cash disbursements at the time of award announcement or obligation of funds.

In general, RAISE Program funds are administered on a reimbursement basis. Grant recipients will generally be required to pay project costs upfront using their own funds, and then request reimbursement for those costs.

- RAISE funds will reimburse recipients only after a grant agreement has been executed, allowable expenses are incurred, and valid requests for reimbursement are submitted.

[13] Pre-award costs are costs incurred after award announcement, but directly pursuant to the development of a grant agreement where such costs are necessary for efficient and timely performance of the scope of work, as determined by DOT. Costs incurred under an advance construction (23 U.S.C. 115) authorization before the DOT announces that a project is selected for a FY 2025 RAISE award cannot be charged to FY 2025 RAISE funds. Likewise, costs incurred under an FTA Letter of No Prejudice under Chapter 53 of title 49 U.S.C. before the DOT announces that a project is selected for a FY 2025 RAISE award, cannot be charged to FY 2025 RAISE funds.

- Obligation occurs when a selected applicant and the Department enter into a written grant agreement after the applicant has satisfied applicable local, State and Federal requirements.

If a recipient cannot complete a project on reimbursement basis, DOT will—on a case-by-case basis—consider recipient requests to use alternate payment methods as described in 2 CFR 200.305(b), including advance payments.

H. POST-AWARD REQUIREMENTS AND ADMINISTRATION

1. ADMINISTRATIVE AND NATIONAL POLICY REQUIREMENTS

i. Administrative Requirements

Please visit the RAISE website for the General Terms and Conditions for FY 2024 RAISE awards. The FY 2025 RAISE Terms and Conditions will be similar to the FY 2024 RAISE Terms and Conditions, but it will include relevant updates consistent with this notice.

All awards will be administered pursuant to the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards found in 2 C.F.R part 200, as adopted by DOT at 2 C.F.R part 1201. Federal wage rate requirements included in subchapter IV of chapter 31 of title 40, U.S.C., apply to all projects receiving funds under this program, and apply to all parts of the project, whether funded with RAISE Grant funds, other Federal funds, or non-Federal funds.

In connection with any program or activity conducted with or benefiting from funds awarded under this notice, recipients of funds must comply with all applicable requirements of Federal law, including, without limitation, the Constitution of the United States; the conditions of performance, non-discrimination requirements, and other assurances made applicable to the award of funds in accordance with regulations of the Department of Transportation; and applicable Federal financial assistance and contracting principles promulgated by the Office of Management and Budget. In complying with these requirements, recipients, in particular, must ensure that no concession agreements are denied or other contracting decisions made on the basis of speech or other activities protected by the First Amendment. If DOT determines that a recipient has failed to comply with applicable Federal requirements, DOT may terminate the award of funds and disallow previously incurred costs, requiring the recipient to reimburse any expended award funds.

Additionally, applicable Federal laws, rules and regulations of the relevant operating administration administering the project will apply to the projects that receive RAISE grant awards, including planning requirements, Service Outcome Agreements, Stakeholder Agreements, Buy America compliance, and other requirements under DOT's other highway, transit, rail, and port grant programs. For projects that are eligible under RAISE but are not eligible under DOT's other programs or projects that are eligible under multiple DOT programs, the RAISE program will determine the appropriate requirements to ensure the project is delivered consistent with program and Department goals. In particular, Executive Order 14005 directs the Executive Branch Departments and agencies to maximize the use of goods, products, and materials produced in, and services offered in, the United States through the terms and conditions of Federal financial assistance awards. If selected for an award, grant recipients must be prepared to demonstrate how they will maximize the use of domestic goods, products, and materials in constructing their project. RAISE grant projects involving vehicle acquisition must involve only vehicles that comply with applicable Federal Motor Vehicle Safety Standards and Federal Motor Carriers Safety Regulations, or vehicles that are exempt from Federal Motor

Vehicle Safety Standards or Federal Motor Carrier Safety Regulations in a manner that allows for the legal acquisition and deployment of the vehicle or vehicles.

For projects administered by FHWA, applicable Federal laws, rules, and regulations set forth in Title 23 U.S.C. and Title 23 C.F.R generally apply, including the 23 U.S.C. 129 restrictions on the use of toll revenues, and Section 4(f) preservation of parklands and historic properties requirements under 23 U.S.C. 138. For an illustrative list of the other applicable laws, rules, regulations, executive orders, polices, guidelines, and requirements as they relate to a RAISE grant project administered by the FHWA, please see the RAISE website.

For RAISE projects administered by the Federal Transit Administration and partially funded with Federal transit assistance, all relevant requirements under chapter 53 of title 49 U.S.C. apply. For transit projects funded exclusively with RAISE grant funds, some requirements of chapter 53 of title 49 U.S.C. and chapter VI of title 49 CFR apply.

For projects administered by the Federal Railroad Administration, all relevant requirements under 49 U.S.C. § 22905 apply.

ii. Program Requirements

Climate Change and Environmental Justice Impact Consideration
Each applicant selected for RAISE grant funding must demonstrate effort to consider climate change and environmental justice impacts as described in the Application Review Information section, consistent with Executive Order 14008, *Tackling the Climate Crisis at Home and Abroad*. In the grant agreement, applicants will be required to memorialize commitments they have made in their applications in one or more of the activities in the Criteria section.

Racial Equity and Barriers to Opportunity
Each applicant selected for RAISE grant funding must demonstrate effort to improve racial equity and reduce barriers to opportunity as described in the Application Review Information section, consistent with Executive Order 14091, *Further Advancing Racial Equity and Support for Underserved Communities Through the Federal Government*. In the grant agreement, applicants will be required to memorialize commitments they have made in their applications in one or more of the activities listed in the Criteria section.

Labor and Workforce
Each applicant selected for RAISE grant funding must demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of strong labor standards as described in the Application Review Information section, consistent with Executive Order 14025, *Worker Organizing and Empowerment*, and Executive Order 14052, *Implementation of the Infrastructure Investment and Jobs Act*. In the grant agreement, applicants will be required to memorialize commitments they have made in their applications in one or more of the activities listed in the Criteria section.

Critical Infrastructure Security, Cybersecurity, and Resilience
It is the policy of the United States to strengthen the security and resilience of its critical infrastructure against all hazards, including both physical and cyber threats, consistent with the -

National Security Memorandum on Critical Infrastructure Security and Resilience (NSM-22). Each applicant selected for Federal funding under this notice must demonstrate, prior to the signing of the grant agreement, efforts to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the project. Projects that have not appropriately considered and addressed physical and cyber security and resilience in their planning, design, and project oversight, as determined by the Department of Homeland Security, will be required to do so before receiving funds.

Domestic Preference Requirements

As expressed in Executive Order 14005, 'Ensuring the Future Is Made in All of America by All of America's Workers' (86 FR 7475), the executive branch should maximize, consistent with law, the use of goods, products, and materials produced in, and services offered in, the United States. Funds made available under this notice are subject to domestic preference requirements based on the Operating Administration that administers the project, including 23 U.S.C. 313 (FHWA projects); 49 U.S.C. 5323(j) (FTA projects); 49 U.S.C. 22905(a) (FRA projects); and section 70914(a) of the Build America, Buy America Act (all projects). The Department expects all applicants to comply without needing a project-specific waiver for domestic preference requirements.

Civil Rights and Title VI

As a condition of a grant award, grant recipients should demonstrate that the recipient has a plan for compliance with civil rights obligations and nondiscrimination laws, including Title VI of the Civil Rights Act of 1964 and implementing regulations (49 CFR § 21), the Americans with Disabilities Act of 1990 (ADA), and Section 504 of the Rehabilitation Act, all other civil rights requirements, and accompanying regulations. This should include a current Title VI plan, completed Community Participation Plan, and a plan to address any legacy infrastructure or facilities that are not compliant with ADA standards. DOT's and the applicable Operating Administrations' Office of Civil Rights may work with awarded grant recipients to ensure full compliance with Federal civil rights requirements.

Federal Contract Compliance

As a condition of grant award all Federally assisted contractors are required to make good faith efforts to meet the goals of EO 11246, *Equal Employment Opportunity* (30 FR 12319, and as amended). Under Section 503 of the Rehabilitation Act and its implementing regulations, affirmative action obligations for certain contractors include an aspirational employment goal of 7 percent workers with disabilities.

The U.S. Department of Labor's Office of Federal Contract Compliance Programs (OFCCP) is charged with enforcing Executive Order 11246, Section 503 of the Rehabilitation Act of 1973, and the Vietnam Era Veterans' Readjustment Assistance Act of 1974. OFCCP has a Mega Construction Project Program through which it engages with project sponsors as early as the design phase to help promote compliance with non-discrimination and affirmative action obligations. OFCCP will identify projects that receive an award under this notice and are required to participate in OFCCP's Mega Construction Project Program from a wide range of Federally assisted projects over which OFCCP has jurisdiction and that have a project cost above

$35 million. DOT will require project sponsors with costs above $35 million that receive awards under this funding opportunity to partner with OFCCP, if selected by OFCCP, as a condition of their DOT award.

Project Signage and Public Acknowledgements
Recipients are encouraged for construction and non-construction projects to post project signage and to include public acknowledgments in published and other collateral materials (e.g., press releases, marketing materials, website, etc.) satisfactory in form and substance to DOT, that identifies the nature of the project and indicates that "the project is funded by the Infrastructure Investment and Jobs Act." In addition, recipients employing project signage are required to use the official Investing in America emblem in accordance with the Investing in America Emblem Style Guide. Costs associated with signage and public acknowledgments must be reasonable and limited. Signs or public acknowledgments should not be produced, displayed, or published if doing so results in unreasonable cost, expense, or recipient burden. The Recipient is encouraged to use recycled or recovered materials when procuring signs.

2. REPORTING

i. Progress Reporting on Grant Activities

Each applicant selected for RAISE grant funding must submit quarterly progress reports and Federal Financial Reports (SF-425) to monitor project progress and ensure accountability and financial transparency in the RAISE grant program.

ii. Performance Reporting

Each applicant selected for RAISE grant funding must collect and report to the DOT information on the project's performance based on performance indicators DOT identifies related to program goals (e.g., travel time savings, greenhouse gas emissions, passenger counts, level of service, etc.) and other information as requested by DOT. Performance indicators should include measurable goals or targets that DOT will use internally to determine whether the project meets program goals, and grant funds achieve the intended long-term outcomes of the RAISE Grant Program. To the extent possible, performance indicators used in the reporting should align with the measures included in the application and should relate to at least one of the selection criteria defined in the Criteria section. Performance reporting continues for several years after project construction is completed, and DOT does not provide RAISE grant funding specifically for performance reporting. RAISE grant performance measures are posted on the RAISE website.

iii. Program Evaluation

As a condition of grant award, RAISE grant recipients may be required to participate in an evaluation undertaken by DOT, or another agency or partner. The evaluation may take different forms such as an implementation assessment across grant recipients, an impact and/or outcomes analysis of all or selected sites within or across grant recipients, or a benefit/cost analysis or assessment of return on investment. The Department may require applicants to collect data elements to aid the evaluation. As a part of the evaluation, as a condition of award, grant

recipients must agree to: (1) make records available to the evaluation contractor; (2) provide access to program records, and any other relevant documents to calculate costs and benefits; (3) in the case of an impact analysis, facilitate the access to relevant information as requested; and (4) follow evaluation procedures as specified by the evaluation contractor or DOT staff.

Recipients and sub-recipients are also encouraged to incorporate program evaluation including associated data collection activities from the outset of their program design and implementation to meaningfully document and measure the effectiveness of their projects and strategies. Title I of the Foundations for Evidence-Based Policymaking Act of 2018 (Evidence Act), Pub. L. No. 115–435 (2019) urges Federal awarding agencies and Federal assistance recipients and subrecipients to use program evaluation as a critical tool to learn, to improve equitable delivery, and to elevate program service and delivery across the program lifecycle. Evaluation means "an assessment using systematic data collection and analysis of one or more programs, policies, and organizations intended to assess their effectiveness and efficiency" (codified at 5 U.S.C. § 311). For grant recipients, evaluation expenses are allowable costs (either as direct or indirect), unless prohibited by statute or regulation, and such expenses may include the personnel and equipment needed for data infrastructure and expertise in data analysis, performance, and evaluation (2 CFR § 200). Credible program evaluation activities are implemented with relevance and utility, rigor, independence and objectivity, transparency, and ethics (OMB Circular A-11, Part 6 Section 290).

iv. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of a selected applicant's currently active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of this Federal award, then the applicant during that period of time must maintain the currency of information reported to the SAM that is made available in FAPIIS about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available.

I. FEDERAL AWARDING AGENCY CONTACT(S)

For further information concerning this notice please contact the RAISE grant program staff via e-mail at RAISEgrants@dot.gov. In addition, DOT will post answers to questions and requests for clarifications on the RAISE website. To ensure applicants receive accurate information about eligibility or the program, the applicant is encouraged to contact DOT directly, rather than through intermediaries or third parties, with questions. DOT staff may also conduct briefings on the RAISE grant selection and award process upon request.

J. OTHER INFORMATION

1. PROTECTION OF CONFIDENTIAL BUSINESS INFORMATION

All information submitted as part of or in support of any application shall use publicly available data or data that can be made public and methodologies that are accepted by industry practice and standards, to the extent possible. If the applicant submits information that the applicant considers to be a trade secret or confidential commercial or financial information, the applicant must provide that information in a separate document, which the applicant may cross-reference from the application narrative or other portions of the application. For the separate document containing confidential information, the applicant must do the following: (1) state on the cover of that document that it "Contains Confidential Business Information (CBI);" (2) mark each page that contains confidential information with "CBI;" (3) highlight or otherwise denote the confidential content on each page; and (4) at the end of the document, explain how disclosure of the confidential information would cause substantial competitive harm. DOT will protect confidential information complying with these requirements to the extent required under applicable law. If DOT receives a Freedom of Information Act (FOIA) request for the information that the applicant has marked in accordance with this section, DOT will follow the procedures described in its FOIA regulations at 49 CFR § 7.29. Only information that is in the separate document, marked in accordance with this section, and ultimately determined to be confidential under § 7.29 will be exempt from disclosure under FOIA.

2. PUBLICATION AND SHARING OF APPLICATION INFORMATION

Following the completion of the selection process and announcement of awards, the Department intends to publish a list of all applications received along with the names of the applicant organizations and funding amounts requested. Except for the information properly marked as described in the Protection of Confidential Business Information section, The Department may make application narratives publicly available or share application information within the Department or with other Federal agencies if the Department determines that sharing is relevant to the respective program's objectives.

Pete Buttigieg

Issued in Washington D.C. on November 1, 2024

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 33/2025

SUBJECT: Approve the extension of $187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Mount Vernon Manor Subdivision. Commission District 3.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:
Approve the extension of $187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks 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:
Final Plat Information
Renewal Bond
Performance Maintenance Agreement

Final Plat Information

Consider Extension of $187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks 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

RENEWAL CONFIRMATION

Bond Number: **BX0024385**
Bond Description: **Subdivision, Site Improvement or Development**
Bond Amount: **$187,250.00**
Obligee: **Hail County Government**
Principal: **PHD Developments LLC**
Term: **01/25/2025 until 01/25/2027**

This letter serves as confirmation that the above bond has been renewed. The bond is continuous in nature meaning the bond will remain in effect for the bond term shown above. This notice is for your records only and should not be forwarded to the Obligee (the city, county, state or entity requiring your bond).

Signed this 9th day of January, 2025
Jet Insurance Company**, Surety**

By:

David Gonsalves (Attorney in Fact)

JET INSURANCE COMPANY
CORPORATE
SEAL
NORTH CAROLINA

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 03, 2018, 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 3, 2018, 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 17th day of May, 2023.

JET INSURANCE COMPANY

Spencer Siino, President

Richard Popp, Secretary

STATE OF NORTH CAROLINA
County of Mecklenburg

On this 17th day of May, 2023 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 North Carolina
County of Mecklenburg
My Commission Expires 09/11/2027

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, North Carolina
Mecklenburg County
My Commission Expires
September 11, 2027

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 **9th** day of **January**, **2025**.

Richard Popp, Secretary

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

AGENDA ITEM

Treatment Services

REPORT TO: **Work Session (01/21/25)**

REPORT TO: **Voting Meeting (01/23/25)**

ITEM NO: 587/2024

SUBJECT: Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2022-2023 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of $26,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

Meetings:

Work Session Date: 01/21/25 **Voting Meeting Date:** 01/23/25

Executive Summary:

Presenter: HH

Recommendation:
Approval.

Purpose of Request:
Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2022-2023 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of $26,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

History:

Treatment Services initally applied for peer support funding through the Enhancement and Innovation grant, but was advised by the Council of Accountability Court Judges (CACJ) to submit this specific request for peer support services through the SCIP Behavioral Deflection Grant due to limited funding through the Enhancement and Innovation grant. This is our first time applying for funding through the Byrne SCIP grant.

Facts and Issues:

Options:

Treatment Services is seeking grant funding through the BYRNE SCIP Behavioral Health Deflection grant to fund 20 hours of peer support recovery services to Drug Court and HELP Court participants. We will work with our local RCO, J's Place, to expand our current peer services in an effort to promote long-term recovery from substance use and reduce recidivism.

Funding Requested	$ 26,000.00
Are funds within current budget?	Yes
Source of Funds	Multiple Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Grants	Budget
BW	JS	SG	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	WLI	CR	JR

Attachments:

Financial Supplement
Byrne SCIP BH Grant Narrative
Byrne SCIP BH Solicitation

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 587/2024

Funds Requested: $ 26,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	250-MULTIPLE GRANT FUND	2161-DRUG COURT	521000-PROFESSIONAL SERVICES	$26,000.00
2025	250-MULTIPLE GRANT FUND	2161-DRUG COURT	334110-STATEâ€OPERATING DIRECT	$-26,000.00

Budget Transfer Items:

Additional Information/Comments:

The period of performance is January 1, 2025 - December 31, 2025.

Contact for Questions: HH

Phone: 7707185710

FY 2022-2023 Byrne State Crisis Intervention Program (SCIP) – Behavioral Health Deflection

Department: Treatment Services

Program to be served by grant: Hall County Drug Court

Grant Solicitation Release Date: September 13, 2024

Grant Application Deadline: October 18, 2024

Total Budget Request: $26,000

Match Requirement: None required

Project Total: $26,000

Project Description

Treatment Services is the umbrella agency that encompasses all the accountability court programs in the Northeastern Judicial Circuit (Hall and Dawson counties). Our circuit currently operates multiple accountability court programs in Hall County (Drug Court, Mental Health Court, Family Treatment Court and DUI Court), and operates a multi-track treatment court program in Dawson County with 4 distinct tracks (drug track, mental health track, family treatment court track, and DUI track). Between all our accountability court programs, we currently serve over 600 participants with treatment and drug testing services offered 7 days per week. Treatment Services also operates a full-time drug testing lab which analyzes over 50,000 drug screens per year.

Nearly all participants in our drug court and mental health court have been involved in serious felony crimes relating to their mental health and substance use. Our programs accept referrals for violent charges involving domestic violence, assault, and possession of firearms where substance use and mental health are a contributing factor. Our programs boast an 80% retention rate which demonstrates our commitment to retaining participants in treatment to help reduce the chances of them becoming further involved with violent crime and criminal behavior.

Research continues to indicate that peer services are instrumental in reducing substance use, criminal justice involvement, recidivism, hospitalization rates, housing instability, while improving retention, and engagement in overall treatment. The Georgia CARES Peer Support program runs recovery groups using "Partners for Change Outcome Management System" an evidence-based practice recognized by SAMHSA to conduct recovery check-ins by supporting peers and assessing recovery capital using motivational interviewing skills to enhance the peer relationship.

We are seeking funding to provide peer support services to our Hall County program participants to strengthen our continuing care planning in the final phase of the program or aftercare. We have established a partnership and MOU with J's Place Recovery, our local RCO to fund CARES peer support services to help promote long-term recovery from substance use for our participants. These peer support individuals will assist our courts with recovery coaching, aftercare planning, case management, support services within our community, and assist us with establishing and maintaining an active alumni group.

Needs Statement

Our programs could greatly benefit from additional services of certified peer recovery specialists to encourage long-term community recovery support services. By partnering with our local RCO, we will be able to provide enhanced services to our participants and help them build connections with individuals who have a shared lived-experience and who can help them navigate struggles in their recovery journey. For these services, we would request funding for 20 hours of peer recovery services per week, provided by the RCO. Peer services would include aftercare planning, recovery coaching, facilitate peer-lead groups, and coordinating alumni support services.

Project Goals

1. Successfully incorporate peer services into wider operation of all our Hall County accountability court programs. Having the ability to connect our participants to peer services will increase the likelihood of long-term recovery support, reduce involvement in criminal behavior and violent crime, and reduce recidivism. Our long-term vision for peer services is to expand our partnership with our RCO to devote a full-time peer recovery coach to work with our programs for operational sustainability.

Project Activities and Services

Funding will support access to peer recovery resources for our accountability participants for approximately 20 hours per week as agreed with our local RCO. We are requesting funding totaling $26,000 which will cover 20 hours of services per week at $25.00 per hour for 52 weeks.

Resources Needed

Funding is needed to strategically incorporate and integrate peer support into the fabric of our accountability court programs as a vital component of our services.

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

The Criminal Justice Coordinating Council (the Council) is pleased to announce that it is seeking applications for competitive funding within the State of Georgia under the Bureau of Justice Assistance (BJA) Byrne State Crisis Intervention Program.

BYRNE STATE CRISIS INTERVENTION PROGRAM (SCIP) FY2022-2023 REQUEST FOR APPLICATIONS BEHAVIORAL HEALTH DEFLECTION

Eligibility

Applicants are limited to community service boards, health departments, treatment providers, local child welfare offices, non-profits, and community representatives addressing gun violence reduction programs and initiatives through behavioral health deflection. Units of local government in the State of Georgia are also eligible to apply on behalf of first responders, public defender offices, courts, school systems, and local prosecuting and public defender offices. All proposals must aim to adopt or expand promising and/or evidence-based programs that prevent or reduce crime and violence, with a particular focus on gun violence, and target the risk factor of behavioral health needs that may be more likely to lead to this kind of violence.

Deadline

Applications are due by
Friday, October 18, 2024, at 5:00 p.m.

Available Funding

$2,233,491

Award Period

January 1, 2024, through December 31, 2024

Contact Information

For assistance with the requirements of this solicitation, contact:
Rachel Kilgore, Strategy and Development Coordinator, at Rachel.Kilgore@cjcc.ga.gov

Release Date

September 13, 2024

THIS IS A FEDERAL GRANT SUBJECT TO FEDERAL RULES AND REGULATIONS

SECTION I: OVERVIEW AND INSTRUCTIONS

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council (the Council) is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victim assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of 27 members representing various components of the criminal justice system. The Council uses a small proportion of each fiscal year's award to pay for costs incurred in administering this grant program.

The Byrne State Crisis Intervention Program

The Byrne State Crisis Intervention Program (SCIP), authorized by the Bipartisan Safer Communities Act of 2022, provides formula funds to support gun violence reduction programs and initiatives. When signing the bill, the President noted that this program "invests in antiviolence programs that work — that work directly with the people who are most likely to commit these crimes or become victims of gun crimes."

How to Apply

Interested applicants should review the SCIP Solicitation Packet in its entirety and submit the completed application, including the requested information and all required attachments, using the link on the website at cjcc.georgia.gov on or before 5 p.m., Friday, October 18, 2024. This form and the provided budget detail worksheet are the only acceptable formats for submitting the narratives and budget for the funding year. It is recommended that applicants allow adequate time to complete the application. Applications must be submitted using the required format; scanned or handwritten copies of the application will not be accepted. Any application that does not adequately answer all applicable questions will be considered incomplete and will not be reviewed for funding.

On Thursday, September 19, 2024, at 2 p.m., the Criminal Justice Coordinating Council will host a virtual webinar for the RFA. To register, email Rachel.Kilgore@cjcc.ga.gov with your full contact information and any questions you would like to be answered during the webinar.

SECTION II: APPLICATION PROCESS

Application Review

Applications will be reviewed and assessed by the Council and its designated representatives considering the following:

1. Overall quality and completeness of the application;
2. Demonstration of clear, measurable, and appropriate grant project objectives;
3. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.; and
4. Adequate correlation between the cost of the project and the objective(s) to be achieved.

Only complete applications received by the deadline will be reviewed. **When an application is received by the Council, there is no commitment on the part of the Council to fund an application or to fund it at the amount requested**. All areas of the budget are subject to review and approval. Decisions related to these budget areas are based on both eligibility and reasonableness. The Council has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget.

Applications for funding will undergo several reviews. At any point during these reviews, a decision to not fund a project or any part thereof may be made. These decisions are within the complete discretion of the Council.

Additionally, all applications selected by the Council must also undergo a second review process by the Bureau of Justice Assistance for approval prior to award. CJCC staff will coordinate this approval before notifying the grant applicant of award approval/denial.

Competitive Funding Decisions

All funding decisions related to the SCIP applications received in response to this solicitation are made by the Council and are based on the availability of funding. The Council will inform the applicant of funding decisions through a grant award. Applicants should not make assumptions regarding funding decisions until they have received official written notification of award or denial signed by the Council Director. Applicants can appeal the initial funding decision but must do so within fifteen (15) days of the date on the denial notice.

Once an award is made, it is within the discretion of the Council to determine that a subgrantee is not compliant with applicable policies. Upon such a determination, the Council may terminate further funding and require reimbursement of grant funds.

Use of Funds

For this project, grant funds can be used by local and regional agencies to support gun violence reduction programs and initiatives within the communities they serve related to behavioral health deflection.

Restrictions on Use of Funds

Grant funds cannot be used for: office space, utilities, food, furniture, gift cards, the purchase of vehicles, weapons, for overall agency supplies, and construction projects. Please note, this is not an exhaustive list. Please contact the assigned CJCC contact if you have any questions.

Match

No match is required under this program.

Supplanting

Funds must be used to supplement existing funds for program activities and cannot replace or supplant nonfederal funds that have been appropriated for the same purpose.

Council Approval
Notification of Council approval will be made no later than Monday, December 16, 2024, via electronic correspondence. All Council decisions regarding subgrants will be contingent upon BJA approval.

SECTION III: POST-AWARD REQUIREMENTS

Risk Assessment
Risk Assessment and Monitoring. 2 CFR 200.332(b) states that "all pass-through entities must evaluate each subrecipient's risk of noncompliance with federal statutes, regulations, and the terms and conditions of the subaward for the purposes of determining the appropriate subrecipient monitoring."

The SCIP monitoring schedule will be developed based on the overall subrecipient risk. The risk assessment should be completed using the implementing agency's information. For example, 'X' County Board of Commissioners receives multiple awards from CJCC but then passes it through to other local government agencies, such as a solicitor general's office. The risk assessment should use the solicitor general office level data for the risk assessment. Once selected for funding, CJCC will provide additional instructions on how to complete the assessment.

Grant Acceptance
Subgrantees must accept or reject the grant award with original signatures and required forms within forty-five (45) days of the award date. The subgrantee will be unable to request funds until the award documents are received by the Council's office.

Special Conditions
At the time of the subgrant award, the Council will assign special conditions deemed appropriate for the program. The special conditions will outline the subgrantee's responsibilities, as well as federal and state regulations that must be adhered to, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to the Council within forty-five (45) days of the award date.

Per DOJ requirements, awardees will be required to have background checks on all personnel who will be directly interacting with the youth through this grant.

This is a federal reimbursement grant. Potential subgrantees are expected to abide by federal rules and regulations.

Fiscal Accountability
Commingling of funds on either a program-by-program or project-by-project basis is prohibited. The subgrantee's accounting system must maintain a clear audit trail for each source of funding for each fiscal budget period and include the following:

- Separate accountability of receipts, expenditures, disbursements, and balances. CJCC recommends creating an account in your accounting system for each grant using the grant number provided by CJCC.

- Itemized records supporting all grant expenditures in sufficient detail to show exact nature of activity.
- Data and information for each expenditure with proper reference to a supporting voucher or bill properly approved.
- Maintenance of billing records for project related expenses (i.e. provider invoices with accompanying timesheets)
- Provisions for payment by check (as applicable).

Subgrantees will select whether they would prefer to be reimbursed for grant expenses on a monthly or quarterly basis, once awarded.

Performance Measures and Reporting Requirements

The Bureau of Justice Assistance (BJA), Office of Justice Programs, the federal entity that administers the SCIP program, has developed performance measures for all funded program types. As such, the Council requires that all funded subgrantees complete a quarterly statistical report using BJA's Performance Measurement Tool (PMT). The PMT will ultimately help states produce evidence-based guidance on monitoring and evaluating programs. PMT reporting is completed based on grant-funded activities and due on the dates indicated in the chart to the right. Submission of performance measures data is not required for the application.

Reporting Period	Due Date
January 1 - March 31	April 10
April 1 - June 30	July 10
July 1 - September 30	October 10
October 1 - December 31	January 10

SECTION IV: PROGRAM DESIGN

This project will facilitate a comprehensive, multi-system collaboration among local entities statewide including first responders, community service boards, health departments, local court representatives, treatment providers, local child welfare offices, local prosecuting and public defender offices, non-profits, and community that offer gun violence reduction programs and services. Using a data-driven approach, the project will target areas with the most critical need for services while building a framework to enhance public safety beyond the grant's scope. Grant funding will focus on behavioral health deflection, which refers to strategies and programs within the criminal justice system designed to redirect individuals with behavioral health needs away from traditional punitive measures (such as incarceration) and towards rehabilitative and supportive services. These strategies aim to address the underlying issues of behavioral health and reduce recidivism by providing alternatives to prosecution and promoting interventions that support recovery and reintegration into society. Here are some examples, though this list is not comprehensive.

1. Community Treatment and Violence Intervention Programs

Definition: These programs use evidence-informed strategies to reduce violence through tailored community-centered initiatives. Such programs can help reduce the likelihood that an individual will become involved in the criminal justice system and engage in violent crimes, instead

diverting them to receive community-based treatment and other services. These multidisciplinary strategies engage individuals to prevent and disrupt cycles of violence and retaliation and establish relationships between individuals and community assets to deliver services that save lives, address trauma, provide opportunity, and improved the physical, social, and economic conditions that often drive violence.

Examples: This would include crisis centers; mobile crisis units (including both co-responder and civilian only projects); crisis receiving and stabilization facilities for individuals in crisis; peer support specialists, diversion programs, technological supports (such as smartphone applications to help assist patients navigate mental health and related initiatives); suicide and crisis prevention and referral to services; civil/legal responses; specialized training for individuals who work with or are in families who are in crisis; and other innovative, behavioral health-related programing.

2. Intervention Services and Education Programs for Youth and Children in Need of Services

Definition: These are supportive, directive, and teaching initiatives that aim to improve a youth's level of functioning related to mental health, substance use, and violence reduction. These programs are sometimes offered in a community-based care environment or resident facility and help to redirect youth with behavioral health issues to treatment and support services instead of arrest or other involvement with the criminal justice system. Successful applicants may also collaborate with school systems to aim to prevent and reduce violence, substance use, and address the mental health needs of at-risk kids within the school. Programming should be evidence supported or evidence based.

Examples: Intervention programs include gun violence reduction or education strategies and may focus on the development of nonviolent, conflict resolution skills, active listening, and ways to help heal from trauma. Such programs will teach youth alternative, healthy ways to resolve conflict and reiterate the dangers of violent crime, particularly that of gun violence. Whole-family support services will also be a priority to help ensure basic needs are consistently being met and reduce the likelihood of a youth's future involvement with the criminal justice system.

SECTION V: APPLICATION FORM

Program Narrative

All applicants must complete a project narrative describing the proposed project being requested. The following elements are required in the project narrative. The application must be submitted online via Formstack on or before 5 p.m., October 18, 2024.

- **Project Description:** This section of the application should contain a general description of activities that justifies and describes the project to be implemented. The project description should include specific services that will be provided and explain what the project will accomplish. **If an applicant is requesting to expand an ongoing project, the application must include a detailed description of the current project, the implementation*

status to date, and how the funding will be used to supplement existing funding to achieve project objectives.

- **Needs Statement:** Provide a statement that clearly defines the problem or gaps that the initiative will address. To support your request, offer a detailed description of the target demographic, the geographic area covered, statistics, and scope of the problem that needs to be addressed. Describe any previous efforts taken to solve this issue as well.
- **Project Goals:** State the goals of the proposed project. Explain how the project goals will meet the needs of the project's target population and/or impact the proposed service area.
- **Project Activities and Services:** Describe the project's service delivery plan, detailing how the agency will achieve its goals. Explain how services will be implemented or enhanced, including a timeline for implementation. Additionally, provide an explanation of how the planned activities will address the needs of the target population as outlined in the needs statement.

SECTION VI: Attachments

- Budget Detail Worksheet
- Designated Grant Official's Form
- MOU/Contracts, if applicable
- Timeline, if not included in narrative

Budget

All applicants must attach a budget using the provided Detailed Budget Worksheet. All line items within the budget are subject to review and approval. Decisions related to these budget line items are based on allowance of line-item costs per federal program guidelines, justification of costs in relation to project activities, and reasonableness of costs based on current market rates.

How to Apply

Submit the completed application, including the requested information and all required attachments, online at FY 2022-2023 Byrne SCIP Application Behavioral Health Deflection. To be eligible for funding consideration, a complete application must be submitted by 5 p.m. on Friday, October 18, 2024.